



TOWN OF WARRENTON

Department of Community Development

PO BOX 341
WARRENTON, VIRGINIA 20188
<http://www.warrentonva.gov>
Permittech@warrentonva.gov
(540) 347-2405

Land Development Application

Permit # _____

Type of Development [select type(s) below]

Planning	Zoning		
<input type="checkbox"/> Commission Permit (\$2232)	<input type="checkbox"/> Administrative Appeal	<input type="checkbox"/> Concept Plan Review	<input type="checkbox"/> Record / Vacate Plat
<input type="checkbox"/> Comprehensive Plan Amendment	<input type="checkbox"/> As-Built	<input type="checkbox"/> Easement Plat	<input type="checkbox"/> Site Development Plan
<input type="checkbox"/> Special Use Permit	<input type="checkbox"/> Bond Release/ Reduction	<input type="checkbox"/> Final Plat	<input type="checkbox"/> Variance
<input type="checkbox"/> Rezoning	<input type="checkbox"/> Bond Extension	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Waiver, Administrative
	<input type="checkbox"/> Boundary Adjustment	<input type="checkbox"/> Re-approval of Plat	<input checked="" type="checkbox"/> Waiver/Exception, Legislative

☐ Amendment to Existing Approved Application? If Yes, List Application _____

Project Description

Project Name: Daniel's Property
Property Address (if no address, give closest cross street): 545 Old Meetze Road, Warrenton, VA 20186
Purpose of Request: Dead-end Street Waiver

Zoning District: WARD 2 R-15 Total Acres: 4.9738 Acres for Proposed Use: 4.9738

Parcel Identification Number(s): DBB60 P4501
Parcel 6984-70-2394-0000, 6984-60-9026-0000, 6984-70-1108-0000

Contact Information (Attach separate page if necessary)

All Current Owners

Name & Company: J. Doug Dowdy William Daniels, LLC
Address: 545 Old Meetze Road, Warrenton, VA 20186
Phone: 540-255-6017 Email: JDougDowdy@gmail.com

All Current Applicants (if different then owner):

Name & Company: MARCUS SIMES TR-Warrenton Crossing, LLC
Address: P.O. Box 42150, Fredericksburg, VA 22404
Phone: 540-848-4435 Email: MSimes@TricordInc-VA.com

Representative (if different then owner/applicant):

Name & Company: _____
Address: _____
Phone: _____ Email: _____

OWNER(S) AFFIDAVIT (Original Signatures Required)

I have read this application, understand its intent and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission for Town of Warrenton officials and other authorized government agents on official business to enter the property to process this application.

APPLICANT(S) AFFIDAVIT (Original Signatures Required)

The information provided is accurate to the best of my knowledge. I acknowledge that all tests, studies, and other requirements of the Town of Warrenton Zoning Ordinance and Subdivision Ordinance and other requirements of review/approval agencies will be carried out at my expense. I understand that the Town may deny, approve or conditionally approve that for which I am applying.

Owner's Signature & Date: J. Doug Dowdy
Print Owner's Name: J. Doug Dowdy

Applicant's Signature & Date: M. Simes 4/30/2025
Print Applicant's Name: Marcus Simes

Date Stamp

TOWN OF WARRENTON

P.O. Drawer 341
Warrenton, VA 20188
(540) 347-1101 x106
Permittech@warrentonva.gov



LAND USE APPLICATION:

AFFIDAVIT

NO. _____

This affidavit certifies that the party listed, who is listed as the Applicant's Representative on a land use application, has been granted authorization to make an application and act on behalf of a property owner. It must be filled out completely by the property owner if another party is submitting an application(s) on the owner's behalf. This form must be notarized and must be submitted prior to issuance. Copies of affidavits are unacceptable.

