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**TO:** Town of Warrenton, Community Development  
**FROM:** Jim Madison, P.E.  
**DATE:** September 25, 2025  
**RE:** Warrenton Crossing II  
Cul-de-sac Waiver Narrative  
LDC Project #24079-1-1

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The following memo summarizes points of discussion from the September 16, 2025, Planning Commission Hearing as presented by the Town of Warrenton Zoning Administrator. Responses are provided after each point of discussion.

- There was discussion about potential traffic impacts on the Monroe Estates subdivision, with additional vehicles moving through the Monroe Estates streets from either the Daniels Property or Warrenton Crossing, once these subdivisions are developed with homes. The Commissioners would like more information and/or analysis of what potential traffic increases could be expected in Monroe Estates once the street connection is made to Monroe Estates via Madison Lane.

**Response:** The approved Warrenton Crossing development includes direct road connections to East Lee Street and Falmouth Street. These streets provide the primary access to and from the Warrenton Crossing and Warrenton Crossing II (The Daniels Property) developments. The most direct access to and from Warrenton Crossing II is through Warrenton Crossing. Monroe Estates is south of these developments and south of all external points of access. New residents will have no incentive to drive through Monroe Estates unless they are visiting a neighbor.

- There was discussion about restricting the southern connection to the Monroe Estates subdivision via Madison Lane to an emergency services and pedestrian access only. The Commissioners asked for a drawing or other schematic to show what an emergency-only access would look like. Please be aware that I did discuss this with Town Public Works staff, who stated that their preferred restricted access design would be via pavers or grass-crete, and not a paved/gated access. For more information on this, you may want to reach out to Michael Wharton at [mwharton@warrentonva.gov](mailto:mwharton@warrentonva.gov).

**Response:** Madison Lane has been constructed near the property line shared with Warrenton Crossing II. An emergency only access is possible and would likely consist of a 25' length of pavers or grass-crete constructed within Warrenton Crossing II. A sidewalk could be constructed for pedestrian access. Maintenance of an emergency access is an important point of consideration. Maintenance would be the responsibility of the Town or the Homeowners' Association. Snow removal would need to be addressed, as would general vegetation control and repair. Monroe Estates was required to include the stub-out as part of interconnectivity standards and Warrenton Crossing was aligned to match it. The emergency access would prevent Monroe Estates residents from using an alternative route to East Lee Street on a daily basis unless they choose to drive over the pavers.

- There was discussion on vehicle speeds – Monroe Estates appealed to the Town and had the posted speed limit within the subdivision dropped to 15 MPH from the standard 25 MPH. There was a question on whether this could also be accommodated by the Daniels Property should the full-use interparcel connection be made with Monroe Estates via Madison Lane.

