



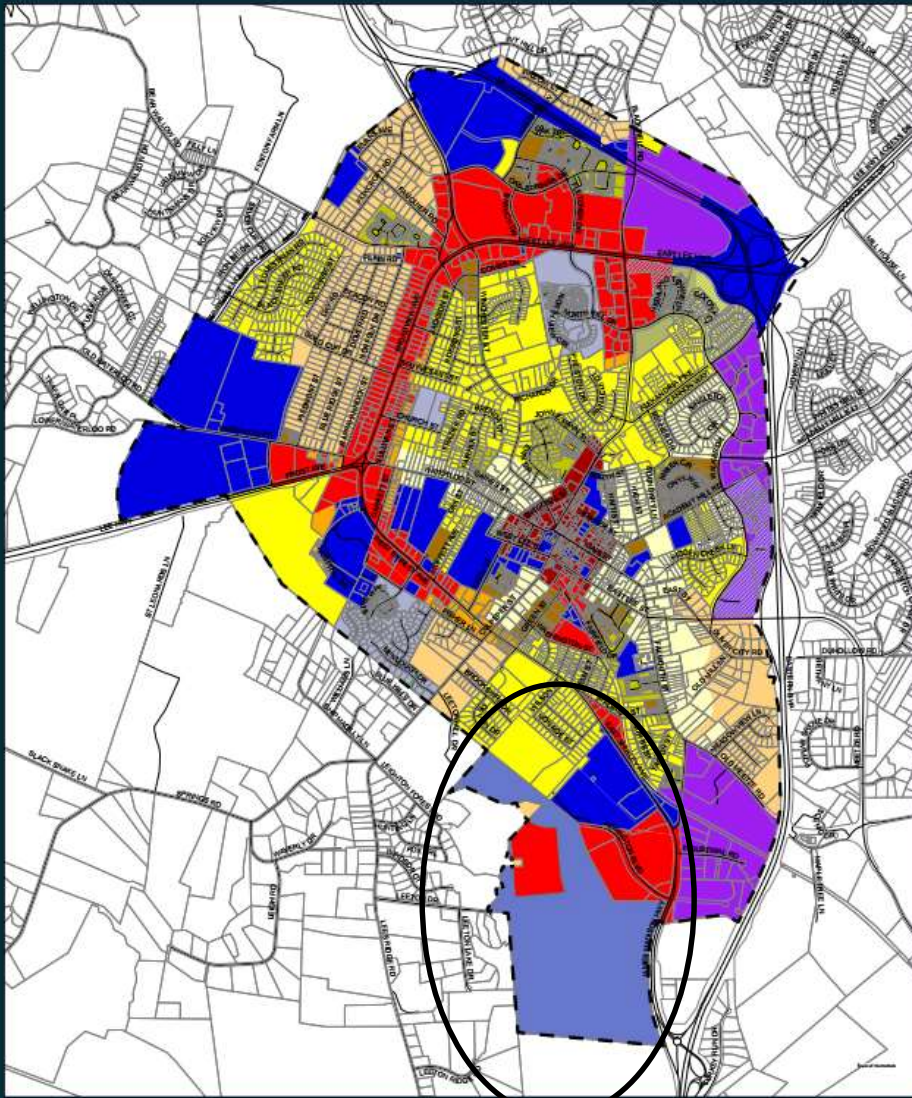
Town Council Work Session
Annexation Zoning
April 14, 2026



TOWN OF WARRENTON Zoning Districts

New Boundaries

Effective June 1, 2025, several parcels totaling approximately 243.87 acres located to the southwest of the Town of Warrenton were annexed from Fauquier County per the Voluntary Settlement Agreement and Final Order of a Special Court



Legend

- Street
- Town of Warrenton Boundary
- Tax Parcels
- Historic District Overlay
- PUD Overlay
- Zoning District
 - Commercial
 - Centri Business District
 - Industrial
 - Public/Semi-Public
 - Residential 6,000 sq. ft.
 - Residential 10,000 sq. ft.
 - Residential 15,000 sq. ft.
 - Residential Townhouse
 - Residential Multi-Family
 - Residential Office
 - Planned Unit Development District
 - Planned Residential Development

July 9, 2025
Source: Town of Warrenton & Fauquier County

Zoning Ordinance

- Article 2-5.1 any property zoned in Fauquier County more intense than one dwelling per acre shall immediately be reclassified as R-15 (Residential) in the Town at time of the annexation.
- Article 2-5.3 any property zoned commercial in Fauquier County shall be reclassified as Commercial District in the Town at time of the annexation.