I, J. Doug Dowdy am the owner of the property listed below and I certify that I have granted, Marcus Simes TL-Warrenton Crossing, LLC as my duly authorized agent and give permission to make a land use application and act on my behalf for the following address:

545 Old Meetze Road, Warrenton, VA 20186
for the land use application of Dead-End Street Waiver

Signature of Property Owner: _____

Date: 4/30/2025

(FOR NOTARY USE ONLY)

State/District of Virginia City/Town/County of Fauquier

a Notary Public in and for the aforesaid hereby certify that the following person:

J. Doug Dowdy

appeared before me in the State/District and City/Town/County aforesaid and executed this affidavit on the following date (month, day, and year): 04/30/2025

Notary Signature: _____

Registration Number: 8111198

My Commission Expires: 06/30/2028





TO: Town of Warrenton, Community Development
FROM: Jim Madison, P.E.
DATE: April 30, 2025
RE: Warrenton Crossing II
Exception Petition
LDC Project #24079-1-1

The Applicant hereby requests an exception for Subdivision Ordinance Section 4.2.10. *Dead-end streets (cul-de-sacs) are prohibited unless specifically recognized as such on the Comprehensive Plan or approved by variation or exception by the Town Council. All dead end streets authorized by the Town Council must be designed to have one (1) end permanently closed, must be no longer than seven hundred (700) feet and must be provided with a permanent turn-around terminus, the diameter of which must be a minimum of one hundred (100) feet. Such turn- arounds may have a landscaped island in the center.*

Warrenton Crossing II proposes the connection of two stub streets. Madison Lane to the south will be connected to Campbell Lane to the north. A single cul-de-sac street approximately 380 feet in length is proposed internally from the connecting through street. The cul-de-sac is proposed to internally access lots for a subdivision. The cul-de-sac is proposed centrally within the subject property to place proposed residential rear and side yards adjacent to the existing residential rear yards.

The nearest potential through street connection would be a connection to Old Meetze Road between two existing and occupied residential lots. The existing lot lines dictate an intersection with centerlines at a 68-degree angle. The intersection would be approximately 250 feet from the intersection of Meetze Road and Meadowview Lane and would not meet VDOT corner clearance requirements. The through street connection would require easements from and grading on the adjoining properties. Additionally, the road would run along the rear lot lines of adjoining properties and may run in part within the limits of the rear yard due within the limits of the existing 50' wide access right way DB 331 PG 22.

The proposed subdivision with cul-de-sac preserves and protects the public interest by connecting two stub streets to improve traffic patterns beyond the subject property. The proposed subdivision will preserve safety along Old Meetze Road by avoiding an additional intersection. By avoiding the additional intersection, potential points of conflict will not be added to the existing traffic patterns and lines of sight along Old Meetze Road will not be impacted.

The internal cul-de-sac street is necessary to make the connection of the external stub streets economically feasible. This creates a unique situation that necessitates an exception. The proposed subdivision must create enough lots to generate income that will offset the expense of the street connection, utility connections, and stormwater management for the property. The cul-de-sac will provide access to these essential lots.

The Applicant proposes a cul-de-sac that will meet the requirements of Subdivision Ordinance Section 4.2.10. The dead-end street will be permanently closed and comply with dimensional requirements with no additional variation requested.



July 1, 2025

Amber N. Heflin, CZA, COSS
Zoning Official
Community Development Department
Town of Warrenton
21 Main Street
Warrenton, VA 20186

Re: Daniels Property – Legislative Waiver 1st Review
Comment Response Letter
#LWAV-25-2
LDC Project #24079-1-1

Dear Amber:

The comments from the recent review of this plan dated June 9, 2025 have been addressed as follows:

Amber Heflin, CZA, COSS
Zoning Official

	Code/Code Section/Detail	Comment:
1.		<p>Comment: Revise the vicinity map so that the Warrenton Crossing and Monroe Estates subdivisions are labeled so as to provide context for this proposed subdivision. The scale of the vicinity map may be reasonably adjusted as needed for legibility.</p> <p>Response: The vicinity map has been revised to show Warrenton Crossing and Monroe Estates.</p>
2.		<p>Comment: Show the proposed lots, open spaces, and other improvements that are part of the Warrenton Crossing subdivision development (light/faded or dashed linework, etc.) where these improvements directly abut the Daniels Property subdivision; provide labels as needed.</p> <p>Response: Agreed and provided.</p>
3.		<p>Comment: Provide a typical cross-section of the proposed roadways A and B (may be the same cross-section if applicable); provide dimensions for roadway and right-of-way width, and state whether on-street parking is accommodated (one or both sides, or no street parking).</p> <p>Response: Typical cross section for Public Road A and Madison Lane has been provided. On-street parking is being proposed on one side of the road.</p>

