



STAFF REPORT

Planning Commission Meeting Date:	September 16, 2025
Agenda Title:	LWAV-25-2 – Daniels Property – An Exception to Authorize a Dead-End Street (Cul-de-Sac) for an Eight-Lot Residential Subdivision Per Subdivision Ordinance Section 2.7 <i>Variations and Exceptions</i> and Section 4.2.10 <i>Streets</i>
Requested Action:	Hold a Public Hearing
Department / Agency Lead:	Community Development
Staff Lead:	Heather Jenkins, Zoning Administrator

EXECUTIVE SUMMARY

The Daniels Property, located at 545 Old Meetze Road, is the subject of a proposed eight-lot residential subdivision, located between the Warrenton Crossing subdivision to the north, currently under construction, and the existing Monroe Estates subdivision to the south. The developer is seeking an exception from Subdivision Ordinance street standards to allow for a dead-end cul-de-sac roadway in place of a through-connection to Old Meetze Road.

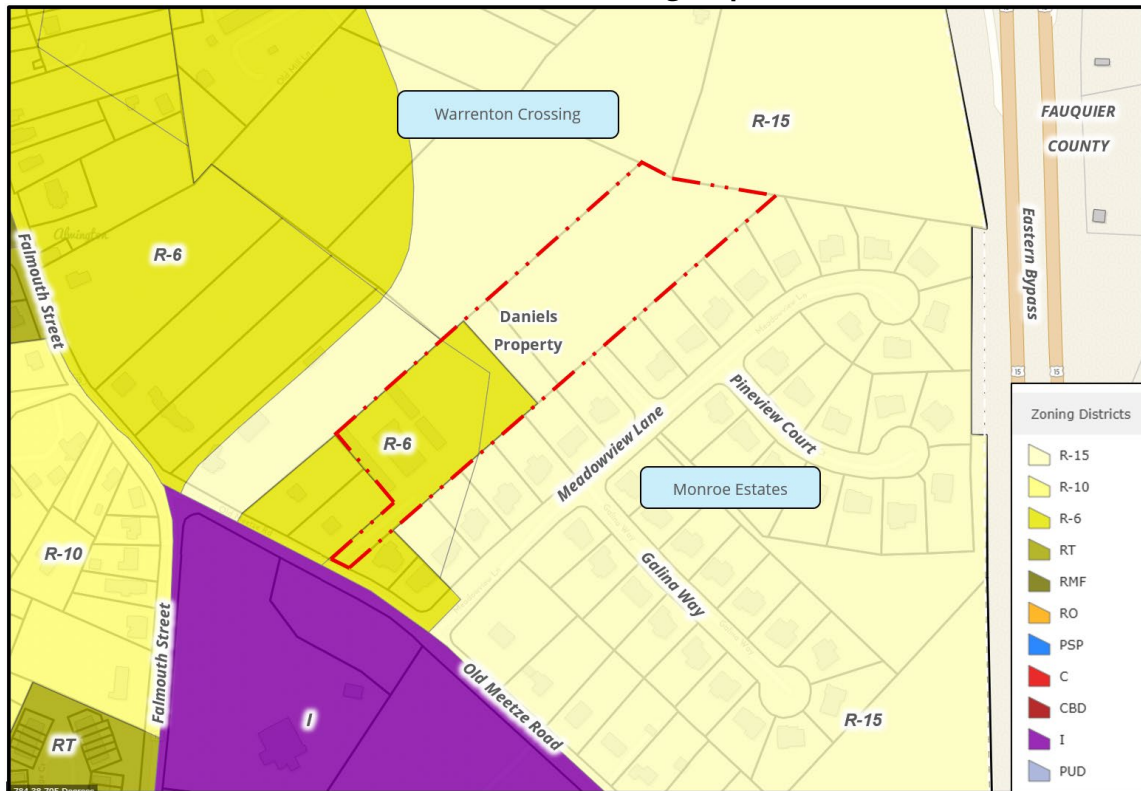
Subdivision Ordinance Section 4.2 *Streets*, subsection 4.2.10, prohibits dead-end (cul-de-sac) streets, unless approved by variation or exception as authorized by Section 2.7 *Variations and Exceptions*. The developer proposes to connect the eight-lot subdivision to existing and proposed stub streets, so as to avoid an additional intersection on Old Meetze Road in close proximity to existing single-family homes. The application materials, to include the Applicant's statement of justification, is included with this staff report as Attachment A.

Per Section 2.7 *Variations and Exceptions*, approval for a dead-end cul-de-sac street can be authorized by Town Council only after a public hearing and recommendation from the Planning Commission. Such a request must follow the process set forth in Zoning Ordinance Section 11-3.10 *Special Use Permits and Waivers*.

BACKGROUND

The subject property, consisting of three separate parcels - PIN's 6984-60-9026-000, 6984-70-1108-000 and 6984-70-2394-000, is located at 545 Old Meetze Road. The property totals approximately 5.34 acres, split-zoned to the R-6 and R-15 Residential districts. The property is currently owned by William Daniels LLC, as recorded in Deed Book 860 Page 501, deed included with this staff report as Attachment B.

Location and Zoning Map



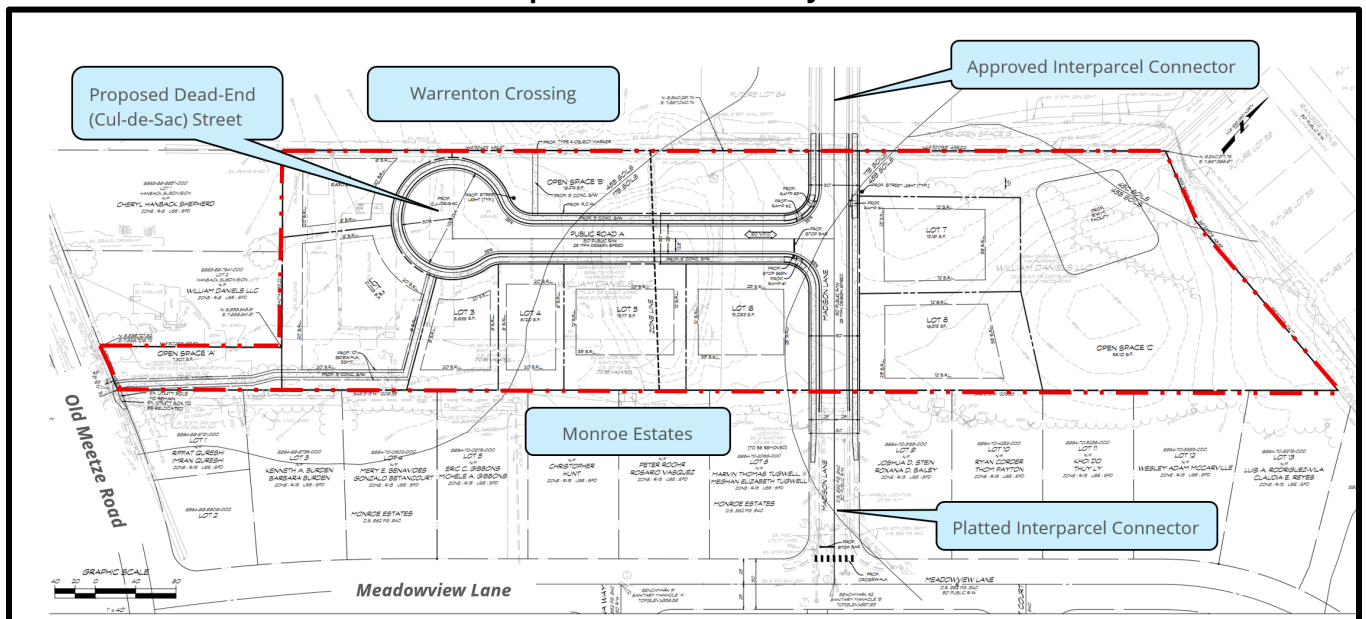
The eastern half of the property is vacant, existing as undeveloped land covered by a mixture of trees and grass; the western half of the property is improved with several non-residential buildings that have historically been used as a workshop (Old Town Woodwork, Inc.). Adjacent properties to the north and west are part of the Warrenton Crossing residential subdivision, a 135-lot single-family detached development that is currently under construction, as approved with Site Development Plan SDP-2014-04 and Land Disturbance Permit LDP-24-7. Adjacent properties to the south and east are part of the Monroe Estates subdivision, a 47-lot residential subdivision developed with single-family detached homes, accessed off of Old Meetze Road via Meadowview Lane. Two adjoining parcels are located between the subject property and Old Meetze Road that are not part of a recorded subdivision, consisting of PIN 6983-69-7841-000 (William Daniels, LLC; 539 Old Meetze Road) and PIN 6983-69-6857-000 (Shepherd; 527 Old Meetze Road). These two adjoining parcels consist of approximately one-half acre in size each, zoned to the R-6 Residential district, and both are improved with single-family detached dwellings.

The Applicant, Mr. Marcus Simes of Tricord, Inc., proposes to develop the property with eight residential lots improved with single family detached homes, open space and stormwater management parcels, and public roadways. The development layout plan is included with this staff report as Attachment C, with a reduced excerpt from the plan sheet included as a part of this staff report below.

Existing Conditions Map - Eagleview Aerial Imagery - February 23, 2025



Proposed Subdivision Layout



STAFF ANALYSIS

Subdivision Ordinance Section 2.7 *Variations and Exceptions* allows Town Council to grant variations or exceptions to the specific regulations of the Subdivision Ordinance in cases of unusual situations or when strict adherence to the regulations would result in substantial injustice or hardship, as allowed by Section 15.2-2242(1) of the Code of Virginia. Subdivision Ordinance subsection 2.7.1 states:

The Council may not grant a variation or exception unless it is consistent with the intent of this Ordinance and would still preserve and protect the public interest. In granting a variation or exception, the Council may do so only to the minimum extent necessary in the circumstances and may require other action by the subdivider to assure that the purpose of the affected regulation is accomplished.

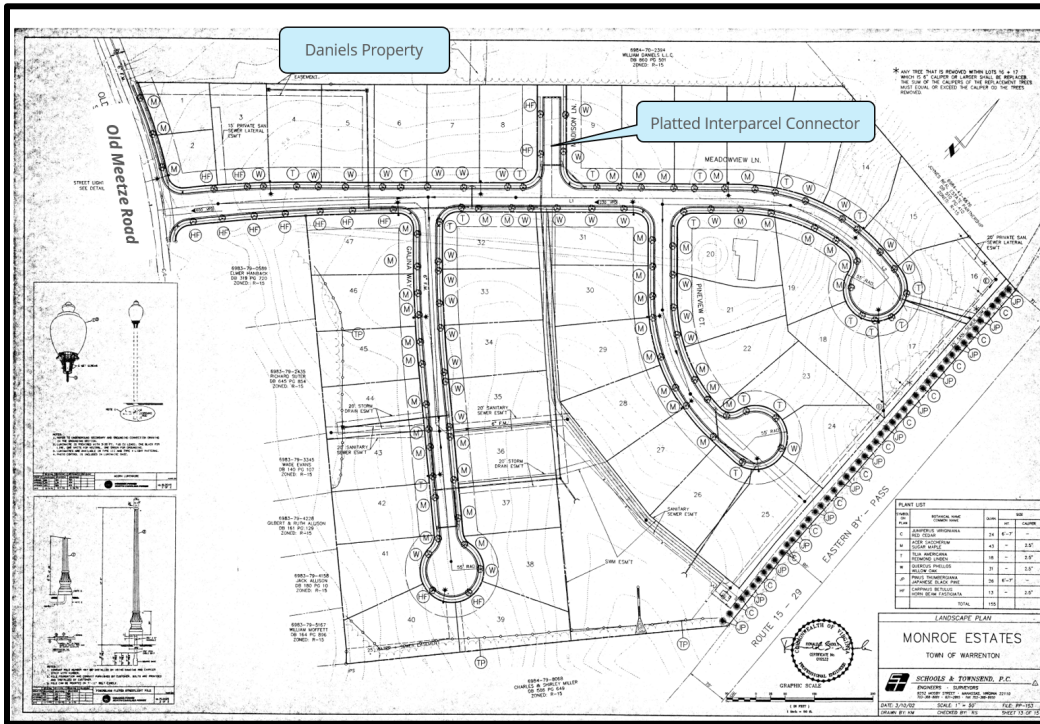
The Subdivision Ordinance, Section 4.2 *Streets*, lists twelve standards for the design of proposed subdivision streets that includes standards for street access, connection, intersection design, width and naming conventions; Section 4.2, with all twelve street standards, is included with the staff report as [Attachment D](#). The Applicant is requesting an exception to subsection 4.2.10, that prohibits dead-end (cul-de-sac) streets; Section 4.2.10 states:

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.

The Applicant proposes to meet eleven of the twelve design standards for the internal streets that will serve the proposed eight-lot subdivision – with the sole exception of standard 10 that prohibits dead-end cul-de-sac streets. The Applicant proposes to provide access to the eight new subdivision lots by connecting the existing roadway stub-out off of Meadowview Lane within the Monroe Estates subdivision to the approved roadway stub-out located within the Warrenton Crossing subdivision, creating a through-street connector.

Providing for interparcel connection, and connecting to planned street extensions, is a requirement for street design as regulated by the Subdivision Ordinance, the Town Public Facilities Manual, and VDOT Secondary Street Acceptance Requirements (2011). Both the existing street stub-out within the Monroe Estates Subdivision and the approved street stub-out within the Warrenton Crossing subdivision were designed and platted for future extension so as to create a network of interparcel connections that allow residents multiple avenues for vehicular and pedestrian movement between residential neighborhoods, that avoid main thoroughfares and disperse traffic so as to help mitigate potential congestion along arterial roadways.