Final Order

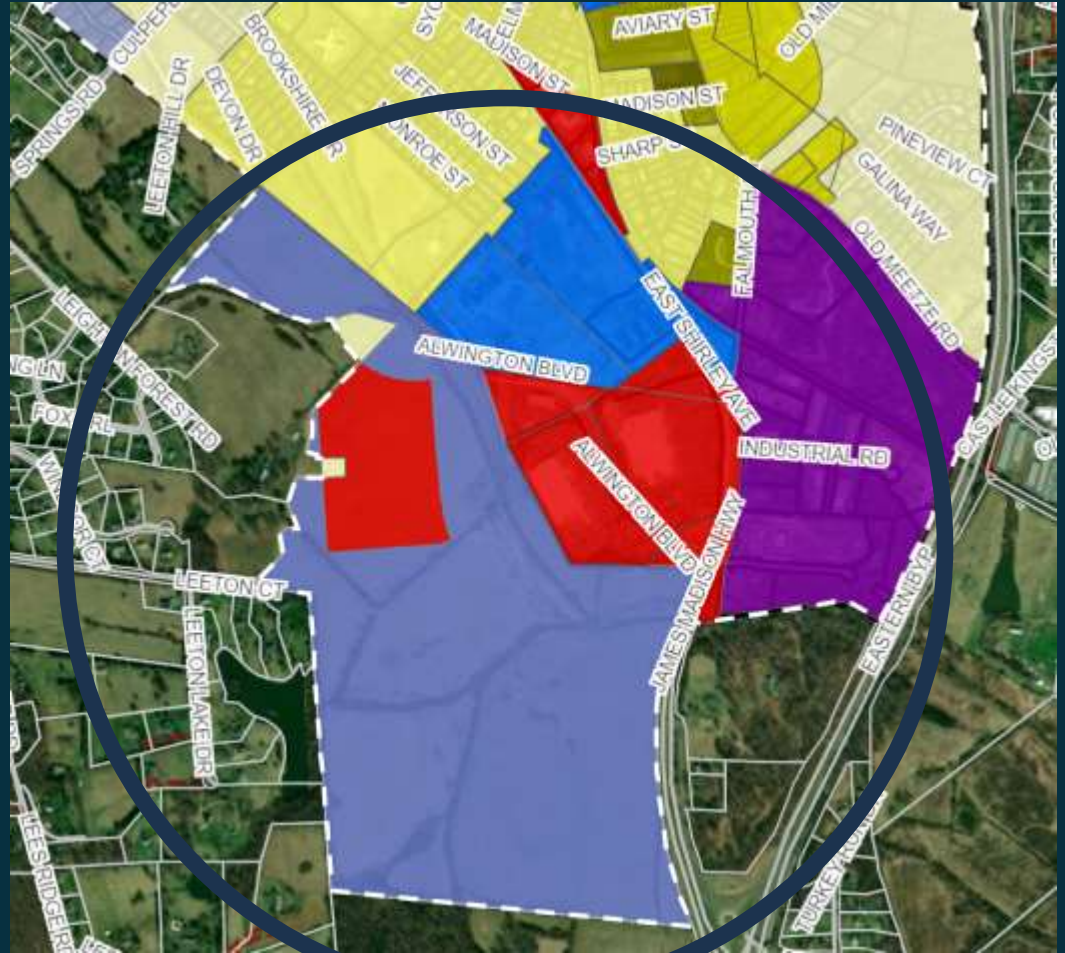
Specifies that the 234.08 acres subject to Fauquier County REZN-22-017978 shall be administered in a manner that is consistent and in substantial conformance with the Arrington Van Metre rezoning.