4.	4.11 SO	<p>Comment: Show a connection of new sidewalk to the existing sidewalk on Madison Lane as curb, gutter, and sidewalk are required in all subdivisions.</p> <p>Response: Agreed and provided.</p>
5.		<p>Comment: The applicant should consider a pedestrian connection from the proposed subdivision to Old Meetze Road through "Outlot A" to allow convenient pedestrian access to Old Town areas.</p> <p>Response: Agreed and revised. New sidewalk has been added to connect to Old Meetze Road sidewalk.</p>
6.		<p>Comment: Show stop signs and stop bars at the intersection of "Public Road A" and "Public Road B".</p> <p>Response: Stop sign and stop bar were provided at the intersection of Public Road A and Madison Lane.</p>
7.		<p>Comment: The intersection of the stub street Madison Lane with Meadowview Lane currently includes a Stop sign, but the intersection does not have a stop bar; provide stop bar striping at this intersection as a part of the proposed plan, so as to address required intersection improvements triggered by increased traffic generated by the proposed subdivision development.</p> <p>Response: A stop bar was provided at the intersection of Madison Ln and Meadowview Ln.</p>
8.		<p>Comment: Provide high-visibility crosswalk striping at the intersection of Madison Lane and Meadowview Lane, so as to off-set potential impacts to pedestrian safety caused by increased traffic generated by the proposed subdivision development.</p> <p>Response: A crosswalk was provided at the intersection of Madison Ln and Meadowview Ln.</p>
9.	4.2.8 SO	<p>Comment: The names of existing streets may not be changed except by approval of the Town Council. Revise the plan to show "Public Road B" as Madison Lane. Staff notes that the proposed stub "Campbell Lane" as shown on the Warrenton Crossing plan will need to be revised to also reflect the Madison Lane street name.</p> <p>Response: Public Road B has been revised to Madison Lane as suggested.</p>
10.		<p>Comment: Contact Shannon Ennis, E-911 Addressing</p>

		Coordinator, to confirm roadway names, and then show road names on the plan set. Shannon.ennis@fauquiercounty.gov 540-422-8264
		Response: Roadway names will be determined at subdivision plan process.
11.	4.17 SO	<p>Comment: Street lighting must be installed along all public streets; the plan does not currently show locations of proposed street lighting. This comment may be addressed by either amending the plan view or adding a note.</p> <p>Response: Agreed and provided. 2 street light locations were shown on the plan.</p>
12.	4.2.10 SO	<p>Comment: Provide the diameter measurement for the proposed cul-de-sac on the plan. The diameter must be a minimum of 100' and may have a landscaped island in the center.</p> <p>Response: Agreed and provided. The radius of the proposed cul-de-sac (50') was labelled on the plan.</p>
13.		<p>Comment: The existing 50' right of way easement shown as "Outlot A" and across lots 2-6 must be vacated as part of the plat process for the subdivision; label the easement as "To Be Vacated".</p> <p>Response: Agreed and labelled.</p>
14.	4.3.2 SO	<p>Comment: Outlots are prohibited in subdivisions. Outlots A, B, and C may be utilized as "open space" or reconfigured to be absorbed into the adjacent proposed lots.</p> <p>Response: Agreed and revised.</p>
15.	9-12.6 ZO	<p>Comment: As an advisory comment, stormwater management facilities shall not be credited as open space.</p> <p>Response: Acknowledged.</p>
16.		<p>Comment: As an advisory comment, open space must be accessible and usable by the residents of the subdivision; this comment will be provided as a part of the site plan review process, where the site plan must show how the open space areas are accessible and usable by the subdivision residents.</p> <p>Response: Acknowledged.</p>

Amber N. Heflin, CZA, COSS
Town of Warrenton Zoning Official
Re: Daniels Property – Legislative Waiver 1st Review
Comment Response Letter
#LWAV-25-2
LDC Project #24079-1-1
July 1, 2025
Page 4 of 4

Major A.S. Arnold
Police Department

	Code/Code Section/Detail	Comment:
1.		<p>Comment: For pedestrian safety, will the sidewalks be connected on Madison Lane? Additionally, the existing sidewalk that goes from Meadowview Ln. onto Old Meetze Rd. should be extended along Old Meetze Rd., to connect with the sidewalk on Falmouth St. This will allow for pedestrians to walk past the existing right of way on Old Meetze Rd. and safely head towards Old Town or the Greenway.</p> <p>Response: The sidewalk will be connected on Madison Lane. Falmouth sidewalk connection to be discussed further during final subdivision plan process.</p>
2.		<p>Comment: What would happen with the existing right of way that connects to Old Meetze Rd. and who would maintain it?</p> <p>Response: The existing 50' access right of way will be vacated.</p>

If you have any questions, feel free to call me at 703-680-4585.