Monroe Estates – Excerpt from Approved Site Plan (SDP 2001-08)



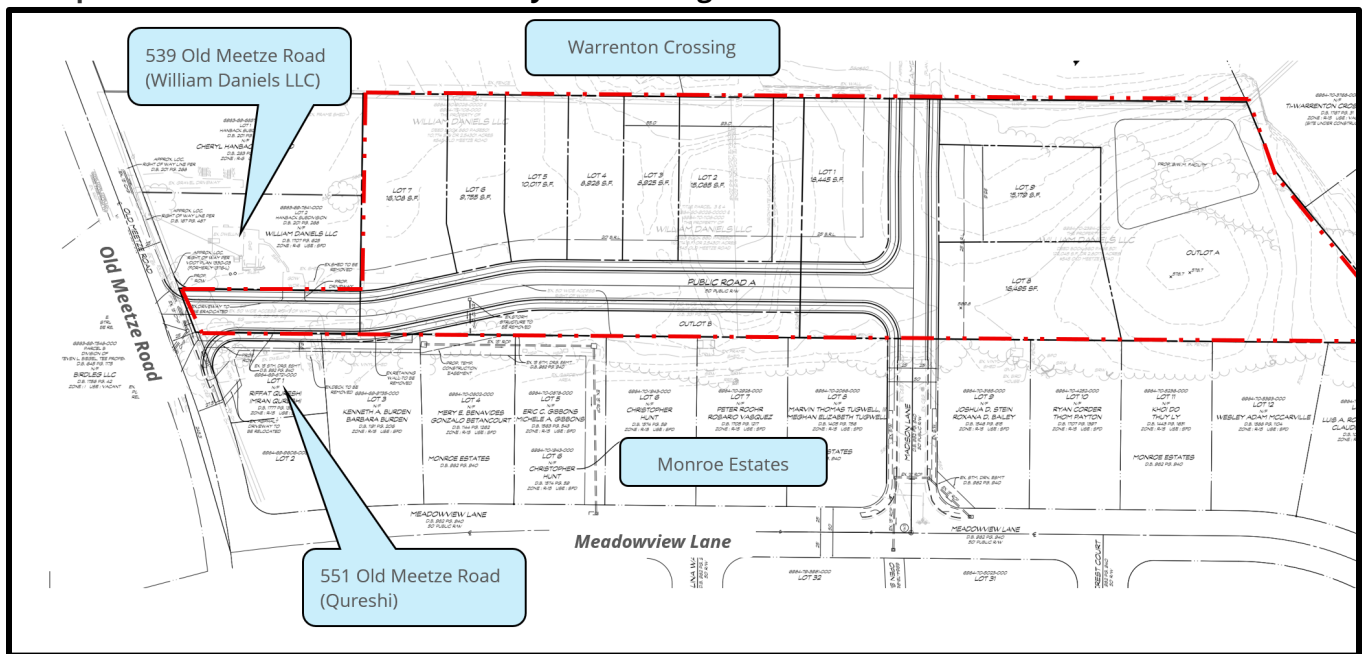
Warrenton Crossing – Excerpts from Approved Site Plan (SDP 2014-04)



The Applicant considered an alternative lot arrangement with a through-street connection to Old Meetze Road, that would avoid having a cul-de-sac street and negate the need for the requested exception for a dead-end street. The alternative lot layout would allow for one additional residential lot to be achieved (nine lots instead of eight) but would place a new public roadway adjacent to two existing single-family homes, specifically 539 Old Meetze Road (PIN 6983-69-7841-000, William Daniels LLC) and 551 Old Meetze Road (PIN 6983-69-8721-000, Riffat & Imran Qureshi).

Two existing homes are located approximately 30 feet (William Daniels LLC) and 10 feet (Riffat & Imran Qureshi) from what would become a public right-of-way if the subject property is developed with the through-street connection to Old Meetze Road. An excerpt of this alternative layout is provided below. Staff notes that this alternative layout would include use of an existing ingress-egress easement that is located along the side of 551 Old Meetze Road (PIN 6983-69-8721-000, Riffat & Imran Qureshi) and along the rear of 106 Meadowview Lane (PIN 6983-69-9735-000, Kenneth & Barbara Burden), for required sidewalk, curb and gutter improvements associated with the through-street development option. Staff notes that the plans submitted by the Applicant show that there are existing improvements on both the William Daniels LLC and Qureshi properties that would have to be demolished and removed for roadway construction, as these improvements appear to encroach onto the subject property.

Excerpt from Alternative Subdivision Layout - Through-Street Connection to Old Meetze Road



The Applicant states that the requested exception to allow for a dead-end street will avoid potential negative impacts on these adjacent lot owners, as with a cul-de-sac layout no through-traffic will be directed next to these two existing homes. To mitigate the loss of the direct connection to Old Meetze Road, the Applicant proposes to provide a sidewalk connection from the terminal cul-de-sac to Old Meetze Road for use by pedestrians. This sidewalk will connect to the existing sidewalk section that runs along Old Meetze Road in front of the Monroe Estates subdivision. Additionally, the proposed cul-de-sac layout will allow for a dedicated open space area between the two existing homes that front Old Meetze Road (William Daniels LLC and Qureshi).

Of particular concern to staff, should the subject property be developed with the through-street connector to Old Meetze Road, is that this new right-of-way connection to Old Meetze Road would place a secondary front yard setback along what are now the side lot lines of both the William Daniels LLC and Qureshi properties. Per Zoning Ordinance Section 3-4.3.4 *Lot and Yard Regulations*, the existing side-yard setback for both of these properties is currently eight (8) feet; per Zoning Ordinance Section 2-13.2.2 and Section 2-13.10, a secondary front yard setback would be 14 feet, consisting of a six-foot increase in the minimum yard area. Imposition of a secondary front yard along what is now a side yard would result in a portion of the existing home on the Qureshi property being located within the secondary front yard area, which would restrict future improvements on this property, and may result in the existing home becoming a non-conforming structure as regulated by Zoning Ordinance Section 11-4 *Non-Conforming Uses and Structures*. Additionally, imposing a secondary front yard setback along what is now a side yard for the William Daniels LLC property would render the existing shed as a non-compliant structure, and would restrict what improvements and structures the current or future property owner could place within this secondary front yard area, such as sheds, fences and other accessory structures.

STAFF RECOMMENDATION

Staff requests that the Planning Commission hold a public hearing. The Planning Commission may choose to make a recommendation of approval or denial for the requested exception, or may defer action and hold a second public hearing should the Commission require additional information. Staff has prepared form resolutions of both approval and denial for the Commission's consideration.

Staff recommends that the Planning Commission approve the requested exception to Subdivision Ordinance Section 4.2.10 for the following reasons:

1. The proposed subdivision is a by-right division except for the request to allow a dead-end (cul-de-sac) street, where the proposed cul-de-sac will prevent the imposition of additional setbacks on two adjoining properties that are not part of this subdivision – PIN 6983-69-7841 (William Daniels LLC, 539 Old Meetze Road) and PIN 6983-69-8721-000 (Qureshi, 551 Old Meetze Road). The imposition of new secondary front yard setbacks per Zoning Ordinance Section 2-13.2.2 and Section 2-13.10 may restrict future improvements on these two properties, and may result in the creation of non-conforming structures per Zoning Ordinance Section 11-4.
2. The proposed cul-de-sac street meets the design requirements as listed in Subdivision Ordinance Section 4.2.10, where:
 - a. One end of the street is permanently closed;
 - b. The street does not exceed 700 feet in length; and
 - c. The terminal cul-de-sac is at least 100 feet in diameter.
 While the cul-de-sac does not include a landscaped island in the center, this item is not a requirement, but rather an option.
3. The requested exception, per staff's review, appears to meet the considerations for approval as found in Subdivision Ordinance Section 2.7, where:
 - a. The subject property is somewhat unusual in that the property has limited frontage along Old Meetze Road, where this frontage is located directly between two existing, improved residential lots, and the construction of a through-street connection to Old Meetze Road could result in placing a hardship on those two existing residential lots through increased setback requirements.
 - b. From staff's perspective, allowing the requested cul-de-sac street aligns with the intent of the Ordinance to facilitate the orderly growth of the community by replicating the multiple dead-end

cul-de-sac streets that are already found within both the Warrenton Crossing and Monroe Estates subdivisions. Additionally, the proposed subdivision layout protects the public interest, health, safety, and welfare, as the proposed subdivision connects two stub streets that were planned for future extension in both the Warrenton Crossing and Monroe Estates subdivisions, providing a connection and additional access point for emergency response vehicles, where Monroe Estates in specific currently has only a single access point off of Old Meetze Road.

- c. The Applicant is requesting an exception to only one of the twelve design standards for streets listed in Subdivision Ordinance Section 4.2, which is the minimum extent necessary to accomplish the proposed subdivision layout.
- d. As a part of approval of this requested exception, conditions may be placed on the approval so as to ensure that the purpose of the affected regulation is accomplished. In accord with this consideration criteria, staff has included suggested conditions of approval, as found on the attached Resolution to recommend approval and copied below:
 1. Development of the subject property must be in substantial conformance with the drawings and documents submitted as a part of this request. Minor adjustments may be made to the location, size and dimensions of lots, streets, sidewalks and open spaces, so as to meet all applicable zoning and engineering requirements as regulated by the Zoning Ordinance, Public Facilities Manual, Town Code and State Code, as approved and authorized by the Zoning Administrator as a part of the required Site Development Plan.
 2. The proposed subdivision is authorized to include a maximum of eight (8) residential lots, as generally depicted on the submitted drawings. Any increase in the number of lots shall require the submission and approval of an amended exception request.
 3. A high-visibility crosswalk shall be installed at the intersection of Madison Lane and Meadowview Lane, as well as all required stop, street name, no-parking, and other signage as required by the Public Facilities Manual and current MUTCD.
 4. A sidewalk shall be provided from the terminal cul-de-sac on "Public Road A" to Old Meetze Road, a minimum of five (5) feet wide, constructed of concrete, and located within a public access easement. The location of the sidewalk may be adjusted as necessary so as to allow for accessibility, landscape buffering, topography constraints, and other design considerations that will moderate potential impacts on adjoining properties, as approved and authorized by the Zoning Administrator.
 5. A sidewalk shall be provided along the full length of the subject property's Old Meetze Road frontage, connecting to the end of the existing sidewalk that is along the frontage of the Monroe Estates subdivision. The northern terminus of the sidewalk shall be designed and constructed so as to allow for convenient connection and future extension northwards along Old Meetze Road.
 6. No subdivision signage or other subdivision development indicator is permitted at the subject property's Old Meetze Road frontage, with the exception of required roadway signage, or pedestrian wayfinding or historical markers totaling no more than nine (9) square feet in size and a maximum of three and a half (3.5) feet in height.
 7. All street lights within the subdivision shall consist of fully-shielded, full cut-off fixtures with a maximum color temperature of 3,000 K.
 8. No temporary or permanent signage is permitted to be installed below the southern boundary line of the subject property indicated on the submitted drawing as S48°31'15"W, or anywhere within the Monroe Estates subdivision area at any time during construction of the subdivision improvements or individual homes. This prohibition shall include, but not be limited to, real estate advertisements, "for sale" signage, subdivision name signs,

construction signs, or signs advertising home builders or contractors, or similar. Any signs installed in violation of this condition shall be subject to immediate removal by the Zoning Administrator, and the cost of such removal shall be paid by the Property Owner to the Town immediately upon demand.

9. No construction-related traffic, to include vehicles or equipment, shall be permitted to use Meadowview Lane to exit or enter the subject property; all traffic related to subdivision, site or home construction shall exit/enter to the north, via Ranger Drive and John Williams Way within the Warrenton Crossing subdivision. Violations of this condition shall be the responsibility of the Property Owner, and subject to a fine of no less than \$200 per vehicle, per trip, or per instance, where such fine shall be paid by the Property Owner to the Town immediately upon demand.

Service Level/Collaborative Impact

Streets:

The streets within the proposed subdivision are to be public streets, designed and built to the standards and specifications of the Public Facilities Manual. Once construction is complete, and all infrastructure is verified to meet minimum standards, the streets will be accepted into the Town maintenance system. After acceptance, standard residential services will be provided by the Public Works department such as residential trash pick-up, snow removal, and maintenance of roadway asphalt, curb, gutter and sidewalk.

Emergency Access:

The streets within the proposed subdivision will be designed and constructed to meet the minimum standards of the Fire Code, to include minimum roadway width and turn radii for emergency response vehicles. Fire lane "no parking" signage will be required along roadways and the proposed cul-de-sac as necessary to ensure that the minimum required access width for emergency vehicles is maintained, and can be enforced by the Police Department.