**Response:** A reduction in speed limit is a decision to be made by the Town.

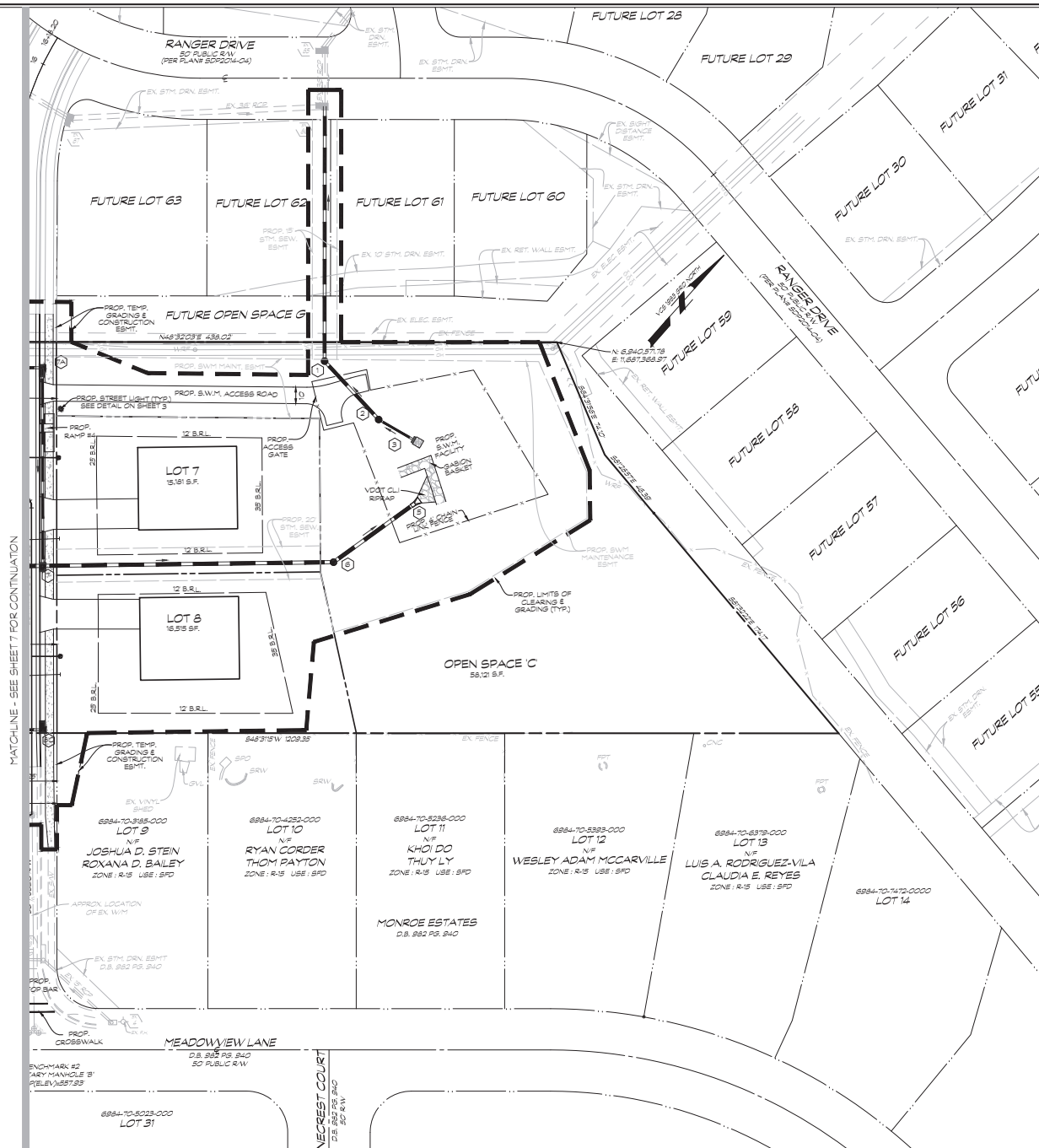
- There was discussion on stormwater management and drainage, with concerns that the proposed Daniels Property development may increase stormwater flows into the Monroe Estates subdivision drainage and stormwater management system. While not specifically requested, if you have additional information on how stormwater runoff will be directed, this may be helpful to answer citizen concerns.

**Response:** The Warrenton Crossing II subdivision plan includes a complete stormwater management analysis and design in accordance with State and local requirements. Stormwater drainage from the property is analyzed in every direction, including the southeast toward Monroe Estates. Storm sewer inlets will be constructed to intercept drainage before any increase in runoff leaves the property. Drainage will be collected and routed to a stormwater pond where it will be slowly released to the storm sewer within the Warrenton Crossing subdivision. An overall plan is attached to depict the storm drainage system and proposed pond.

- There was discussion on how the Daniels Property development as well as Warrenton Crossing may impact Old Meetze Road and Falmouth Street. The Commissioners requested additional information/plan information on the existing and proposed conditions of Old Meetze Road and Falmouth Street at the new John Williams Way intersection. There was interest on how that new intersection would function with additional traffic from the Daniels Property, as well as what improvements would be made to the existing streets at this intersection.

**Response:** Warrenton Crossing was approved for 135 units. Monroe Estates is 47 units. Warrenton Crossing II proposes a maximum of 8 units, which is only a 4% addition to these two developments. The total number of users of Old Meetze Road and Falmouth Street is much greater. Any transportation improvements necessitated by developments discussed herein will be provided with the approved Warrenton Crossing subdivision.





**GRAPHICAL SCALE**

30 15 0 30 60

1" = 30'