Sincerely,

Jim Madison, P.E.
Director of Project Management

JM/sw



July 30, 2025

Amber Heflin
Town of Warrenton
Community Development Department
21 Main Street
Warrenton, VA 20186

Re: Daniels Property
Comment Response Letter
Legislative Waiver 1st Review
LDC Project #24079-1-1

Dear Amber:

The comments from the recent review of this plan have been addressed as follows:

Zoning Review Comments:

	Comment:
1.	<p>Comment: Provide a typical cross-section of the proposed roadways A and B (may be the same cross-section if applicable); provide dimensions for roadway and right-of-way width, and state whether on-street parking is accommodated (one or both sides, or no street parking).</p> <p>a. Clarification: Provide a typical cross-section showing the dimensions of the road with the proposed on-street parking provided on one side of the roadway.</p> <p>Response: Agreed and provided. The cross-section has been revised as requested</p>
2.	<p>Comment: Comment remains as advisory: Provide high-visibility crosswalk striping at the intersection of Madison Lane and Meadowview Lane, so as to off-set potential impacts to pedestrian safety caused by increased traffic generated by the proposed subdivision development.</p> <p>a. Clarification: The crosswalk provided is not shown as "high visibility". This will be a suggested condition of approval for the waiver request and will be required to be shown at the time of Site Development Plan.</p> <p>Response: Agreed. The crosswalk has been revised. It will be addressed as necessary with the final plan.</p>
3.	<p>Comment: Comment remains as advisory: As an advisory comment, stormwater management facilities shall not be credited as open space. (9-12.6 ZO)</p> <p>a. Clarification: Stormwater Management facilities cannot be used to satisfy open space requirements unless the facility is designed so as to be an integrated feature of the open space with amenities that are usable by the residents. This comment must be addressed at the time of Site Development Plan.</p> <p>Response: Acknowledged. This will be addressed with the final plan.</p>

If you have any questions, feel free to call me at 703-570-6784.

Sincerely,

Jim Madison, PE
Director of Project Management

NOTES

1. THE FAUQUIER COUNTY GEOGRAPHIC PARCEL IDENTIFICATION NUMBER (G.P.I.N.) FOR THE PROPERTY SHOWN HEREON IS 6984-70-2394-000 AND IS CURRENTLY ZONED R-15.
2. THE PROPERTY SHOWN HEREON IS CURRENTLY IN THE NAME OF WILLIAM DANIELS LLC, BY DEED RECORDED IN DEED BOOK 860 AT PAGE 501, AMONG THE LAND RECORDS OF FAUQUIER COUNTY, VIRGINIA.
3. TITLE REPORT FURNISHED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT No. 25020037C, COMMITMENT DATE FEBRUARY 17, 2025. THE SURVEYED PROPERTY IS TITLE PARCEL TWO.
4. THE PROPERTY SHOWN HEREON LIES WITHIN A ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN, AS DELINEATED ON FLOOD INSURANCE RATE MAP No. 510061030B, PANEL 308 OF 520, VERSION 2.6.4.6, WITH A MAP REVISED DATE OF APRIL 25, 2024.
5. THE BOUNDARY SHOWN HEREON IS FROM A FIELD SURVEY BY THIS FIRM PERFORMED ON JANUARY 28, 2025 THROUGH FEBRUARY 4, 2025.
6. THE IMPROVEMENTS SHOWN HEREON ARE FROM A FIELD SURVEY PERFORMED BY THIS FIRM ON JANUARY 28, 2025 THROUGH FEBRUARY 2, 2025.
7. THE PLAT OF THE PROPERTY SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 (VCS83) AS COMPUTED FROM A FIELD SURVEY WHICH TIES THIS BOUNDARY TO LEICAS HEXAGON RTK NETWORK.