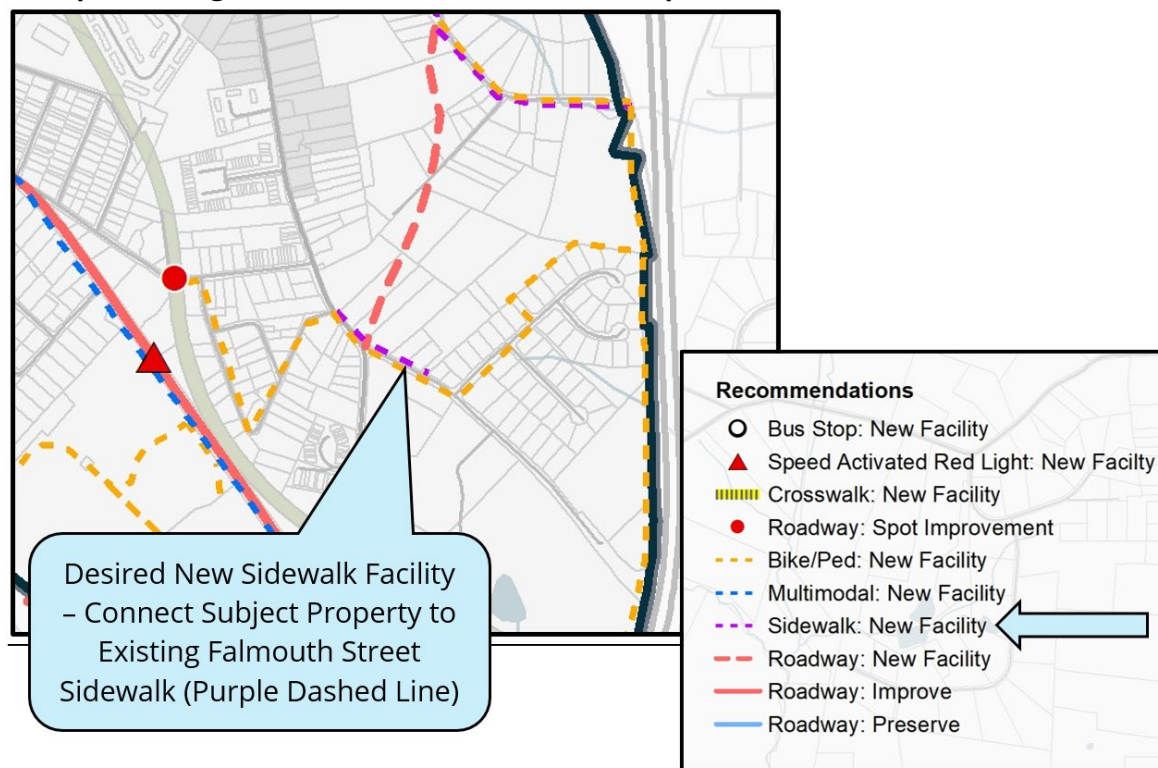
Utilities:

The subject property totals approximately 5.34 acres in size, and is split-zoned across the R-6 and R-15 zoning districts. Based off of the individual areas of the R-6 and R-15 zoning districts, the property has a maximum base density of approximately 24 lots. The proposed eight-lot layout shown with the requested dead-end street waiver is well below the maximum density that was used to calculate Town water and sewer capacity, and therefore there are no capacity issues triggered by this specific development.

Policy Direction/Warrenton Plan 2040

The comprehensive plan calls for a new sidewalk connection from the subject property, along Old Meetze Road, and extending up to existing sidewalk facilities on Falmouth Street. The desired sidewalk is shown as a purple dashed line in the Desired Outcome Map excerpt copied below. The Applicant's provision of a sidewalk connection from the proposed terminal cul-de-sac to Old Meetze Road, and across the property's Old Meetze Road frontage conforms to the Town's comprehensive plan.

Excerpt From Figure 5-1: Town of Warrenton Transportation Plan - Desired Outcome Map



The comprehensive plan includes transportation goal T-4.2:

T-4.2: *Require that the proposed street system for new developments will be designed to provide a network of interconnected streets*

The subdivision layout proposed by the Applicant includes connecting two stub-streets that were intended to form a future road connection, ensuring that the proposed subdivision streets are part of a network of interconnected streets, fulfilling goal T-4.2.

Fiscal Impact

A Fiscal Impact assessment has not been completed.

Legal Impact

The subject property is located in the R-6 and R-15 Residential districts, which allows single-family detached homes as a Permitted (by-right) use per Sections 3-4.1.2 and 3-4.3.2 of the Zoning Ordinance. Except for the requested exception to allow for a dead-end (cul-de-sac) street, the development proposed by the Applicant is a by-right use of the property.

Should the requested exception for a dead-end (cul-de-sac) street be denied, the Applicant will develop the property with a through-street connection to Old Meetze Road. This new right-of-way area will transform what is now a side yard into a secondary front yard for two existing residential lots, and may result in existing structures becoming non-conforming to existing setback regulations as regulated by Zoning Ordinance Section 11-4 *Non-Conforming Uses and Structures*.

During the August 19, 2025 work session, the Planning Commission members requested legal clarification on the question of hardship, and whether the Commission could consider potential hardships on adjoining properties that are not part of the proposed subdivision development. As discussed by Mr. Patrick Corrish, Associate Town Attorney, the Commission may consider the imposition of additional setbacks on neighboring properties as a hardship should the Commission *not* recommend approval of the requested dead-end-street exception, and a through-street connection is constructed to Old Meetze Road.

During the August work session, Commission members requested clarification on whether neighboring property owners would be notified of the proposed development and public hearing. So as to conform to the notification requirements of Zoning Ordinance Sections 11-3.2.1 *Advertisement and Notice is Required* and 11-3.2.2 *Notice by Town*, notice of the September 16, 2025 Planning Commission public hearing for the requested Subdivision Ordinance waiver was sent via Certified Mail to the property owners of all parcels that adjoin the subject property. Additionally, notice of the public hearing was sent to the owners of all parcels within 200 feet of the subject property. A copy of the form letter, mailing list, and Certified Mail receipts are available upon request.

ATTACHMENTS

- [Attachment A](#) – Application Documents
- [Attachment B](#) – Current Deed of Title – William Daniels LLC, Deed Book 860 Page 501
- [Attachment C](#) – Proposed Subdivision Layout Plan
- [Attachment D](#) – Subdivision Ordinance Section 4.2 *Streets*



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: _____

Print Owner's Name: J Doug Dowdy

Applicant's Signature & Date: _____

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:

J. Doug Dowdy

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:

Austin Alexander Latimer

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

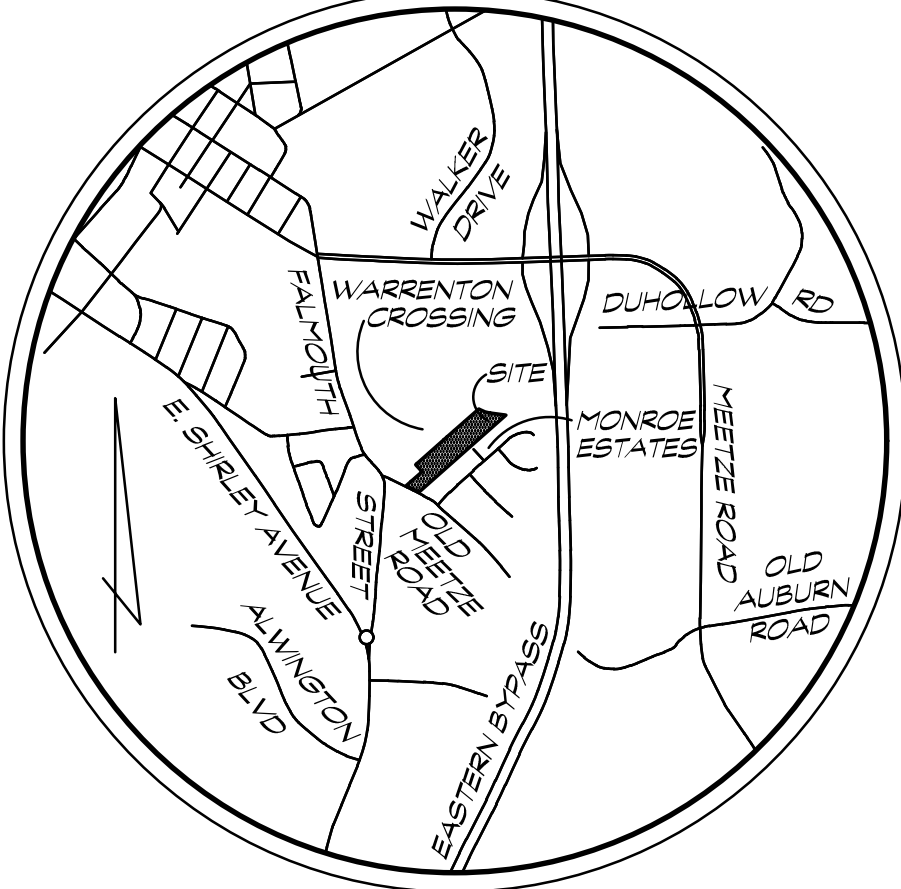
EXCEPTION 1 THROUGH 6 - NOT A SURVEY MATTER.

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

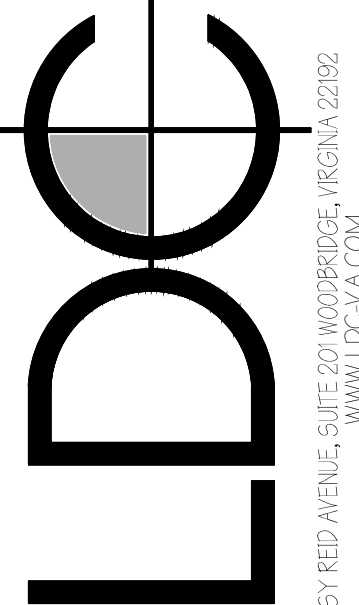
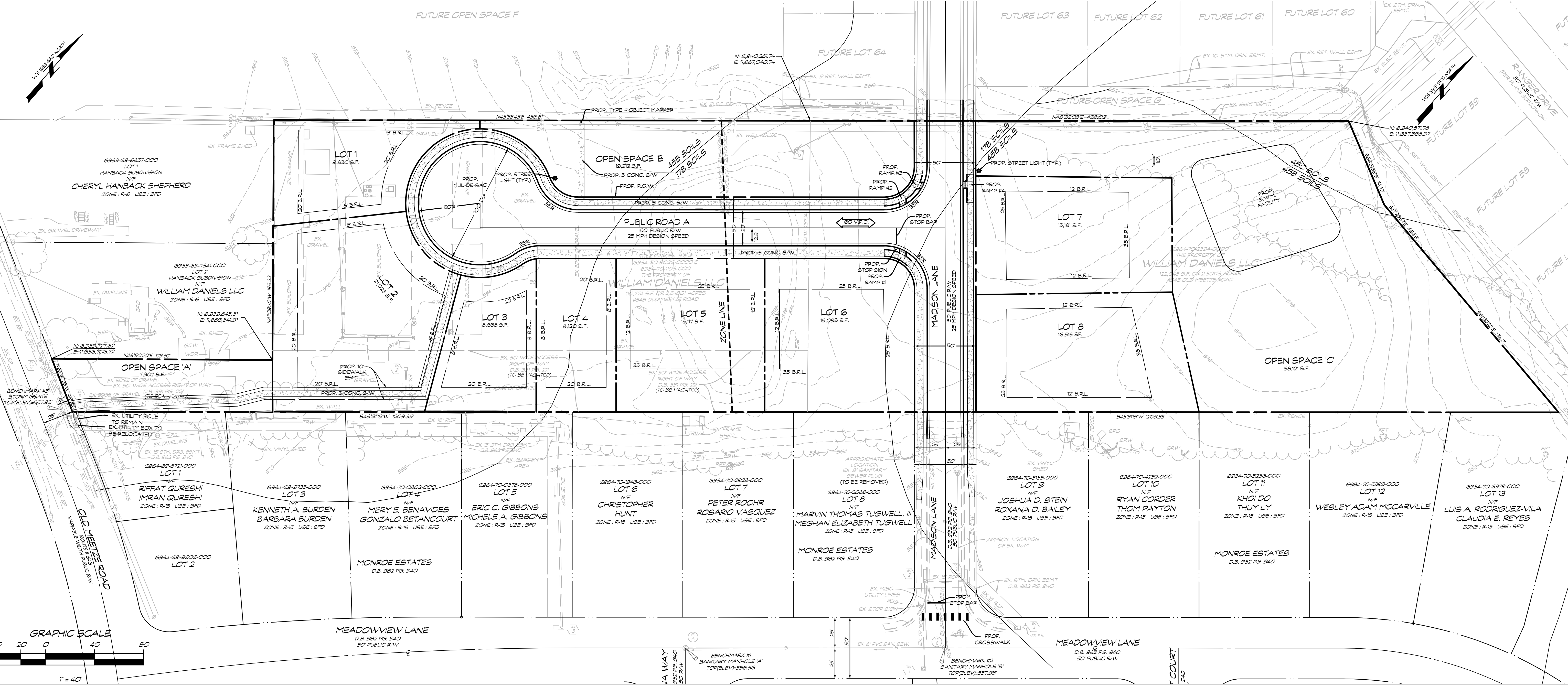
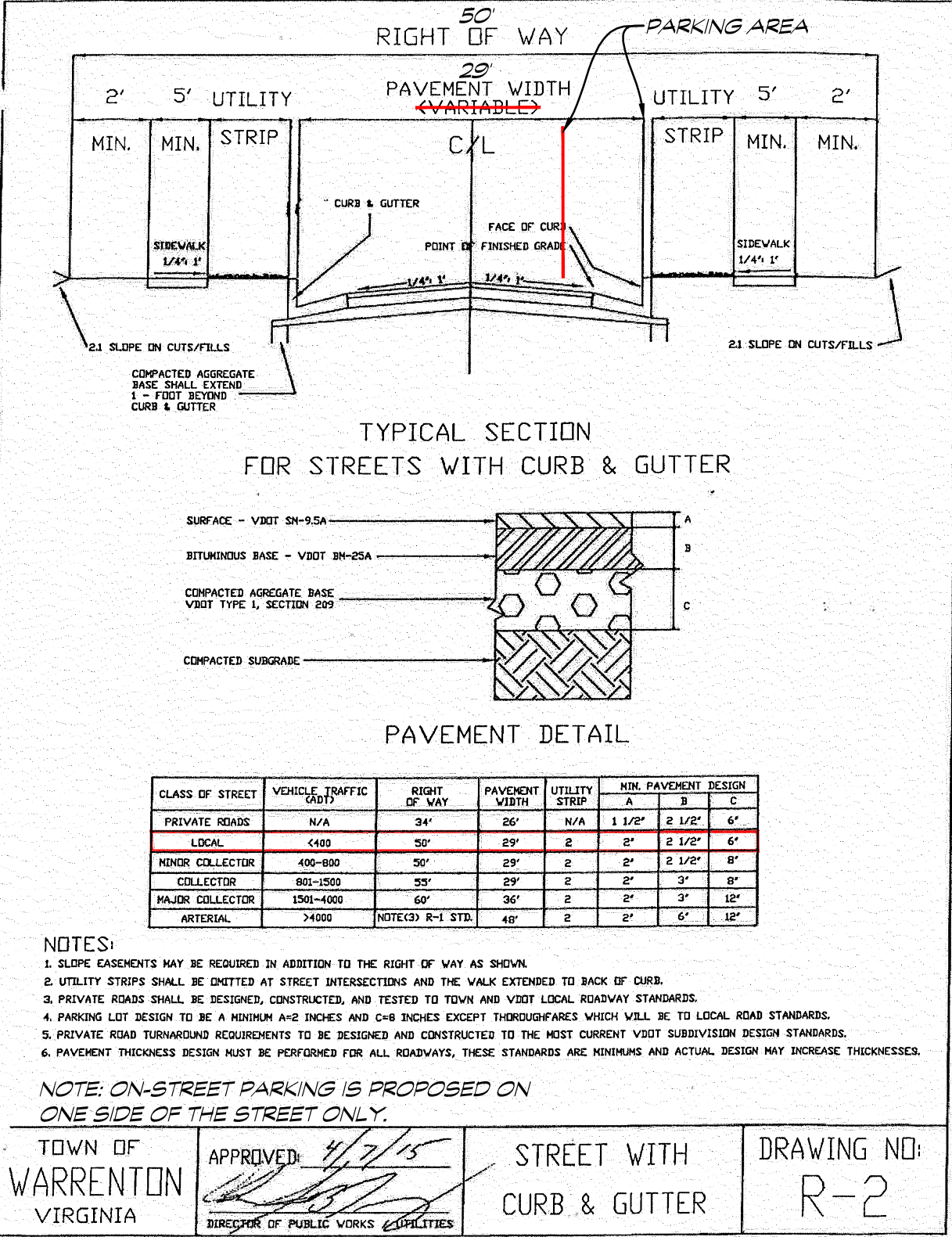


