



PLANNING COMMISSION

Annual Report

2025



PLANNING COMMISSION MEMBERS



Left-to-right: Steve Ainsworth, Darine Barbour, Ryan Stewart, Terrance Lasher, & James Lawrence

Ryan Stewart, Chair

Serving Since 2017

Terrance Lasher, Vice Chair

Serving Since 2023

Darine Barbour, Secretary

Serving Since 2023

James Lawrence

Serving Since 2018

Steve Ainsworth

Serving Since 2021

4

Public Hearings

10

Work Sessions

MEETING HIGHLIGHTS

JANUARY

The Planning Commission held their organizational meeting to elect a Chair and Vice Chair **WORK SESSION**

The updated Planning Commission By-Laws were reviewed, and the Annual Report draft was reviewed **WORK SESSION**

APRIL

Zoning Ordinance Text Amendment - ZOTA-25-1 – A Text Amendment to Remove Data Centers as a Permissible Use within the Industrial District. On March 22, 2025, Town Council adopted a Resolution to initiate a text amendment to Articles 3, 9, and 12 of the Town of Warrenton Zoning Ordinance. This text amendment is for the purpose of removing Data Centers as a Permissible Use within the Industrial District and therefore making Data Centers an impermissible Use within the Town of Warrenton **PUBLIC HEARING**

MAY

Zoning Ordinance Text Amendment - ZOTA-25-1 – A Text Amendment to Remove Data Centers as a Permissible Use within the Industrial District. On March 22, 2025, Town Council adopted a Resolution to initiate a text amendment to Articles 3, 9, and 12 of the Town of Warrenton Zoning Ordinance. This text amendment is for the purpose of removing Data Centers as a Permissible Use within the Industrial District and therefore making Data Centers an impermissible Use within the Town of Warrenton **WORK SESSION**

AUGUST

LWAV-25-2 – Daniels Property – An Exception to Authorize a Dead-End Street (Culde-Sac) for an Eight-Lot Residential Subdivision Per Subdivision Ordinance Section 2.7 Variations and Exceptions and Section 4.2.10 Streets **WORK SESSION**

Zoning and Future Land Use Map Update - Effective June 1, 2025, the Town of Warrenton increased its boundaries. The Zoning Ordinance Article 2-5.4 states the Planning Commission shall prepare and present recommended zoning classification to the Town Council within twelve (12) months of the effective date of the annexation or boundary line adjustment. Some parcels in this boundary line adjustment are subject to a court ordered zoning classification **WORK SESSION**

Training Budget Discussion **WORK SESSION**

SEPTEMBER

LWAV-25-2 – Daniels Property – An Exception to Authorize a Dead-End Street (Culde-Sac) for an Eight-Lot Residential Subdivision Per Subdivision Ordinance Section 2.7 Variations and Exceptions and Section 4.2.10 Streets **PUBLIC HEARING**

SUP 2025-02 Home Depot **WORK SESSION**

Zoning and Future Land Use Map Update - Effective June 1, 2025, the Town of Warrenton increased its boundaries. The Zoning Ordinance Article 2-5.4 states the Planning Commission shall prepare and present recommended zoning classification to the Town Council within twelve (12) months of the effective date of the annexation or boundary line adjustment. Some parcels in this boundary line adjustment are subject to a court ordered zoning classification **WORK SESSION**

Training Budget Discussion **WORK SESSION**

OCTOBER

SSUP 2025-02 Home Depot **PUBLIC HEARING**

NEW BUSINESS

LWAV-25-2 – Daniels Property – An Exception to Authorize a Dead-End Street (Culde-Sac) for an Eight-Lot Residential Subdivision Per Subdivision Ordinance Section 2.7 Variations and Exceptions and Section 4.2.10 Streets **PUBLIC HEARING**

NOVEMBER

Zoning and Future Land Use Map Update - Effective June 1, 2025, the Town of Warrenton increased its boundaries. The Zoning Ordinance Article 2-5.4 states the Planning Commission shall prepare and present recommended zoning classification to the Town Council within twelve (12) months of the effective date of the annexation or boundary line adjustment. Some parcels in this boundary line adjustment are subject to a court ordered zoning classification **WORK SESSION**