THE GRID FACTOR (ELEVATION FACTOR X SCALE FACTOR) WHICH HAS BEEN APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.999949535. UNLESS OTHERWISE STATED THE PLAT DISTANCES SHOWN ARE INTENDED TO BE HORIZONTAL DISTANCES MEASURED AT THE MEAN ELEVATION OF THIS SUBDIVISION. THE BEARINGS SHOWN ARE REFERENCED TO VCS 1983 NORTH. THE FOOT DEFINITION USED FOR CONVERSION OF THE MONUMENT COORDINATES IS THE U.S. SURVEY FOOT OR 1 METER = 39.37 INCHES.

8. THE ZONING REQUIREMENTS FOR R-15 ARE AS FOLLOWS:
- | | |
|---------------------------------------|--------------------------------------|
| MINIMUM LOT SIZE - 15,000 SQUARE FEET | R-6 ZONING REQUIREMENTS: |
| MINIMUM LOT FRONTAGE - 50 FEET | MINIMUM LOT SIZE - 6,000 SQUARE FEET |
| LOT COVERAGE - 65% | MINIMUM LOT FRONTAGE - 55 FEET |
| FRONT SETBACK - 25 FEET | LOT COVERAGE - 65% |
| SIDE SETBACK - 12 FEET | FRONT SETBACK - 20 FEET |
| REAR SETBACK - 35 FEET | SIDE SETBACK - 8 FEET |
| MAXIMUM BUILDING HEIGHT - 35 FEET | REAR SETBACK - 20 FEET |
| | MAXIMUM BUILDING HEIGHT - 35 FEET |
9. EXCEPT AS SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS OBSERVED ON THE SURVEYED PROPERTY.
10. A ZONING LETTER OR REPORT WAS NOT PROVIDED FOR THE SURVEYED PROPERTY.
11. THERE ARE NO STRIPED PARKING SPACES OBSERVED ON THE SURVEYED PROPERTY.
12. THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED ON THE SURVEYED PROPERTY IN THE PROCESS OF CONDUCTING THE FIELD WORK. THE ADJOINING SITE IS CURRENTLY UNDER CONSTRUCTION.
13. THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
14. THERE WAS NO EVIDENCE OF CEMETERIES OR BURIAL GROUNDS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
15. THIS FIRM IS NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY.
16. AN ASBUILT PLAN WAS OBTAINED FROM THE TOWN OF WARRENTON, VIRGINIA FOR THE SANITARY SEWER IN MADISON LANE. NO OTHER UTILITY PLANS HAVE BEEN PROVIDED FOR THE SURVEYED PROPERTY. LAND DESIGN CONSULTANTS, INC. HAS NOT BEEN AUTHORIZED TO CONTRACT A PRIVATE UTILITY LOCATING COMPANY TO MARK THE SURVEYED PROPERTY. MISS UTILITY WAS CONTACTED, THE MARKINGS OBSERVED ARE SHOWN ON THE SURVEY.