VICINITY MAP

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

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:
JVM

CHECK:
JVM

FILE NUMBER:
24079-1-1 80

BK0860PG0501

00 00762

THIS DEED

made and entered into this 24th day of January, 2000, by and between William H. Hanback, party of the first part, Grantor; and William Daniels LLC, a Virginia Limited Liability Company, party of the second part, Grantee;

WITNESSETH:

that for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor does hereby BARGAIN, SELL, GRANT and CONVEY with GENERAL WARRANTY OF TITLE, unto the Grantee, all the following described property, to-wit:

PARCEL ONE:

ALL THAT certain lot or parcel of land located in the Town of Warrenton, Centre Magisterial District, Fauquier County, Virginia, which is known as the "Shop Property" off the northeast side of Route 643, having the tax map # of 6984-60-9026 and 6984-70-1108 containing 2.5382 acres, more or less according to boundary survey dated January 19, 2000 by Eric K. Niskanen, Land Surveyor, a copy of which is attached hereto and made a part hereof.

AND BEING the same property devised to William H. Hanback by virtue of Last Will and Testament of William J. Hanback, who died March 28, 1988, and whose will was admitted to probate April 5, 1988 in Will Book 160 at Page 696 in the Clerk's Office of the Circuit Court of Fauquier County, Virginia;

AND FURTHER BEING the same property conveyed to William H. Hanback, as his sole and separate equitable estate, by Quitclaim Deed of Gift dated June 1, 1988 from Robert W. Hanback, as his sole and separate equitable estate, recorded in Deed Book 602 at Page 382 in the aforesaid Clerk's Office.

CONSIDERATION: \$200,000.00

Examined and
Returned to:Inspector
Title, LLCPrepared by &
Return to:

WALKER, JONES, LAWRENCE,
DUGGAN & RAVAGE, P.C.
ATTORNEYS AT LAW
CARTER HALL
31 WINCHESTER STREET
WARRENTON, VIRGINIA 20186

JAN 26 2000

DND

Grantor's address:
9204-H. VASSAULT
MANASSAS PARK, VA 20111

BK0860PG0502

PARCEL TWO:

ALL of that certain lot of land situate in the Town of Warrenton, Centre Magisterial District, Fauquier County, Virginia, containing 2.8038 acres according to boundary survey dated January 19, 2000 by Eric R. Niskanen, Land Surveyor, a copy of which is attached hereto and made a part hereof.

TOGETHER WITH a certain non-exclusive easement and right of way, 50 feet in width, running from the property described herein, over and across the adjacent parcel containing 2.5382 acres, to Virginia State Route 643, Old Meetze Road, for ingress and egress and the construction, operation and maintenance of service utilities, all as shown on said plat and other documents in the chain of title;

AND BEING the same property conveyed to William H. Hanback by Deed of Gift dated July 6, 1976 from William J. Hanback and Olive Lee Hanback, his wife recorded in Deed Book 331 at Page 22 in the Clerk's Office of the Circuit Court of Fauquier County, Virginia.

TAX MAP PIN NO. 6984-60-9026 & 6984-70-1108 & 6984-70-2394

This conveyance is made expressly subject to easements, restrictions and rights-of-way of record.

TO HAVE AND TO HOLD the said land and premises, together with all rights, ways, appurtenances and easements thereto belonging, or in anywise appertaining unto the said Grantee and its successors in fee simple, forever.

The Grantor covenants that he is seised of the aforesaid land, that he has the right to convey said land, that the Grantee will have quiet possession of the same, free from all encumbrances, that he, the Grantor, will execute such further assurances as may be deemed requisite, and that he has done no act to encumber the said land.

BK0860PG0503

WITNESS the following signature and seal:

William H. Hanback (SEAL)
William H. Hanback



STATE OF VIRGINIA .
COUNTY OF FAUQUIER, to-wit:

The foregoing instrument was acknowledged before me
this 24th day of January, 2000, by William H. Hanback.

[Signature]
Notary Public

My Commission Expires: July 31, 2000

BK0860PG0504

NOTES:

1. THE PROPERTY SHOWN IS NOT LOCATED WITHIN A H.U.D. DEFINED FLOOD HAZARD. COMM-PANEL#510057 0001 B. EFFECTIVE DATE: AUG. 1, 1979 & COMM-PANEL#510055 0285 A. EFFECTIVE DATE: NOV. 1, 1979
2. NO TITLE REPORT FURNISHED. OTHER EASEMENTS AND/OR RIGHTS-OF-WAY MAY EXIST.
3. WETLANDS, IF ANY, NOT SHOWN.
4. TOTAL AREA: 5.3420 ACRES

P.L.N. 6984-70-3768
N/F ADDISON

P.L.N. 6984-70-7966
N/F JOYNES
REAL ESTATE PTNSHP.

P.L.N. 6984-70-0416
N/F WHITEHURST
D.B. 598, PG. 504 (PLAN)

P.L.N. 6984-70-2394
**2.8038
ACRES**

BK0860PG0506

RECORD NORTH



BK0860PG0505



SURVEYOR'S CERTIFICATE

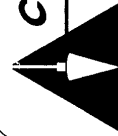
I, ERIC K. NISKANEN, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THIS BOUNDARY SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF IS CORRECT AND COMPLIES WITH THE MINIMUM PROCEDURE AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND CERTIFIED LANDSCAPE ARCHITECTS, I FURTHER CERTIFY THE PROPERTY SHOWN HEREON LIES IN THE NAMES OF WILLIAM J. HANBACK ESTATE AS FOUND AMONG THE LAND RECORDS OF FAUQUIER COUNTY, VIRGINIA IN WILL BOOK 160 - PAGE 696. THE DETERMINATION OF THE BOUNDARY HAS BEEN BASED UPON METES & BOUNDS DESCRIPTIONS AND/OR PLATS OF RECORD AND FIELD EVIDENCE FOUND.

Eric K. Niskanen
ERIC K. NISKANEN LS NO 2244

PLAT SHOWING
BOUNDARY SURVEY
ON A PORTION OF THE PROPERTIES OF THE
WILLIAM J. HANBACK ESTATE

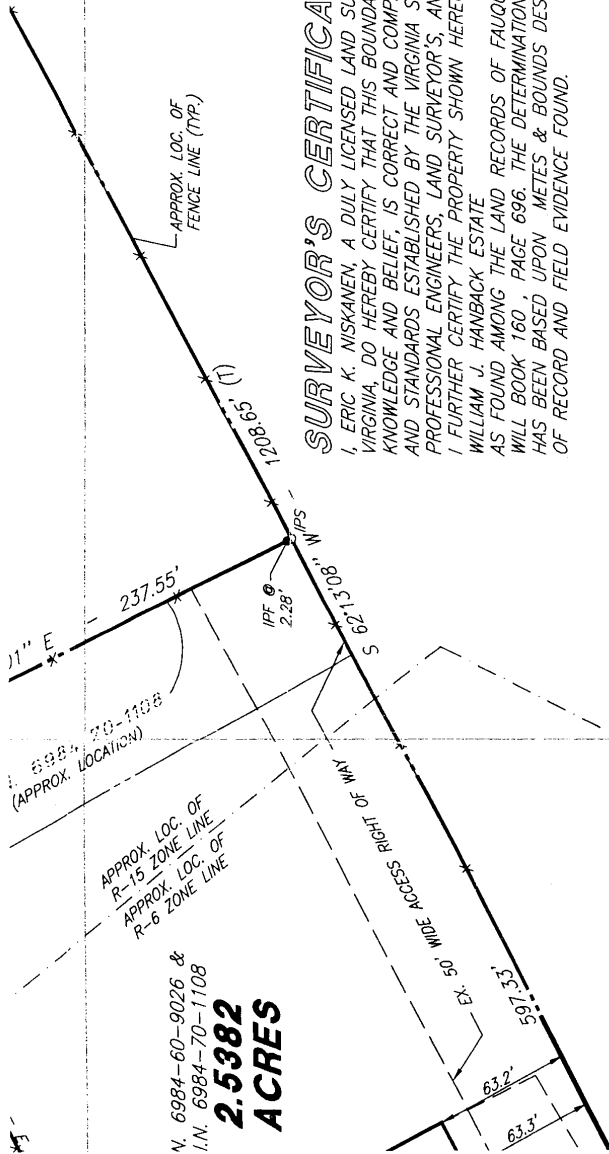
WILL BOOK 160, PAGE 696
TOWN OF WARRENTON
FAUQUIER COUNTY, VIRGINIA
SCALE: 1"=60' JANUARY 16, 2000

PROJECT #00003-10

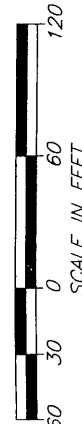


CARSON, HARRIS & ASSOCIATES, LLC

CIVIL ENGINEERING • LAND SURVEYING • LAND PLANNING
39 GARRETT STREET; WARRENTON, VIRGINIA 20186
PHONE: (540) 347-9191 FAX: (540) 349-1905



THIS PLAT IS FOR THE SOLE PURPOSE OF RECORDING AN EXISTING LOT AND IS NOT AN APPROVAL OF NEW LOT(S) CREATED UNDER THE FAUQUIER COUNTY SUBDIVISION ACT.
Frank R. Hoff
1/21/00



BK0860PG0507

VIRGINIA: IN THE CLERK'S OFFICE OF THE FAUQUIER CIRCUIT COURT
This instrument was received in this Office and with

certificate admitted to record on **JAN 26 2000**
at **2:58 P** m. Tax of \$ **300.00** imposed by Section
58.1-802 Paid. Consideration: \$ **300,000.00**
State Tax \$ **450.00** County Tax \$ **150.00**
Transfer Fee \$ **1.00** VSLF \$1.00 Technology Fee \$ **3.00**
Clerk's Fee \$ **15.00** Total: \$ **920.00**

Teste: *Paul H Barb* Clerk

PLOT DATE: 1/19/2000

FILENAME: H:\PLAT\00003-10PL

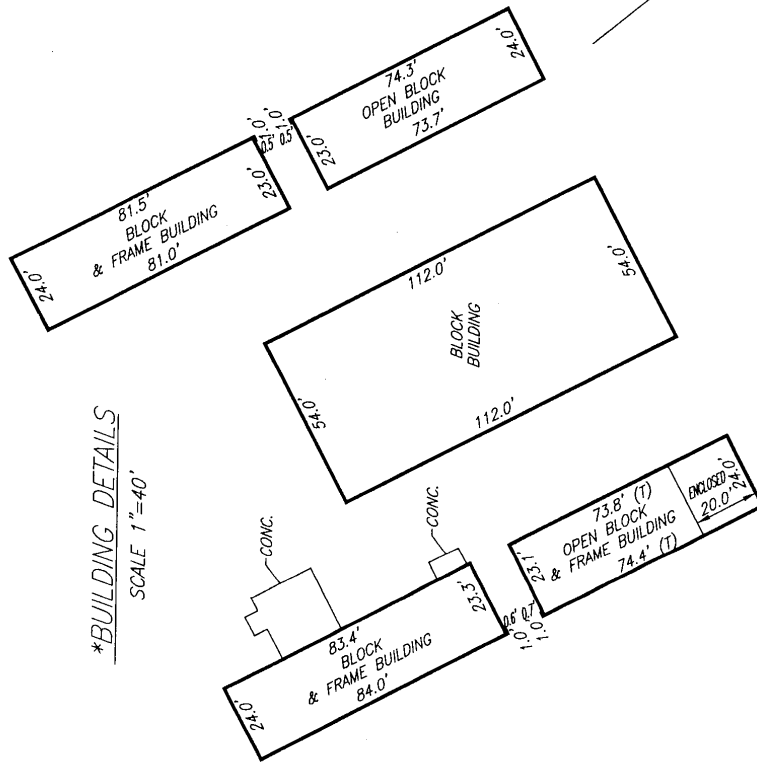
NOTES:

1. THE PROPERTY SHOWN IS NOT LOCATED WITHIN A H.U.D. DEFINED FLOOD HAZARD. COMM-PANEL#510057 0001 B. EFFECTIVE DATE: 02/28/00.
2. NO TITLE REPORT FURNISHED. OTHER EASEMENTS AND/OR RIGHTS-OF WAY MAY EXIST. WETLANDS, IF ANY, NOT SHOWN.
3. TOTAL AREA: 5.3420 ACRES

BK0860PG0506

RECORD NORTH

***BUILDING DETAILS**
SCALE 1"=40'



P.L.N. 6984-70-0416

N.W.F. WIESENBERG
D.B. 598, PG. 504 (PLAT)

APPROX. LOC. OF
FENCE LINE (TYP.)