Zoning Categories

Name	GPIN	Acres	County Zoning	Town Zoning
Van Metre Homes	6983-46-2435	236.85665	PRD R-1	PRD and Commercial (Per Final Court Order) R-15
Home Depot of MD	6983-57-1258	0.7361	C1	Commercial
Padmaja and Srinivas Dasari	6983-57-9161	1.16	C1	Commercial
Fauquier County Public Schools	6983-48-7973	0.81	C1	Commercial
VABFT, LLC	6983-48-7006	4.31	C-1	Commercial

Specific Parcels

Shaded Light Purple is part of the Final Court Order to be zoned PRD per Rezoning.

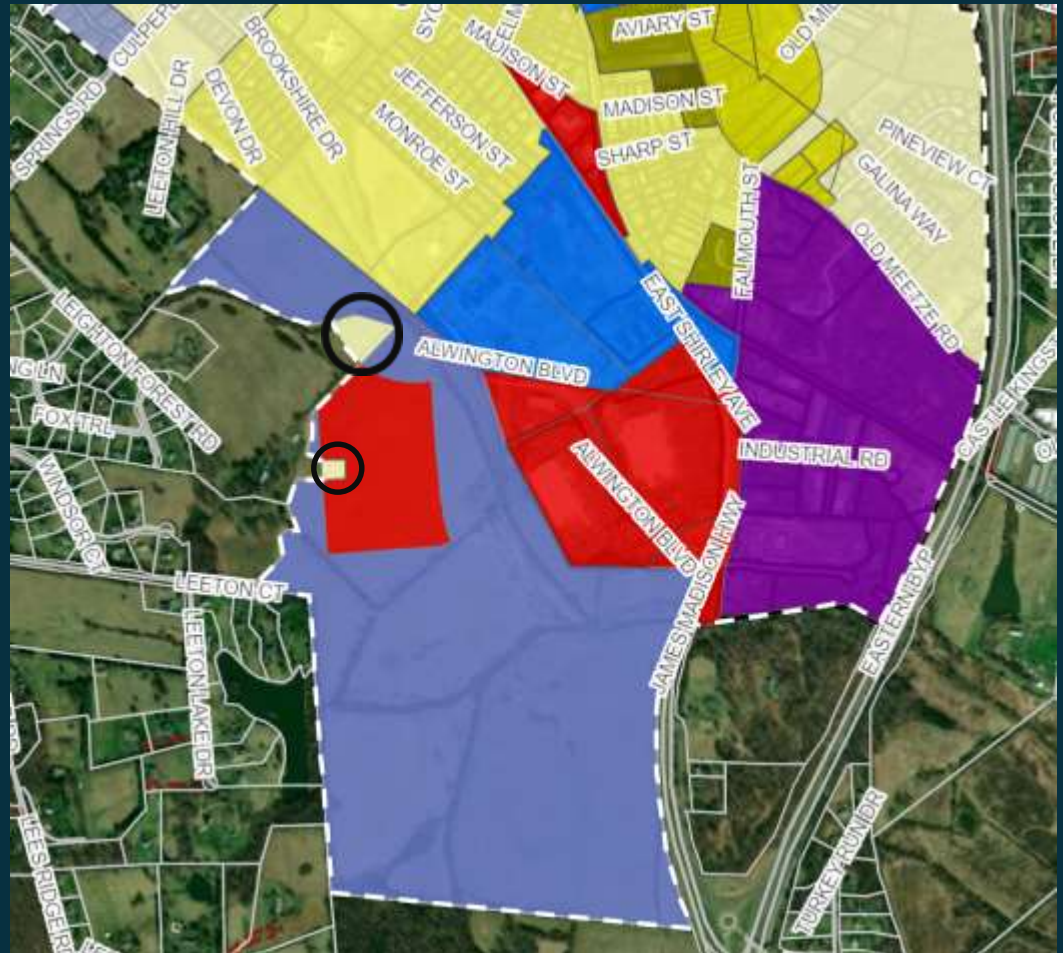


Specific Parcels

Light Tan

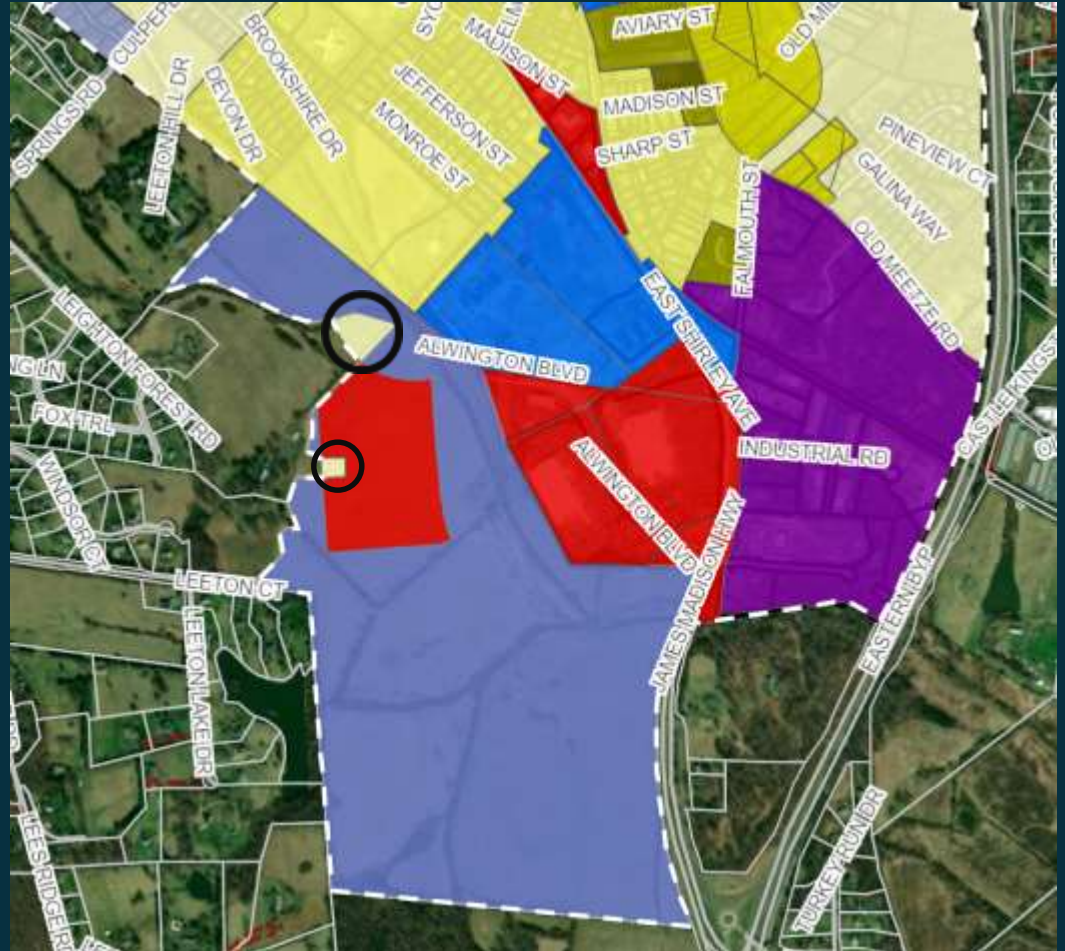
County Zoned
more intense
than 1
dwelling/ acre

Town Zoned
R-15



Specific Parcels

Van Metre indicated during a PC Work Session a desire for the southern parcel to be Commercial; no preference for the northern parcel as it will be in open space.