TITLE REPORT

FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 25020037C, COMMITMENT DATE FEBRUARY 17, 2025, SCEDULE B, PART II

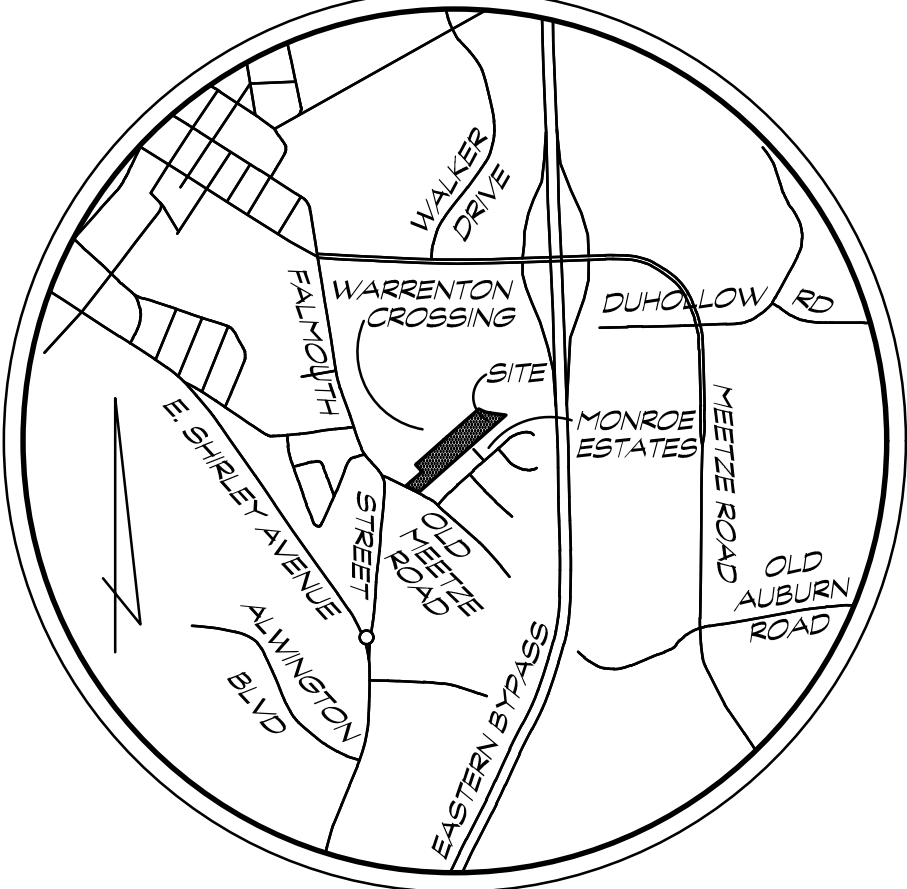
EXCEPTION 1 THROUGH 6 - NOT A SURVEY MATTER.

EXCEPTION 7 - RIGHTS OF OTHERS IN AND TO THE USE OF THE 50' WIDE EASEMENT DESCRIBED IN EXHIBIT A HEREOF. THE 50' WIDE EASEMENT IS SHOWN ON THE SURVEY.

EXCEPTION 8 - EASEMENTS IN FAVOR OF VERCO RECORDED IN DEED BOOK 163 AT PAGE 173, AND DEED BOOK 180 AT PAGE 510. EASEMENT LOCATIONS CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.

EXCEPTION 9 - MATTERS SHOWN ON PLAT RECORDED IN DEED BOOK 860 AT PAGE 501, INCLUDING:

- A. ELECTRIC LINES - CURRENT CONFIGURATION IS SHOWN ON THE SURVEY
- B. EXISTING 50' WIDE ACCESS OF RIGHT OF WAY - SHOWN ON THE SURVEY
- C. GRAVEL DRIVEWAY - NOT PART OF THIS SURVEY
- D. FENCE LINES - CURRENT CONFIGURATION IS SHOWN ON THE SURVEY
- E. 1.5' STONE RETENTION WALL - NOT PART OF THIS SURVEY