P.L.N.

WELL ON
CONC.

P.L.N. 6984-60-7123
N.W.F. WIESENBERG
D.B. 598, PG. 504 (PLAT)

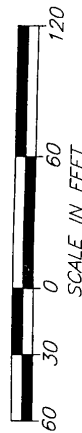
APPROX. LOC.
R-15 CONC.
R-6 ZC

P.L.N. 6984-60-0026 &

SURVEYOR'S
I, ERIC K. NISKANEN, A DL
VIRGINIA, DO HEREBY CERTIFY
KNOWLEDGE AND BELIEF. I
AND STANDARDS ESTABLISHED
PROFESSIONAL ENGINEERS.
I FURTHER CERTIFY THE
WILLIAM J. HANBACK ESTATE
AS FOUND AMONG THE LATTER
WILL BOOK 160, PAGE 65
HAS BEEN BASED UPON
OF RECORD AND FIELD EVIDENCE.

THIS PLAN IS FOR THE SOLE PURPOSE OF
REMOVING AN EXISTING LOT AND IS
NOT AN APPROVAL OF NEW LOTS(S)
TO BE CREATED UNDER THE FAUQUIER

1/21/20



BK 0860 PG 0507

VIRGINIA: IN THE CLERK'S OFFICE OF THE FAUQUIER CIRCUIT COURT
This instrument was received in this Office and with

certificate admitted to record on **JAN 26 2000**

at 2:58 P m. Tar of \$ 300.00 imposed by,

58.1-802 Paid, Consideration: \$ 300,000.00 Section

State Tax \$ 450.00 County Tax \$ 150.00

Transfer Fee \$ 1.00 VSLF \$1.00 Technology Fee \$ 3.00

Clerk's Fee \$ 15.00 Total: \$ 920.00

Teste: Gail H Barb Clerk

**2.5382
ACRES**

P.I.N. 6983-79-7737
N.F. 44ABAC

P.I.N. 6983-69-7841
W/F HANBAC

P.I.N. 6983-69-6857
N/F SHEPHERD

P.I.N.

OLD MEETZE ROAD (50' R/W)

Book: 860 Page: 501 File No: 2000-00000762 Seq: 7

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.
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6. THE IMPROVEMENTS SHOWN HEREON ARE FROM A FIELD SURVEY PERFORMED BY THIS FIRM ON JANUARY 28, 2025 THROUGH FEBRUARY 2, 2025.
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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

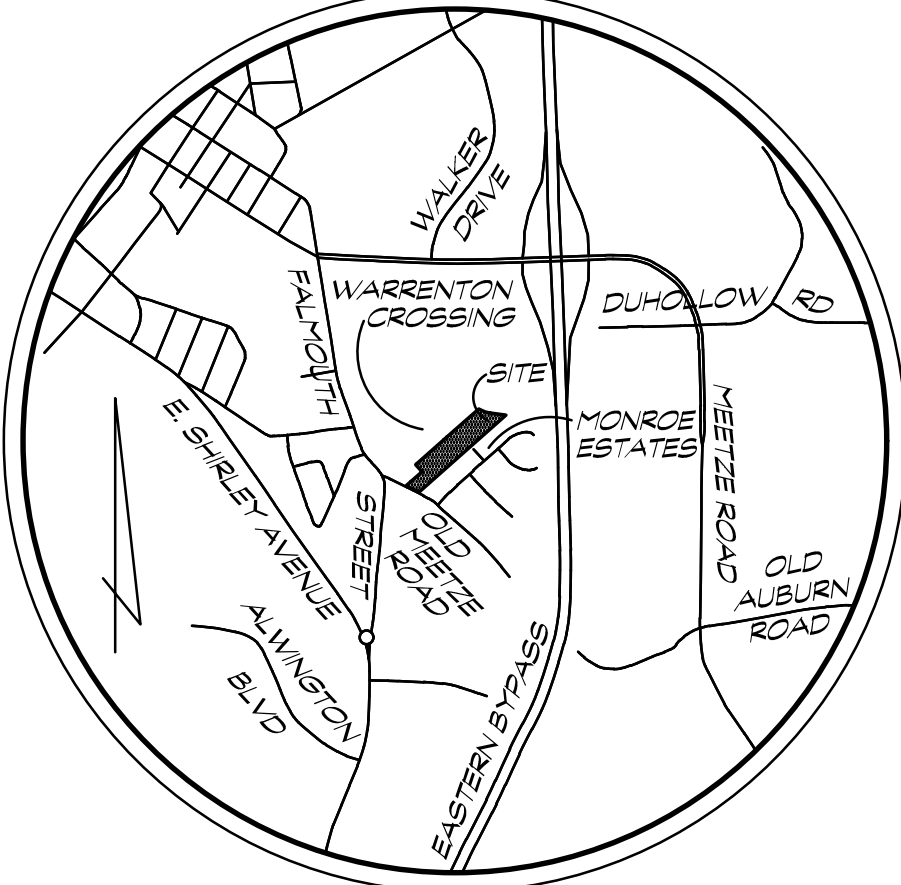
EXCEPTION 1 THROUGH 6 - NOT A SURVEY MATTER.

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

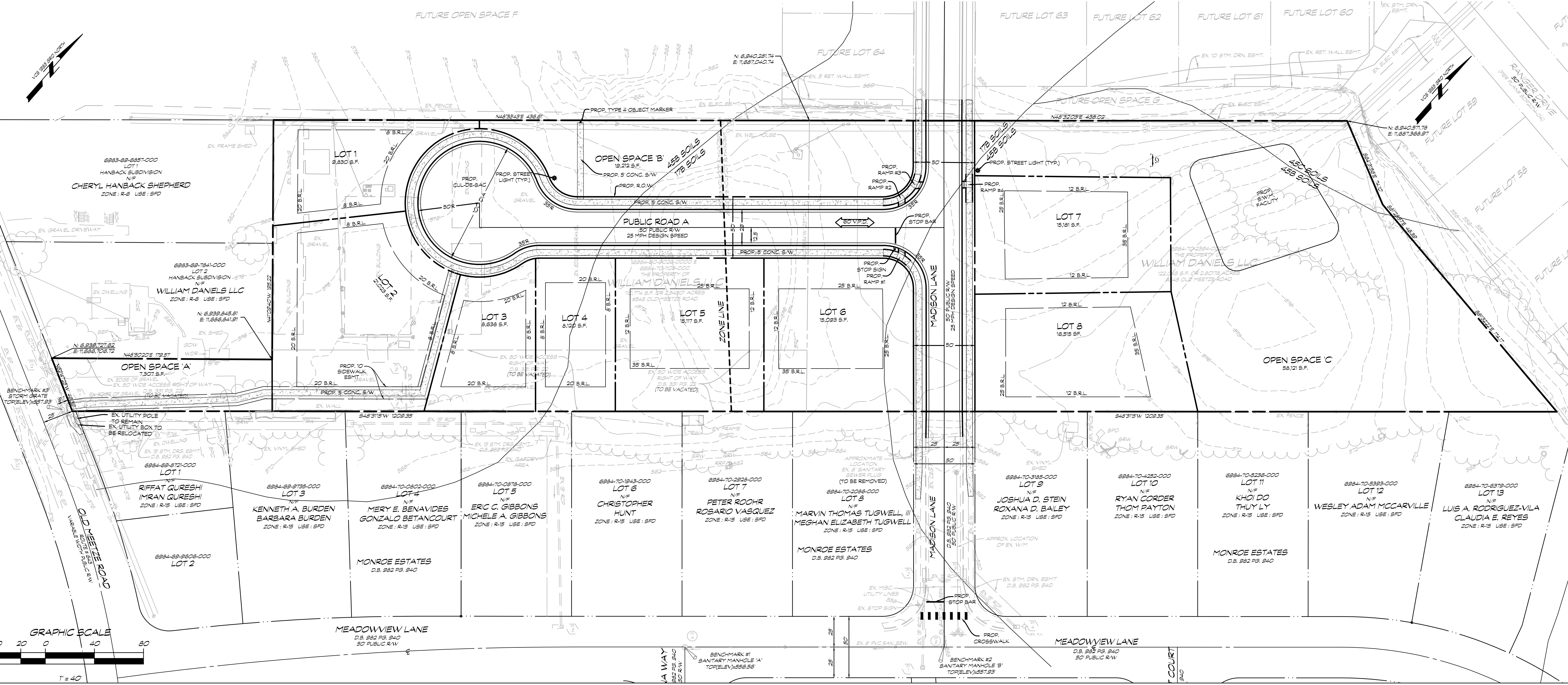
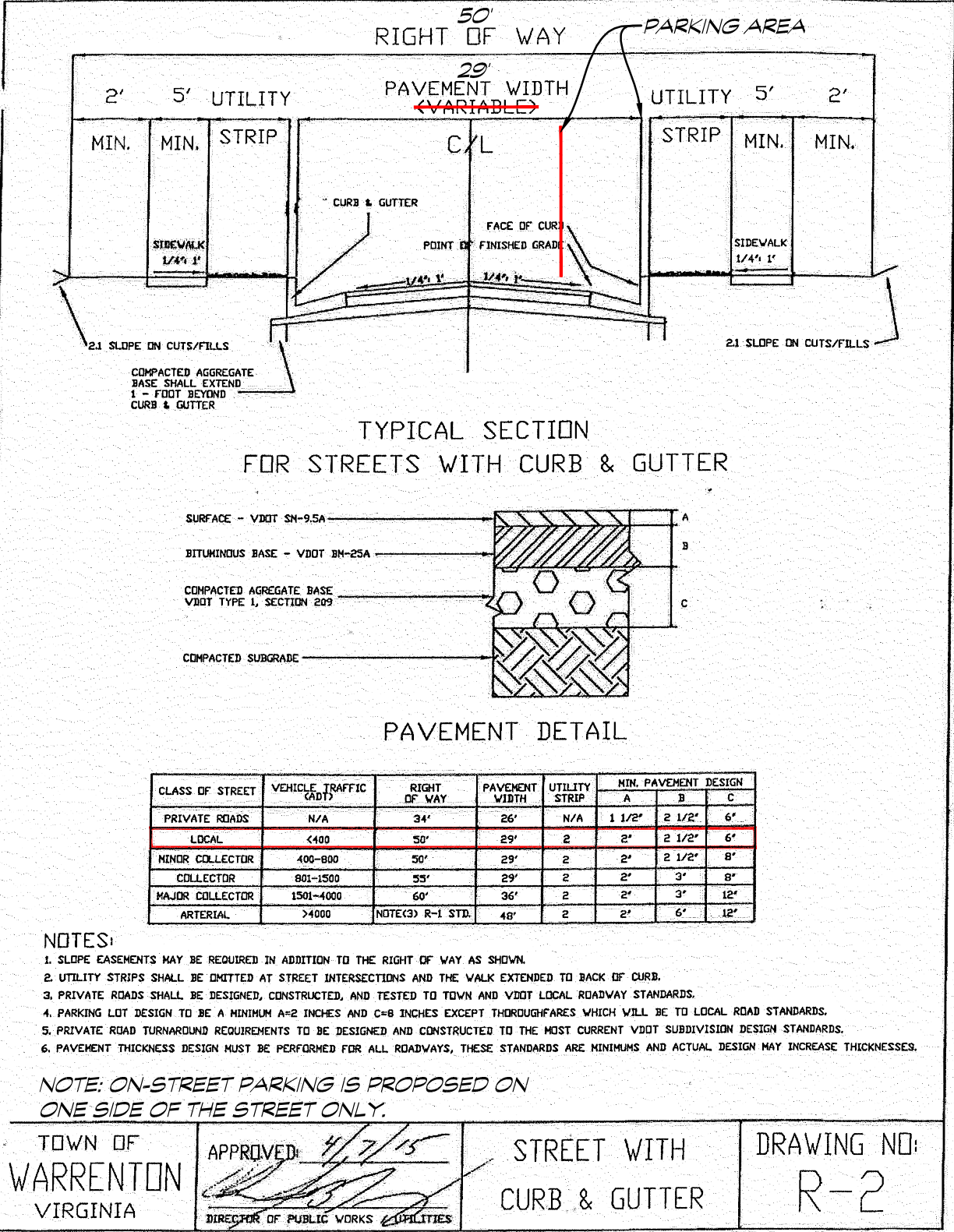