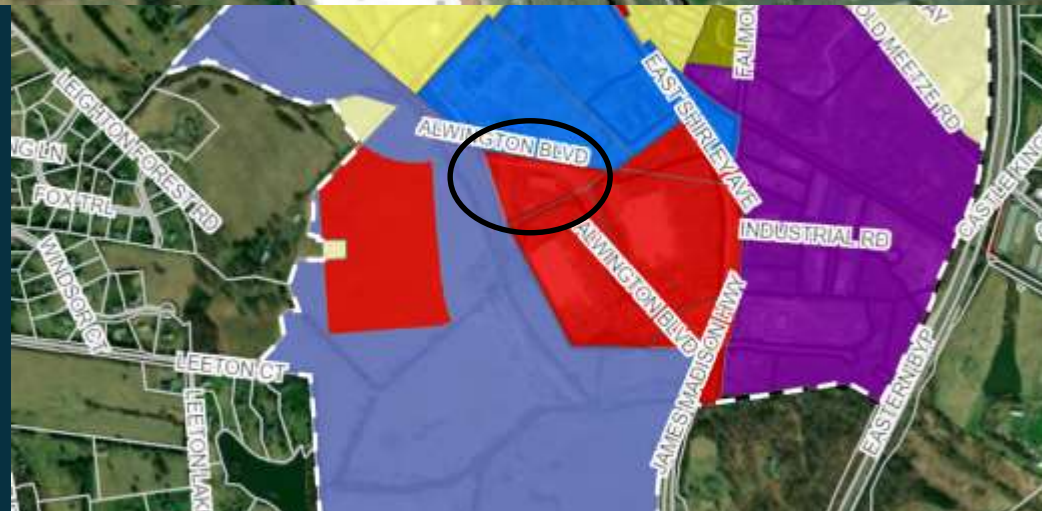


Specific Parcels

Red
Existing
Appleton
Campbell
Building

County Zoned
Commercial

Town Zoned
Commercial



