

**RESOLUTION TO RECOMMEND APPROVAL OF THE ZONING CLASSIFICATION CHANGES PURSUANT TO SECTIONS 2-5.1 AND 2-5.3 OF THE ZONING ORDINANCE OF THE TOWN OF WARRENTON  
(GPINS 6983-46-2435 APPROXIMATELY 236.85665 ACRES, 6983-57-1258 APPROXIMATELY 0.7361 ACRE, 6983-57-9161 APPROXIMATELY 1.16 ACRES, 6983-48-7973 APPROXIMATELY 0.81 ACRE, AND 6983-48-7006 APPROXIMATELY 4.31 ACRES)**

**WHEREAS**, Warrenton, VA (Hereinafter "the Town") is a municipal corporation located within the County of Fauquier; and

**WHEREAS**, the parcels listed above owned by Van Metre Homes at Aurora, LLC (GPIN 6983-46-2435), HD Development of Maryland INC (GPIN 6983-57-1258), Padmaja and Srinivas Dasari (GPIN 6983-57-9161), County School Board of Fauquier County (GPIN 6983-48-7973) and VABFT, LLC (GPIN 6983-48-7006) and hereinafter referred to as the "Properties"; and

**WHEREAS**, the Properties were annexed into the Town of Warrenton effective on June 1, 2025 by a Final Order, as Amended; and

**WHEREAS**, GPIN 6983-46-2435 is subject to Fauquier County Rezoning REZN-22-017978 and will be zoned PRD and Commercial (C) subject to all proffers, Concept Development Plan, Code of Development, and other binding exhibits incorporated into the County's approval; and

**WHEREAS**, GPIN 6983-57-1258 is recommended to remain Commercial (C District) within the Town of Warrenton; and

**WHEREAS**, GPIN 6983-57-9161 is recommended to remain Commercial (C District) within the Town of Warrenton; and

**WHEREAS**, GPIN 6983-48-7973 is recommended to remain Commercial (C District) within the Town of Warrenton; and

**WHEREAS**, GPIN 6983-48-7006 is recommended to remain Commercial (C District) within the Town of Warrenton; and

**WHEREAS**, the Planning Commission held three public work sessions on August 19, 2025, September 16, 2025, and November 18, 2025; and

**WHEREAS**, pursuant to Sections 2-5.1 and 2-5.3 of the Zoning Ordinance, the Planning Commission upon advertisement and notice properly given pursuant to §15.2-2204 of the Virginia Code held a Public Hearing on March 17, 2026; and

**WHEREAS**, the Planning Commission, in consideration of all of the foregoing, is of the opinion that the zoning changes to the Properties are be recommended for approval to the Town Council;

**NOW, THEREFORE, BE IT RESOLVED** that the Warrenton Planning Commission on this 17<sup>th</sup> day of March 2026, recommends that Town Council approve the zoning changes.

**Votes:**

**Ayes:**

**Nays:**

**Absent from Vote:**

**Absent from Meeting:**

**ATTEST:** \_\_\_\_\_  
James Lawrence, Planning Commission Secretary