VICINITY MAP

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



ARTICLE 4. STANDARDS

4.2. Streets

- 4.2.1. Streets must connect with existing streets and provide access to adjoining subdivisions. The Town Council may grant a waiver from this requirement for specific locations only if it deems the requirement fails to serve the health, safety, and welfare of the public or conflicts with the Comprehensive Plan.
- 4.2.2. Whenever a future inter-parcel connection is required, a “Future Street Extension Notice – This Street Will Be Extended In The Future” sign shall be placed at the end of the street. If the property is developed in phases, the sign shall be placed at the end of the street as each phase develops. The required sign shall not exceed nine (9) square feet in size and shall consist of a metal material that is legible at all times.
- 4.2.3. Streets must intersect at as near right angles as practical. Offsets or jogs must be avoided, except in cases in where the Town Council grants a variation based on a determination that they are consistent with and necessary to accommodate traffic-calming measures recommend by the Comprehensive Plan. No street may intersect another street at an angle of less than eighty (80) degrees.
- 4.2.4. Proposed streets in a subdivision must be extended to the boundary lines of such adjacent property. Temporary turnaround must be provided at the ends of such streets, by means of temporary easements or otherwise.
- 4.2.5. Where the adopted Comprehensive Plan indicates a proposed right-of-way greater than that existing along the boundaries of a subdivision or lot, such additional right-of-way must be dedicated for public use when the plat is recorded.
- 4.2.6. Where lots in a subdivision abut on one (1) side of an existing public right-of-way, the subdivider must dedicate such additional land so that the distance as measured from the center line of the right-of-way to the subdivision property line is one-half of the required width of the right-of-way. The required width will be determined by the Town of Warrenton or as required by the Virginia Department of Transportation, where applicable.
- 4.2.7. Half-streets along the boundary of land proposed for subdivision are prohibited. All new streets must be platted and constructed to meet the full width required by this Article and such construction is the sole responsibility of the subdivider.
- 4.2.8. Proposed streets that are in alignment with other existing and named streets must bear the names of the existing streets. In no case, however, may the names of other proposed streets duplicate existing street names irrespective of the use of the suffix “Street”, “Avenue”, “Boulevard”, “Drive”, “Way”, “Place”, “Lane”, or “Court”. Street names must be indicated on the Preliminary and Final Plats, and may not be used without approval by the Planning Commission. Names of existing streets may not be changed except by approval of the Town Council.

- 4.2.9. Streets must have a minimum right-of-way of fifty (50) feet. Private streets, where approved by the Town Council, must have a minimum right-of-way of thirty (30) feet. Alleys, if provided, must have a minimum right-of-way of twenty (20) feet.
- 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.
- 4.2.11. All streets and their drainage facilities must be designed in compliance with the requirements of the Public Facilities Manual or, where applicable, the Virginia Department of Transportation.
- 4.2.12. Improvements must be made to streets and intersections as identified in the Comprehensive Plan when justified by the traffic projected to be generated by the proposed development.

Resolution to Recommend Approval

September 16, 2025
Planning Commission
Public Hearing

AN RESOLUTION TO RECOMMEND APPROVAL OF LWAV-25-2 - DANIELS PROPERTY - AN EXCEPTION TO AUTHORIZE A DEAD-END STREET (CUL-DE-SAC) FOR AN EIGHT-LOT RESIDENTIAL SUBDIVISION PER SUBDIVISION ORDINANCE SECTION 2.7 VARIATIONS AND EXCEPTIONS AND SECTION 4.2.10 STREETS

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

WHEREAS, the Town of Warrenton Subdivision Ordinance (hereinafter "the Ordinance"), adopted on February 14, 2006 and as subsequently amended, is intended to establish reasonable and desirable subdivision standards and procedures to guide and facilitate the orderly growth of the community; and

WHEREAS, Article 4 of the Ordinance, Section 4.2 *Streets* lists minimum standards that regulate the design of all new subdivision streets; and

WHEREAS, Subsection 4.2.10 prohibits dead-end (cul-de-sac) streets unless specifically recognized as such on the Comprehensive Plan or approved by variation or exception by the Town Council; and

WHEREAS, Article 2 of the Ordinance, Section 2.7 *Variations and Exceptions* allows Town Council to grant a variation or exception to Ordinance regulations in cases of unusual situations or when strict adherence to the regulations would result in substantial injustice or hardship, as permitted by Code of Virginia Section 15.2-2242(1); and

WHEREAS, the subject property, consisting of approximately 5.34 acres across three parcels, PIN's 6984-60-9026-000, 6984-70-1108-000 and 6984-70-2394-000, and Zoned to the R-6 and R-15 Residential Districts, is proposed to be developed into an eight-lot residential subdivision served by public streets; and

WHEREAS, the Applicant, Mr. Marcus Simes of Tricord, Inc., has requested an exception to Ordinance Section 4.2.10 to allow a dead-end (cul-de-sac) street to serve six of eight proposed residential lots; and

WHEREAS, such an exception may be approved per Ordinance Section 2.7 by Town Council after a public hearing and recommendation from the Planning Commission following the procedures in Zoning Ordinance Section 11-3.10 *Special Use Permits and Waivers*; and

WHEREAS, on September 16, 2025 the Planning Commission conducted a public hearing on this matter and considered oral and written testimony; and

WHEREAS, the Planning Commission finds that per Ordinance Section 2.7 that there is an unusual situation and that strict adherence to Section 4.2.10 of the Ordinance would result in substantial injustice or hardship, and that the granting of this exception is consistent with the intent of the Ordinance and would still preserve and protect the public interest; now, therefore, be it

RESOLVED, by the Warrenton Planning Commission this 16th day of September 2025, that the Planning Commission hereby recommends approval of the requested exception to Ordinance Section 4.2.10, subject to the following recommended Conditions of Approval:

Resolution to Recommend Approval

1. Development of the subject property must be in substantial conformance with the drawings and documents submitted as a part of this request. Minor adjustments may be made to the location, size and dimensions of lots, streets, sidewalks and open spaces, so as to meet all applicable zoning and engineering requirements as regulated by the Zoning Ordinance, Public Facilities Manual, Town Code and State Code, as approved and authorized by the Zoning Administrator as a part of the required Site Development Plan.
2. The proposed subdivision is authorized to include a maximum of eight (8) residential lots, as generally depicted on the submitted drawings. Any increase in the number of lots shall require the submission and approval of an amended exception request.
3. A high-visibility crosswalk shall be installed at the intersection of Madison Lane and Meadowview Lane, as well as all required stop, street name, no-parking, and other signage as required by the Public Facilities Manual and current MUTCD.
4. A sidewalk shall be provided from the terminal cul-de-sac on "Public Road A" to Old Meetze Road, a minimum of five (5) feet wide, constructed of concrete, and located within a public access easement. The location of the sidewalk may be adjusted as necessary so as to allow for accessibility, landscape buffering, topography constraints, and other design considerations that will moderate potential impacts on adjoining properties, as approved and authorized by the Zoning Administrator.
5. A sidewalk shall be provided along the full length of the subject property's Old Meetze Road frontage, connecting to the end of the existing sidewalk that is along the frontage of the Monroe Estates subdivision. The northern terminus of the sidewalk shall be designed and constructed so as to allow for convenient connection and future extension northwards along Old Meetze Road.
6. No subdivision signage or other subdivision development indicator is permitted at the subject property's Old Meetze Road frontage, with the exception of required roadway signage, or pedestrian wayfinding or historical markers totaling no more than nine (9) square feet in size and a maximum of three and a half (3.5) feet in height.
7. All street lights within the subdivision shall consist of fully-shielded, full cut-off fixtures with a maximum color temperature of 3,000 K.
8. No temporary or permanent signage is permitted to be installed below the southern boundary line of the subject property indicated on the submitted drawing as S48°31'15"W, or anywhere within the Monroe Estates subdivision area at any time during construction of the subdivision improvements or individual homes. This prohibition shall include, but not be limited to, real estate advertisements, "for sale" signage, subdivision name signs, construction signs, or signs advertising home builders or contractors, or similar. Any signs installed in violation of this condition shall be subject to immediate removal by the Zoning Administrator, and the cost of such removal shall be paid by the Property Owner to the Town immediately upon demand.
9. No construction-related traffic, to include vehicles or equipment, shall be permitted to use Meadowview Lane to exit or enter the subject property; all traffic related to subdivision, site or home construction shall exit/enter to the north, via Ranger Drive and John Williams Way within the Warrenton Crossing subdivision. Violations of this condition shall be the responsibility of the Property Owner, and subject to a fine of no less than \$200 per vehicle, per trip, or per instance, where such fine shall be paid by the Property Owner to the Town immediately upon demand.

Resolution to Recommend Approval

Votes:

Ayes:

Nays:

Absent from Vote:

Absent from Meeting:

For Information:

Community Development Director,
Town Attorney

ATTEST: _____
Town Recorder

Resolution to Recommend Denial

September 16, 2025
Planning Commission
Public Hearing

AN RESOLUTION TO RECOMMEND DENIAL OF LWAV-25-2 - DANIELS PROPERTY – AN EXCEPTION TO AUTHORIZE A DEAD-END STREET (CUL-DE-SAC) FOR AN EIGHT-LOT RESIDENTIAL SUBDIVISION PER SUBDIVISION ORDINANCE SECTION 2.7 VARIATIONS AND EXCEPTIONS AND SECTION 4.2.10 STREETS

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

WHEREAS, the Town of Warrenton Subdivision Ordinance (hereinafter "the Ordinance"), adopted on February 14, 2006 and as subsequently amended, is intended to establish reasonable and desirable subdivision standards and procedures to guide and facilitate the orderly growth of the community; and

WHEREAS, Article 4 of the Ordinance, Section 4.2 *Streets* lists minimum standards that regulate the design of all new subdivision streets; and

WHEREAS, Subsection 4.2.10 prohibits dead-end (cul-de-sac) streets unless specifically recognized as such on the Comprehensive Plan or approved by variation or exception by the Town Council; and

WHEREAS, Article 2 of the Ordinance, Section 2.7 *Variations and Exceptions* allows Town Council to grant a variation or exception to Ordinance regulations in cases of unusual situations or when strict adherence to the regulations would result in substantial injustice or hardship, as permitted by Code of Virginia Section 15.2-2242(1); and

WHEREAS, the subject property, consisting of approximately 5.34 acres across three parcels, PIN's 6984-60-9026-000, 6984-70-1108-000 and 6984-70-2394-000, and Zoned to the R-6 and R-15 Residential Districts, is proposed to be developed into an eight-lot residential subdivision served by public streets; and

WHEREAS, the Applicant, Mr. Marcus Simes of Tricord, Inc., has requested an exception to Ordinance Section 4.2.10 to allow a dead-end (cul-de-sac) street to serve six of eight proposed residential lots; and

WHEREAS, such an exception may be approved per Ordinance Section 2.7 by Town Council after a public hearing and recommendation from the Planning Commission following the procedures in Zoning Ordinance Section 11-3.10 *Special Use Permits and Waivers*; and

WHEREAS, on September 16, 2025 the Planning Commission conducted a public hearing on this matter and considered oral and written testimony; and

WHEREAS, the Planning Commission does not find that there is an unusual situation, nor that strict adherence to the prohibition against dead-end (cul-de-sac) streets would result in substantial injustice or hardship, as required by Ordinance Section 2.7, and furthermore that the granting of the requested exception is not consistent with the intent of the Ordinance and would not preserve and protect the public interest; now, therefore, be it

RESOLVED, by the Warrenton Planning Commission this 16th day of September 2025, that the Planning Commission hereby recommends denial of the requested exception to Ordinance Section 4.2.10.

Resolution to Recommend Denial

Votes:

Ayes:

Nays:

Absent from Vote:

Absent from Meeting:

For Information:

Community Development Director,
Town Attorney

ATTEST: _____
Town Recorder



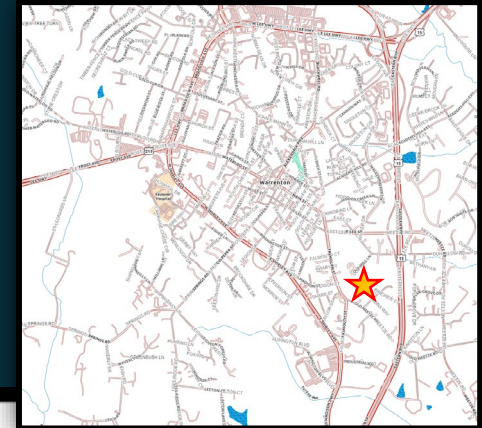
LWAV-25-2

Daniels Property – An Exception to Authorize a Dead-End Street (Cul-de-Sac) for an Eight-Lot Residential Subdivision Per Subdivision Ordinance Section 2.7 *Variations and Exceptions* and Section 4.2.10 *Streets*