LEGEND

ZOTA | Zoning Text Amendment

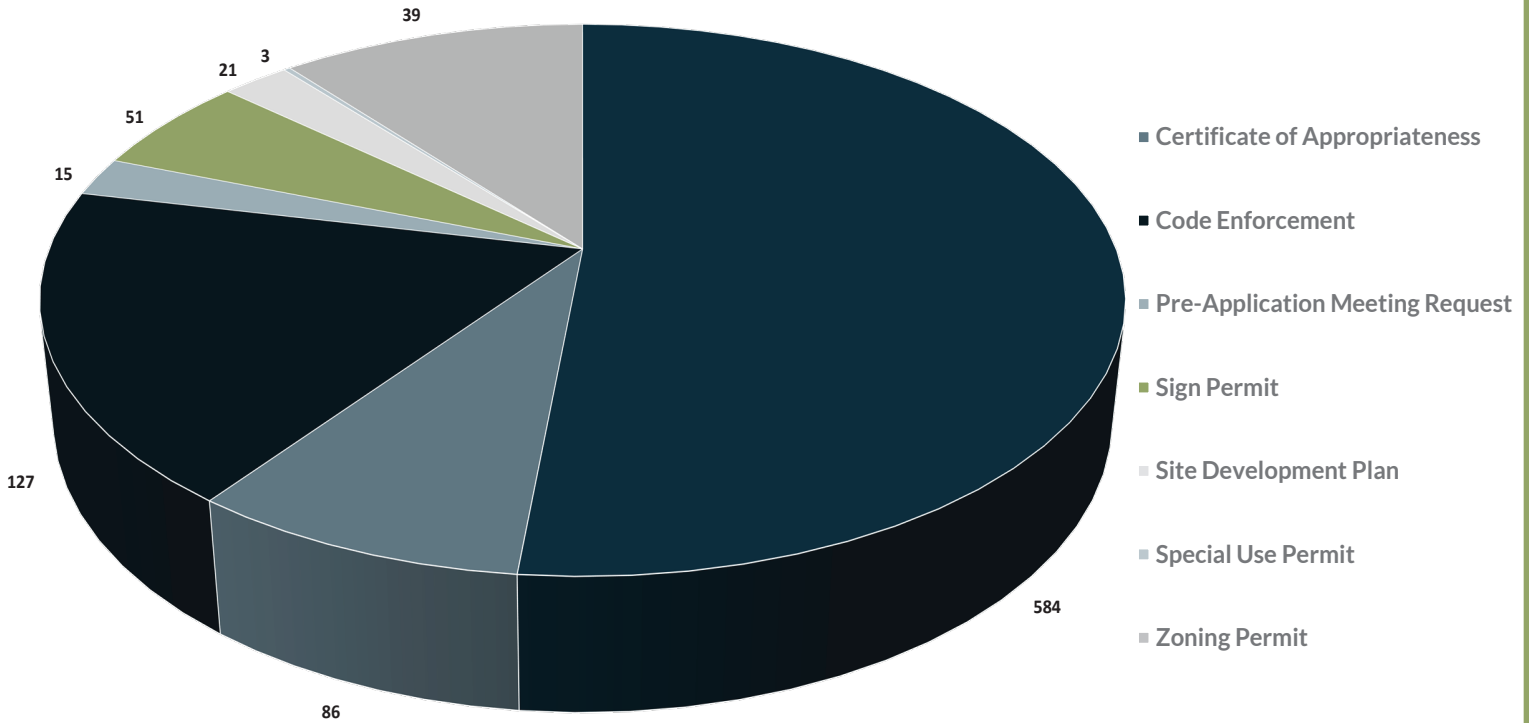
ZMA | Zoning Map Amendment

SUP | Special Use Permit

PERMIT PROCESSING

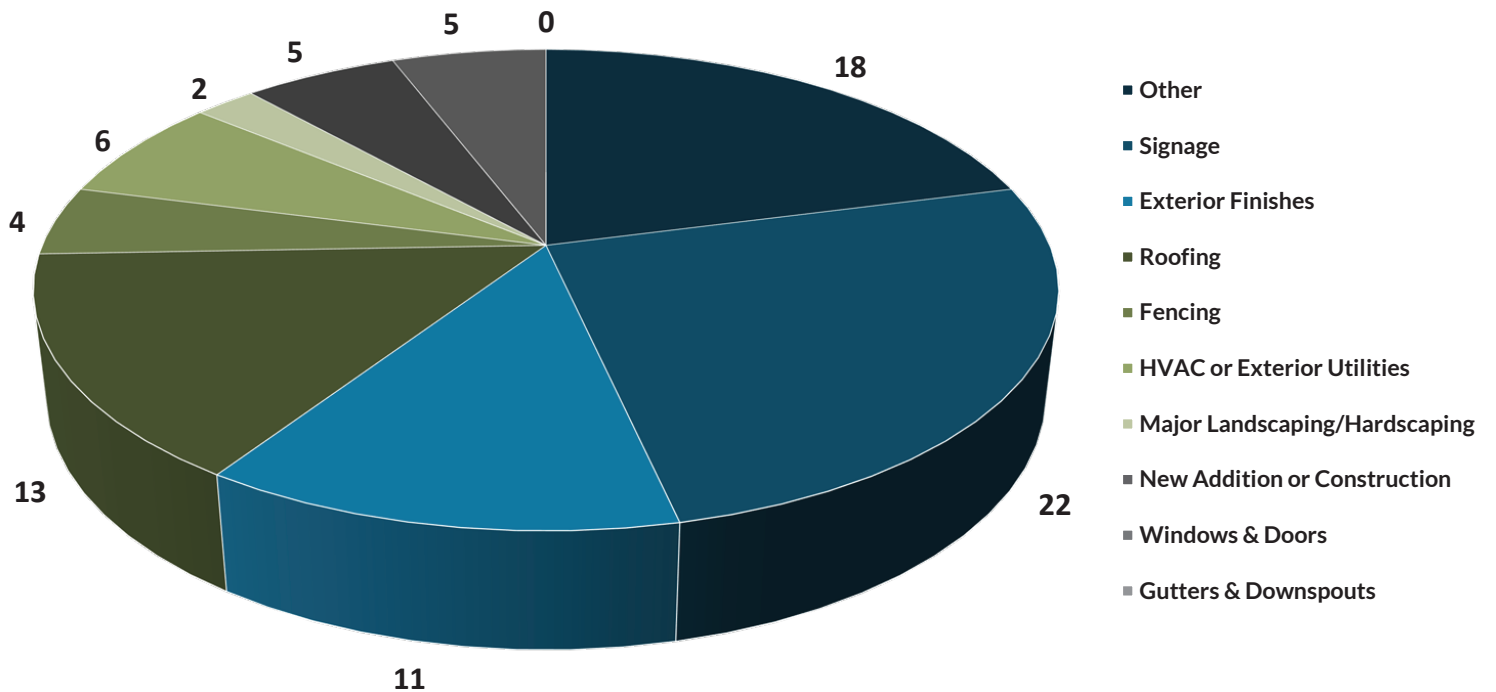
2025 Permit Applications

926 TOTAL



2025 Certificates of Appropriateness

86 TOTAL



PLANNING COMMISSION UPDATES - MOVING FORWARD

In December, Denise Harris, former Planning Manager, officially resigned after a ten-year career with the Town of Warrenton to pursue a great new opportunity with Culpeper County. Her vacancy was filled by the Town's Historic Preservation Planner, Casey DeHaven (Squyres).

ZONING ORDINANCE UPDATE CONTINUES



Code Assessment Public Draft (January 2025) - The Code Assessment was released to the public on January 16, 2025. A public forum was held on Tuesday, January 28 at 6:30 PM. A Code Assessment survey was handed out, asking to give feedback on the analysis and recommendations in the Code Assessment. The survey stayed open until February 7.

The recommendations in the Code Assessment are organized around four key themes:

1. Create a User-Friendly Zoning Ordinance
2. Update the Zoning District and Use Regulations
3. Update Development Standards
4. Allow More Opportunities for Attainable and Affordable Housing



Scan QR code for continued updates!

March 2026, the first installment of a rewritten Zoning Ordinance presented.

2025 Planning Commission Goals

- Provide the Town Council with recommendations on land use applications, policies, and plans that will result in balanced, equitable, orderly growth.
- Ensure recommendations are well informed and legally defensible.
- Be transparent and open to the public on all matters related to land use.
- Base recommendations on the adopted policy and plans that set forth the vision for the Town.
- Develop a best practice process for the adoption of the Capital Improvement Program.
- Be engaged and informed on the Comprehensive Plan goals in reviewing current land use applications.
- Continue to examine and attend training seminars.
- Collaborate with adjacent Planning Commissions.
- Perform site visits, as appropriate, for land use applications.
- Be engaged and informed on the activities of the Town and community.
- Learn from the success stories of other jurisdictions that are applicable to Warrenton.



Town of Warrenton

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