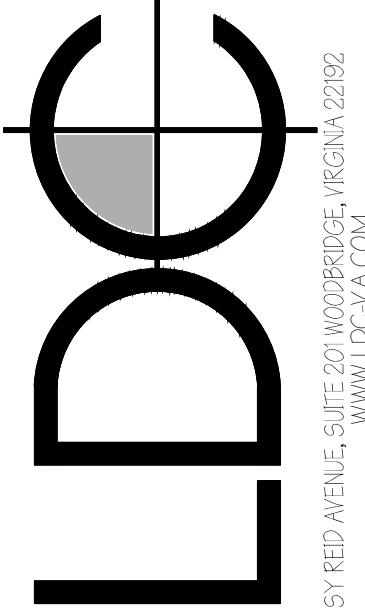
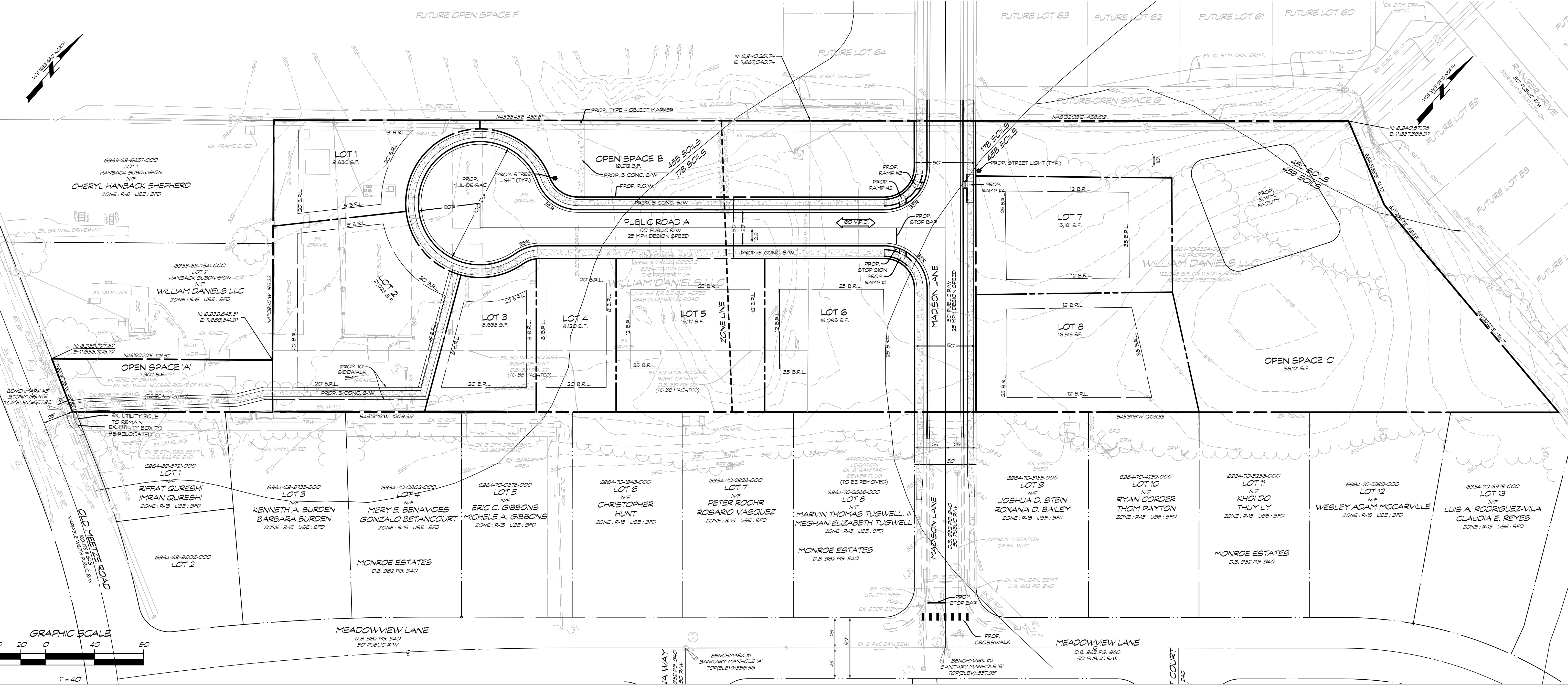
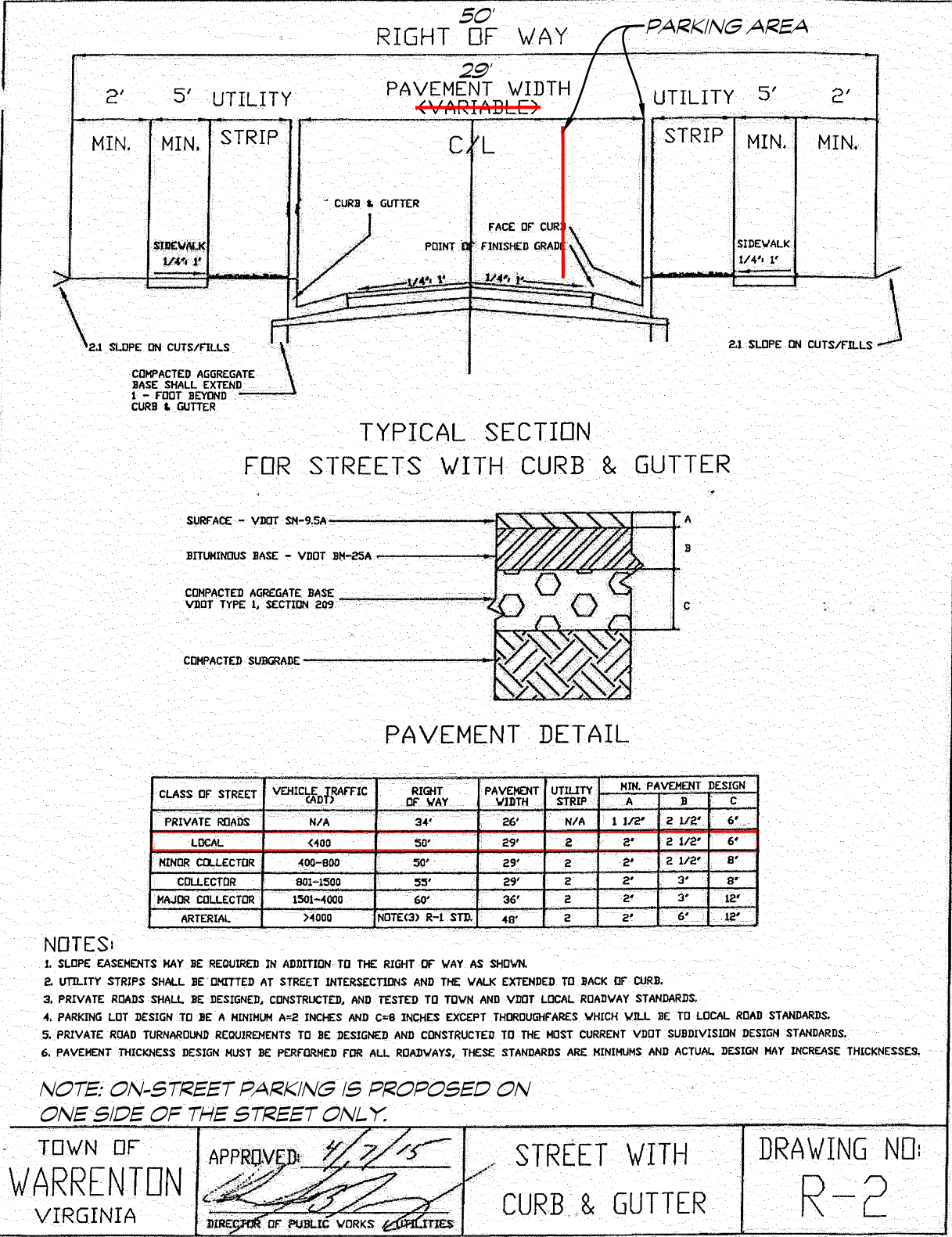