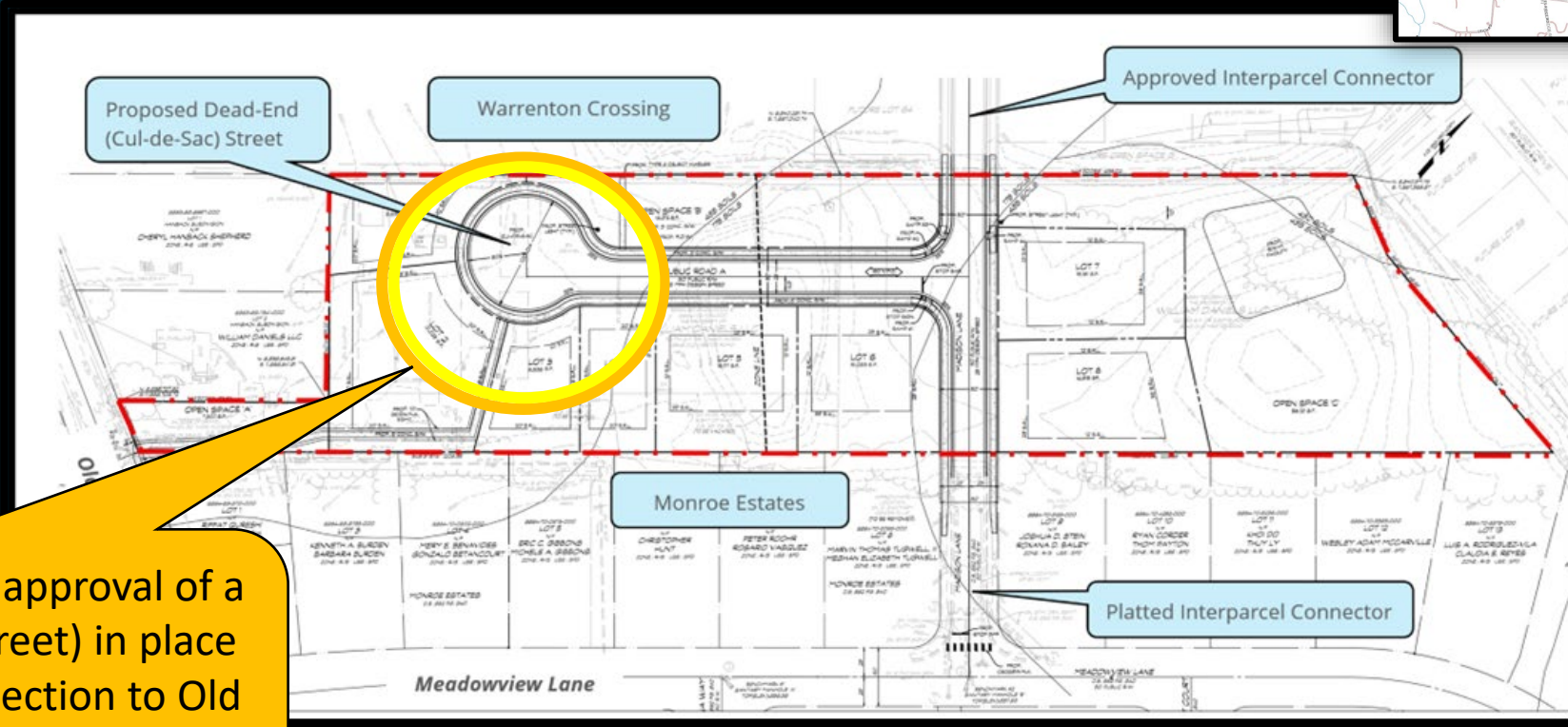
Planning Commission Public Hearing
September 16, 2025

Daniels Property

An Exception to Authorize a Dead-End Street (Cul-de-Sac) for an Eight-Lot Residential Subdivision Per Subdivision Ordinance Section 2.7 *Variations and Exceptions* and Section 4.2.10 *Streets*

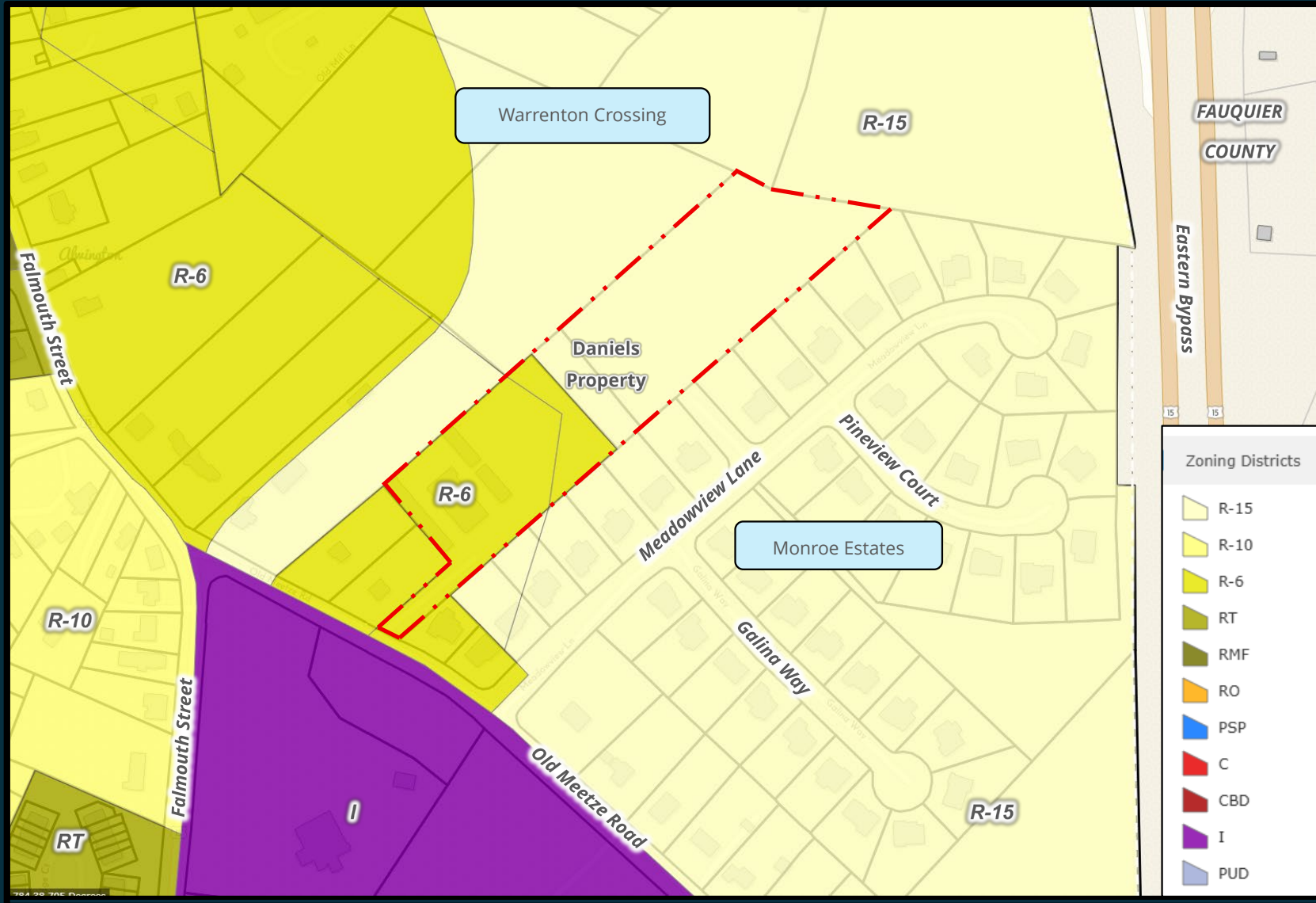


Vicinity Map



This request is solely for approval of a Cul-de-Sac (dead-end street) in place of a through-street connection to Old Meetze Road. The remainder of the subdivision is a **by-right development**.

Zoning and Location



Daniels Property

PIN's:

- 6984-60-9026-000
- 6984-70-1108-000
- 6984-70-2394-000

Zoning:

- R-6 - 6,000 sq.ft. Min. Lot Size
- R-15 - 15,000 sq.ft. Min. Lot Size

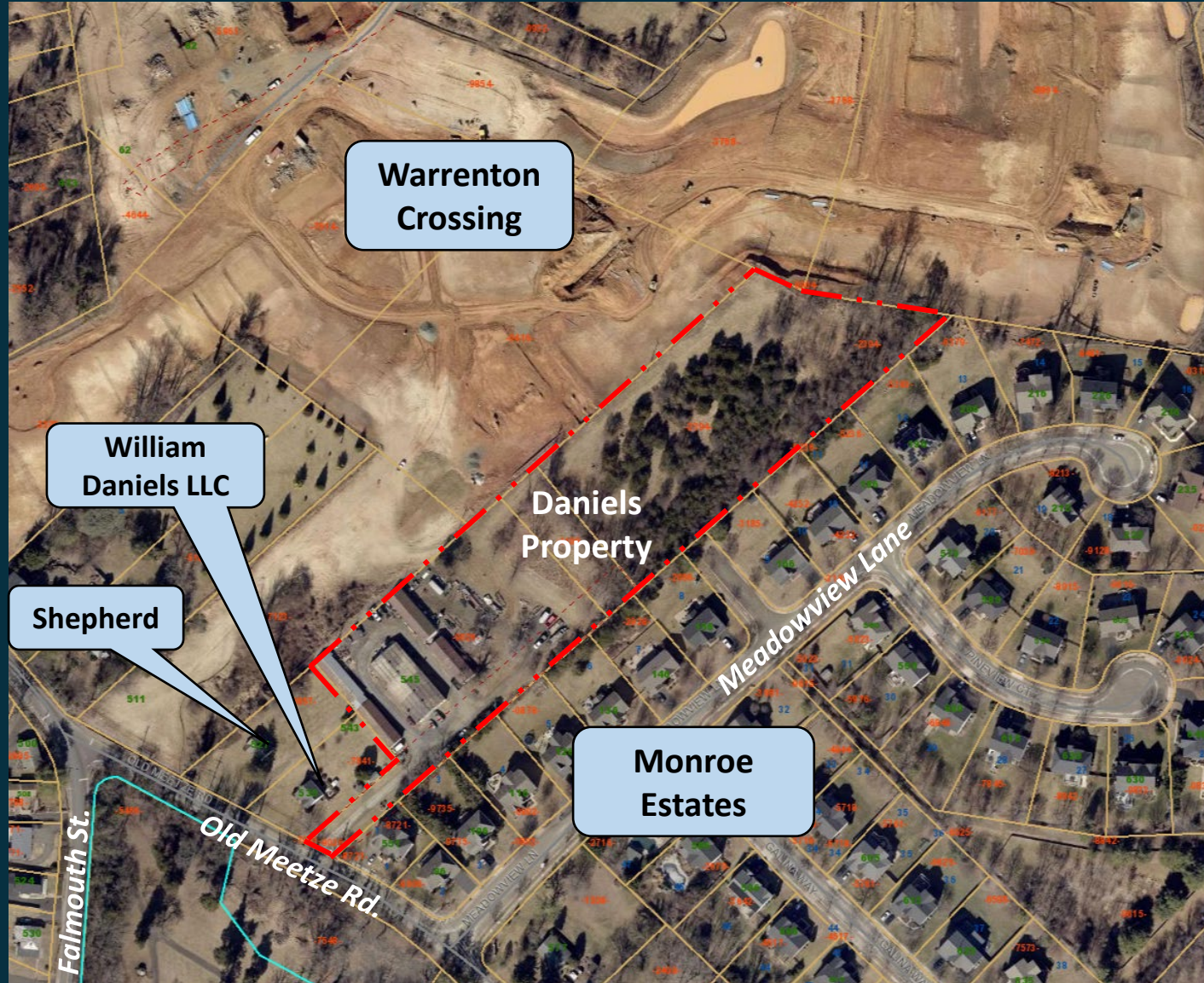
Area:

- 5.34 Acres (3 parcels)

Location:

- 545 Old Meetze Road
- Ward 2

Existing Conditions



Daniels Property

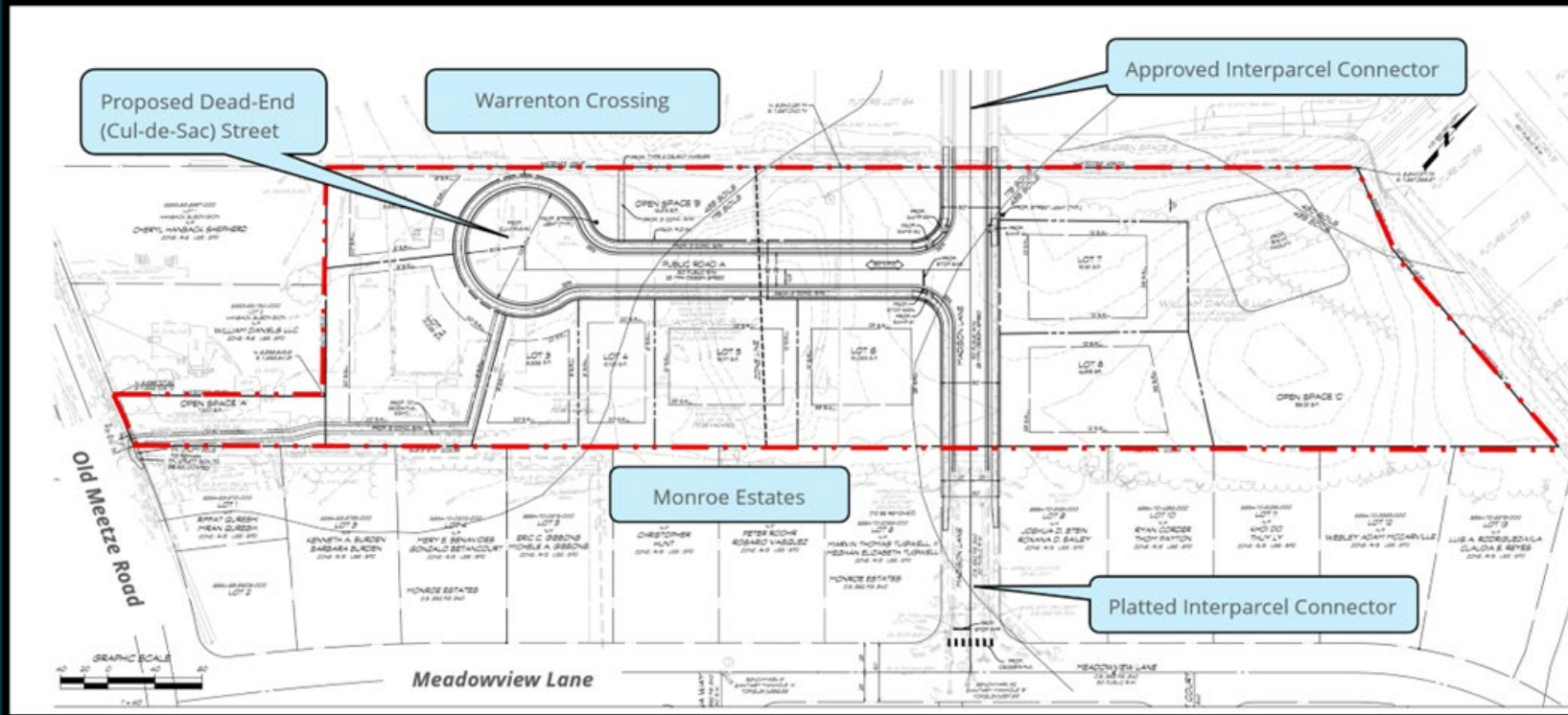
Existing Site Conditions

Long-Running Workshop/Industrial Use and Vacant/Undeveloped Land

Surrounding Uses are Single-Family Residential

- Monroe Estates - 47 Lots
- Warrenton Crossing – 135 Lots (under construction)
- 539 Old Meetze Road – William Daniels LLC
- 527 Old Meetze Road - Shepherd

Proposed Subdivision Layout



Subdivision Synopsis:

Single-Family Detached Development

- 8 Residential Lots.
- Well below maximum potential density of 24 Lots.