Specific Parcels

Red
Existing
Appleton
Campbell
Building



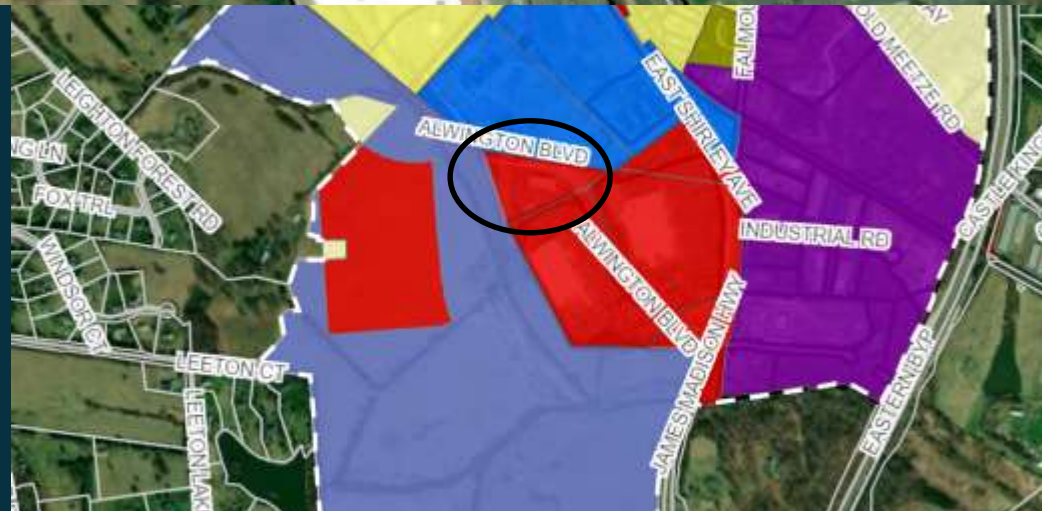
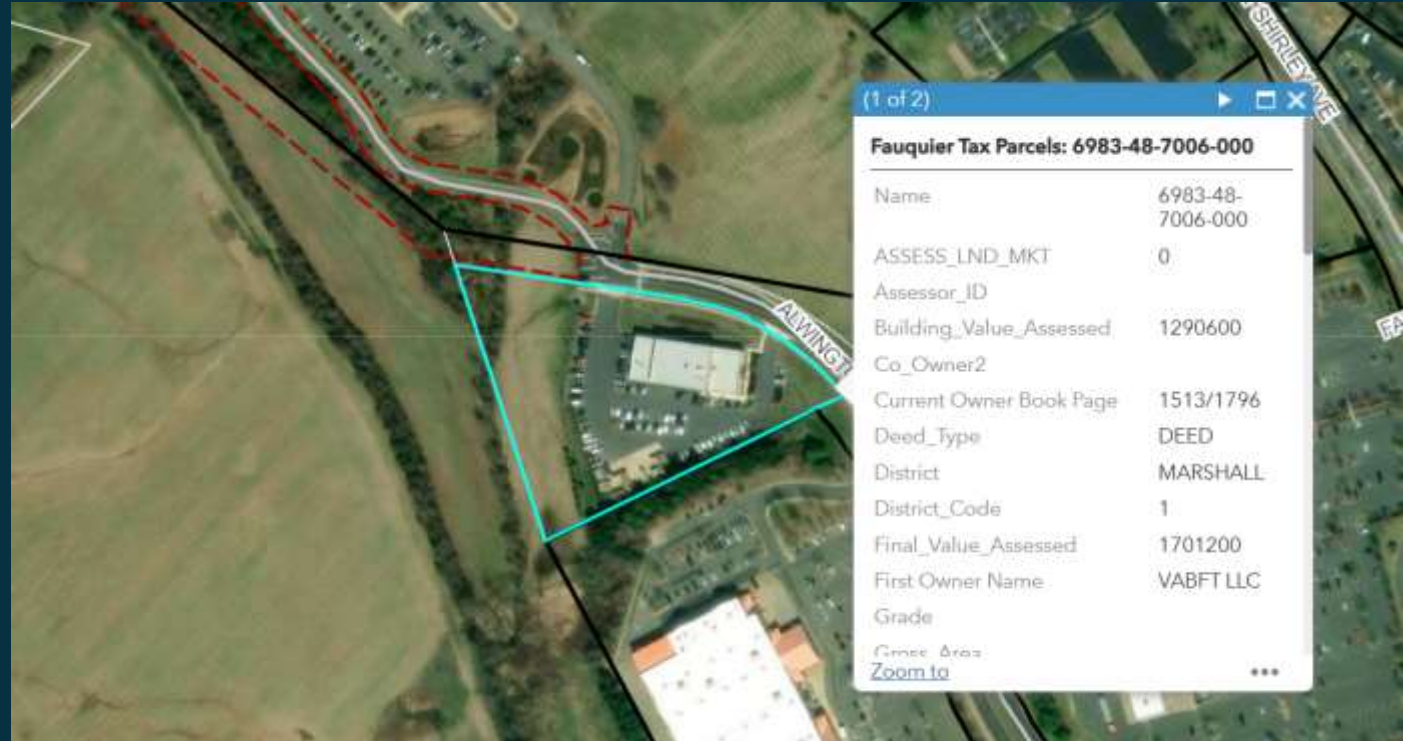
County Zoned
Commercial