VICINITY MAP

SCALE: 1" = 2,000'

LEGEND

- IPF IRON PIPE FOUND
- IRF IRON ROD FOUND
- C/L CENTERLINE
- C&G CURB AND GUTTER
- CI CURB INLET
- CNC CONCRETE
- CSW CONCRETE SIDEWALK
- FPT FIRE PIT
- GVL GRAVEL
- PVC POLYVINYL CHLORIDE
- RCP REINFORCE CONCRETE PIPE
- RAW RIGHT OF WAY
- S.F. SQUARE FEET
- SPO STONE PATIO
- SRW STONE RETAINING WALL
- ^ GUY WIRE
- ⊙ SANITARY SEWER MANHOLE
- ▽ SIGN
- ⊗ WATER VALVE
- ⊘ UTILITY POLE
- OH — OVERHEAD UTILITY LINES
- BWF — 3.5' BARBED WIRE FENCE
- WOF — WOOD FENCE
- WRF — 4' WIRE FENCE
- W — UNDERGROUND WATERLINE (BLUE PAINT MARKS)
- ~~~~~ TREELINE



PRELIMINARY LAYOUT

#545 OLD MEETZ ROAD

THE PROPERTY OF

WILLIAM DANIELS LLC

DEED BOOK 860 PAGE 501

TOWN OF WARRENTON

FAUQUIER COUNTY, VIRGINIA

SCALE: 1" = 40'

SHEET 1 OF 1

DATE: JULY 1, 2025

DRAFT: JWM CHECK:

FILE NUMBER: 24079-1-1 80