Town Zoned
Commercial



Specific Parcels

Appleton
Campbell
owner
verbally
expressed an
interest in
remaining
Commercial
zoning.



Specific Parcels

Red

Fauquier

County Public
Schools

County Zoned
Commercial

Town Zoned
Commercial



Specific Parcels

Red

Fauquier
County Public
Schools

County Zoned
Commercial

Town Zoned
Commercial



Specific Parcels

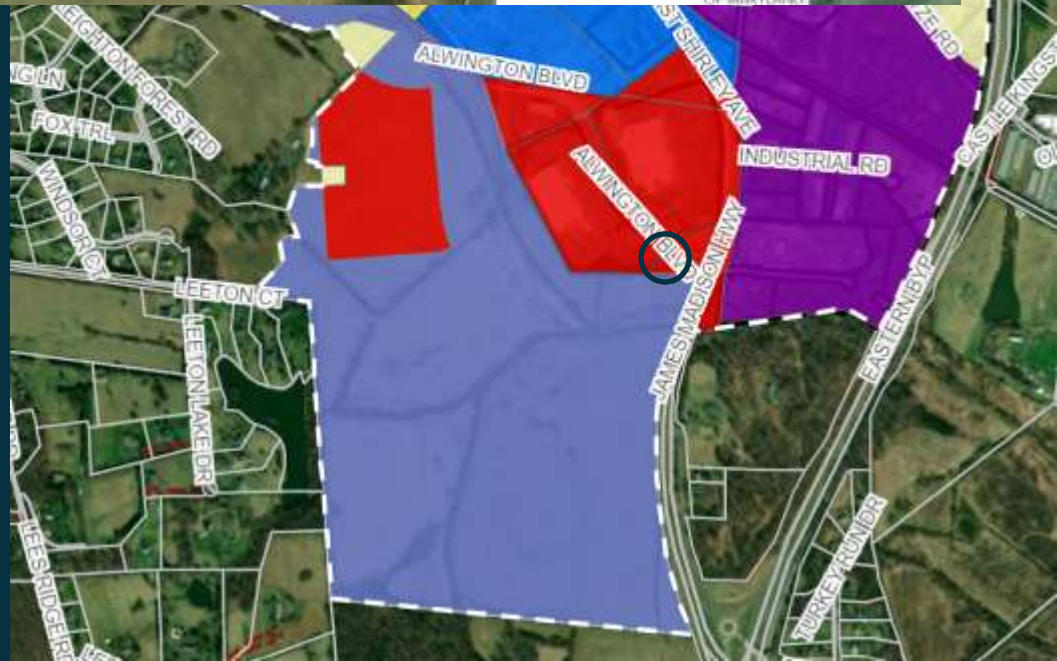


Red

Home Depot

County Zoned
Commercial

Town Zoned
Commercial



Specific Parcels

Red
Home Depot

County Zoned
Commercial

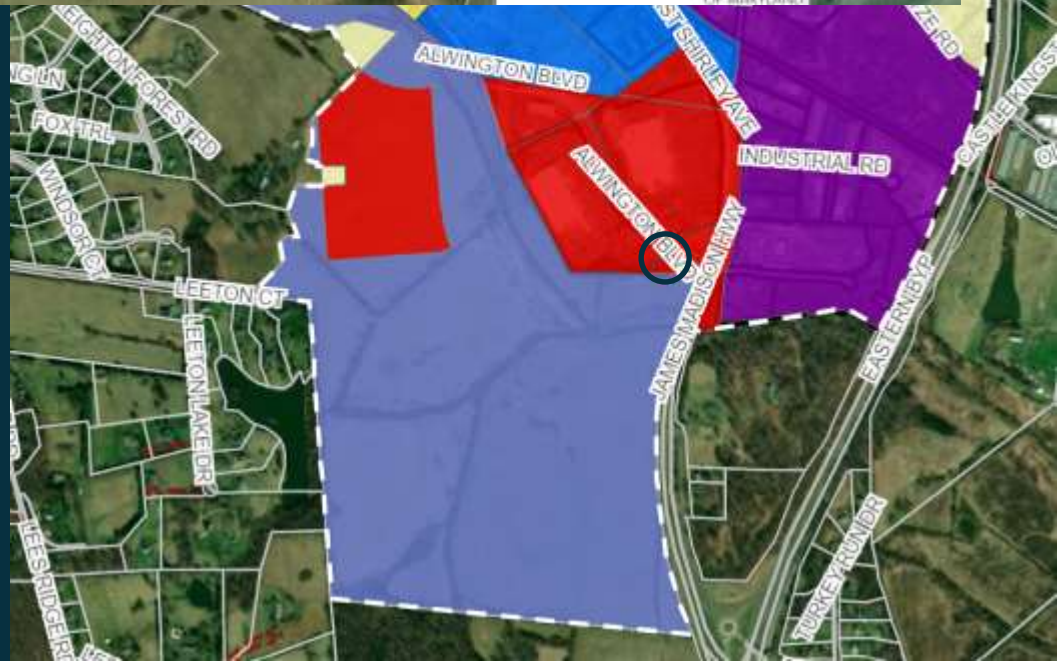
Town Zoned
Commercial



Specific Parcels



Home Depot provided a legal letter expressing a desire to remain Commercial



Specific Parcels

Red

Vacant lot

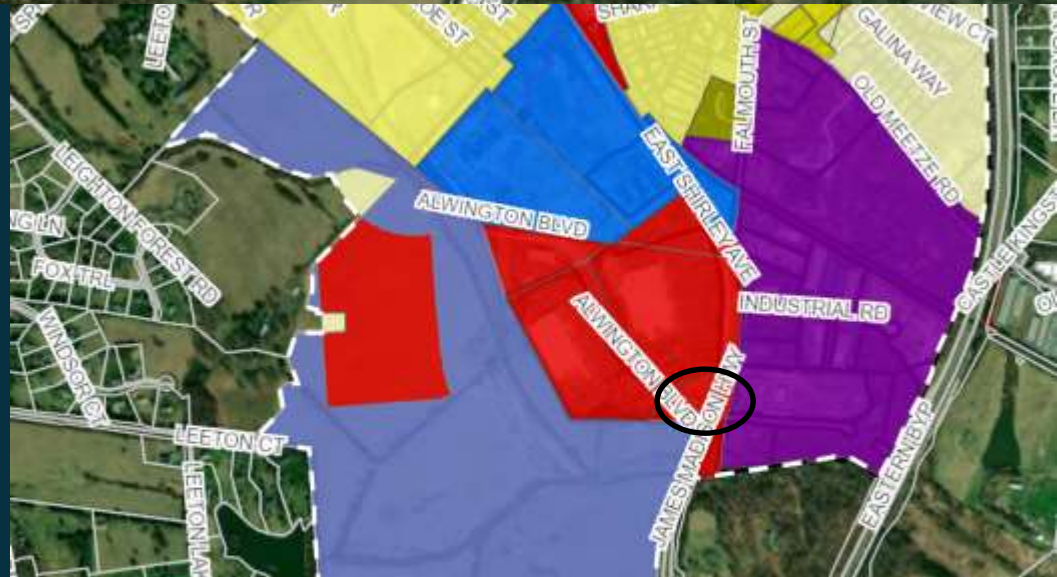
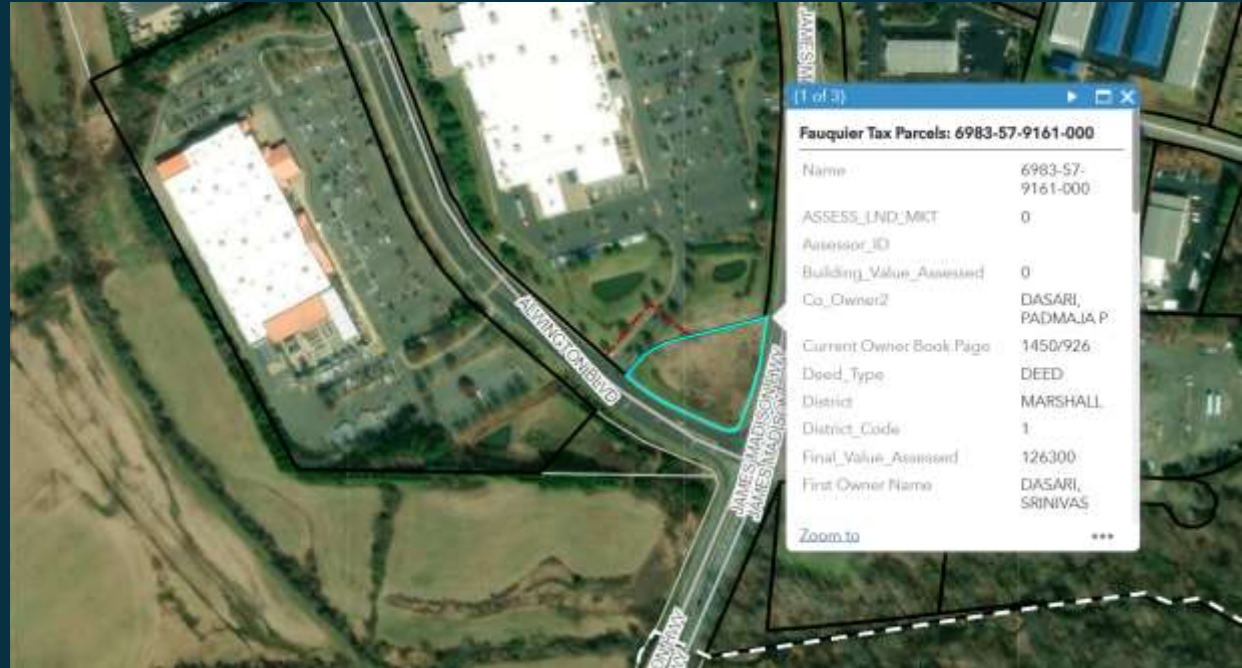
County Zoned
Commercial

Town Zoned
Commercial



Specific Parcels

Property owner has not expressed a desired Zoning



Zoning Categories

Name	GPIN	Acres	Recommendation
Van Metre Homes	6983-46-2435	236.85665	Northern – PRD Southern - Commercial
Home Depot of MD	6983-57-1258	0.7361	C1
Padmaja and Srinivas Dasari	6983-57-9161	1.16	C1
Fauquier County Public Schools	6983-48-7973	0.81	C1 desired by FCPS
VABFT, LLC	6983-48-7006	4.31	C-1

Next Steps

- Hold a Public Hearing.
- Decide the zoning of the annexed parcels.