Public Streets

- Connecting planned roadway extensions.
- Meets Fire Code access requirements.

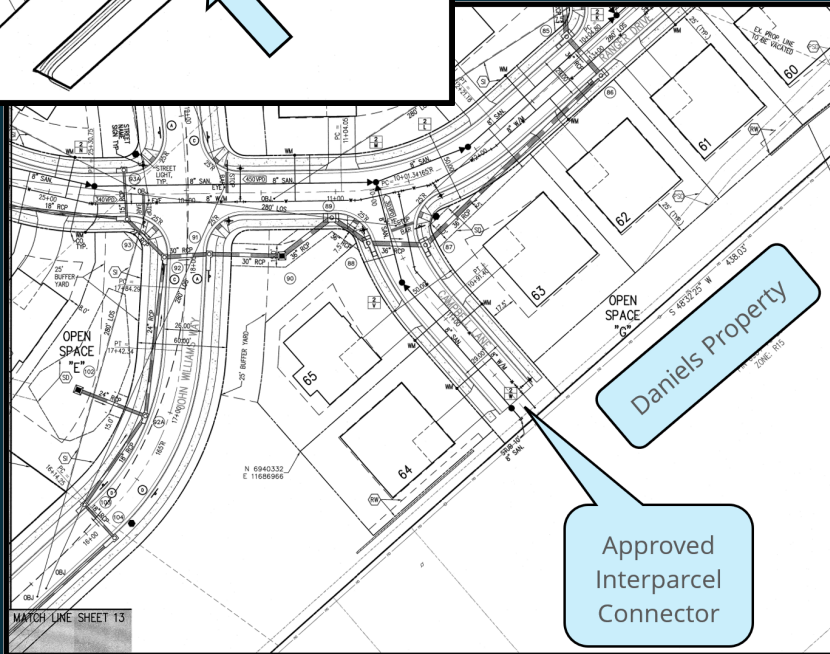
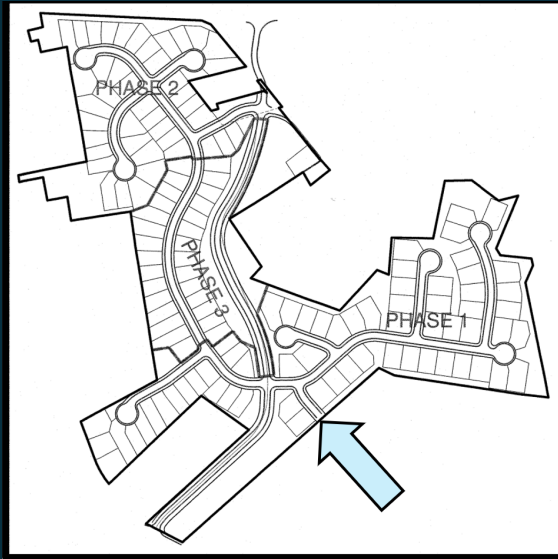
Utilities

- Public water & sewer.
- Does not exceed planned capacity.

Subdivision Approval Process:

- Site Development Plan, Final Subdivision Plat, Bonding & Construction Permits
- Proposed development is a By-Right Division except for the proposed dead-end (cul-de-sac) street.

Warrenton Crossing

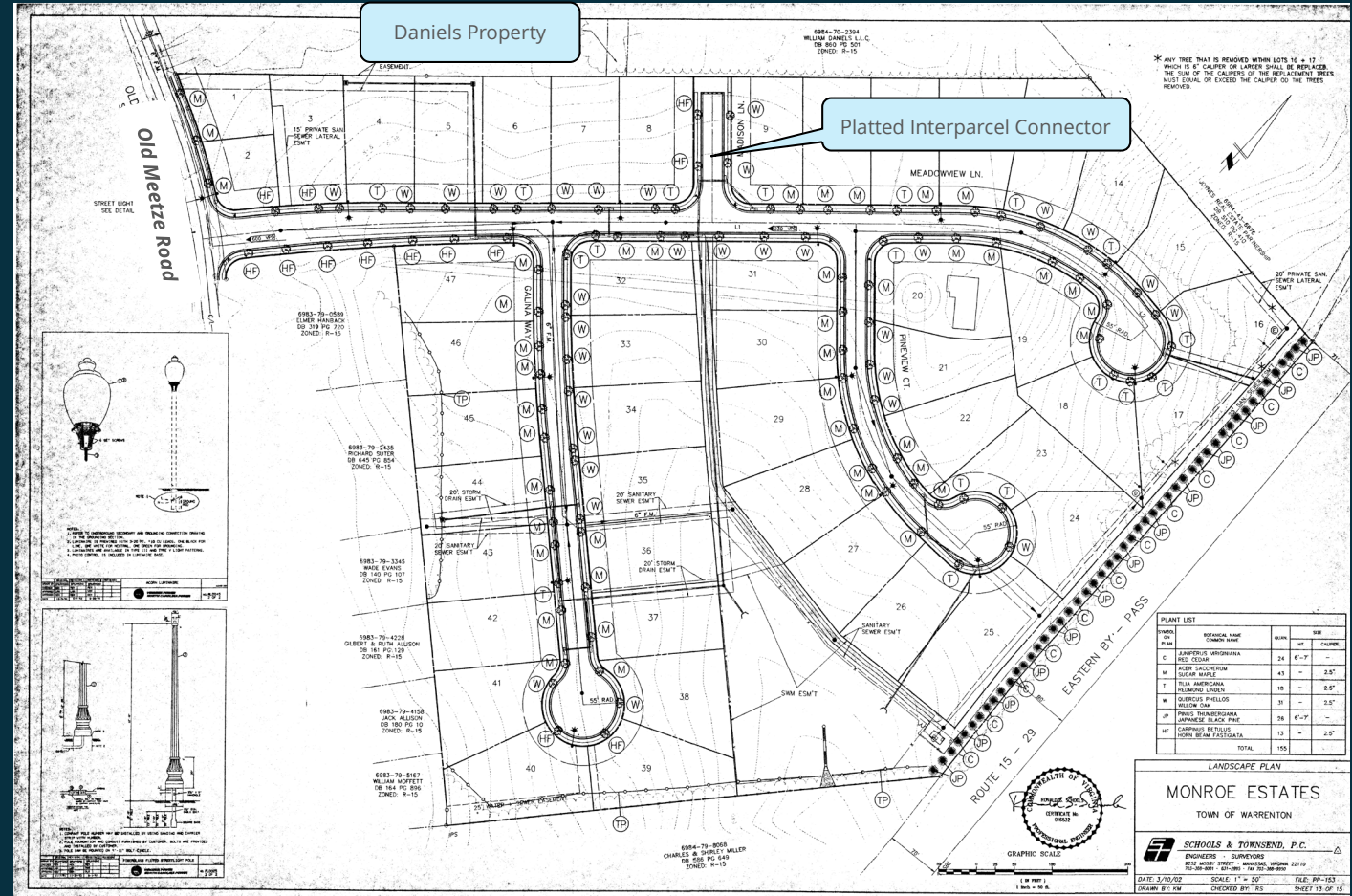


10/14/2025

Adjoining Subdivisions

Connections to Planned Roadway Extensions

Monroe Estates



LWAV-25-1 – Daniels Property

Subdivision Ordinance Requirements

Section 4.2 Streets

12 Design Standards for Subdivision Streets

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.*

Section 2.7 Variations & Exceptions

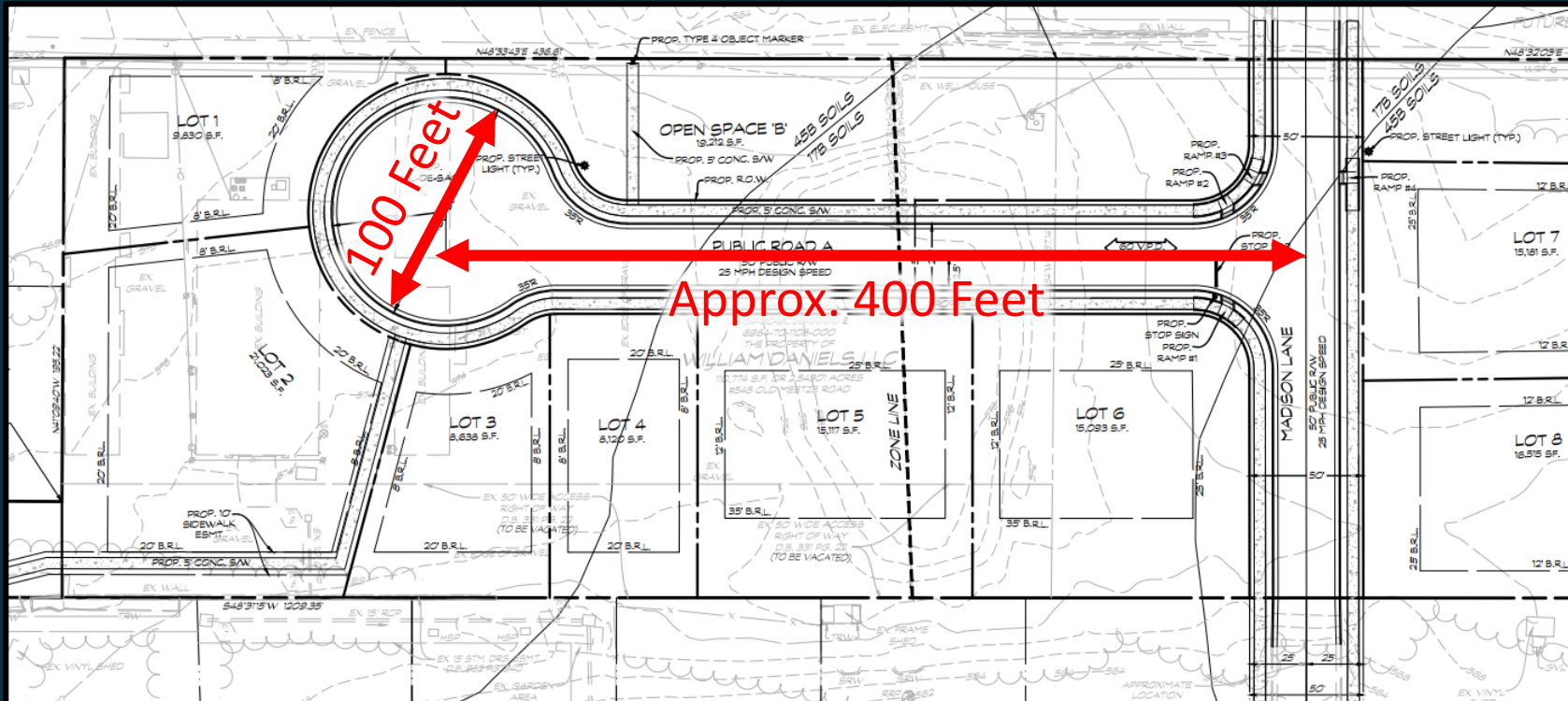
- Town Council may grant variations or exceptions to specific regulations in cases of unusual situations or when strict adherence to the regulations would result in substantial injustice or hardship.
- Authorized by Code of Virginia Section 15.2-2242(1)

The Council may not grant a variation or exception unless it is consistent with the intent of this Ordinance and would still preserve and protect the public interest. In granting a variation or exception, the Council may do so only to the minimum extent necessary in the circumstances and may require other action by the subdivider to assure that the purpose of the affected regulation is accomplished.

Subdivision Ordinance Requirements

4.2.10 - Design requirements for dead-end streets;

- ✓ One end must be permanently closed.
- ✓ The street shall not be longer than 700 feet.
- ✓ There must be a permanent turn-around with a diameter of at least 100 feet.
- ✓ The turn-around may have a landscaped island in the center.



Subdivision Ordinance Requirements

2.7 – Considerations for Approval of Request

Initial Criteria:

- ☐ There must be an unusual situation; OR
- ☐ Strict adherence would result in substantial injustice or hardship.

The request must:

- ☐ Be consistent with the intent of the Ordinance; AND
- ☐ Preserve and protect the public interest.

Additionally, the request must:

- ☐ Be the minimum extent necessary for the circumstances.

Town Council may:

- ☐ Require actions by the subdivider to ensure that the purpose of the affected regulation is accomplished.

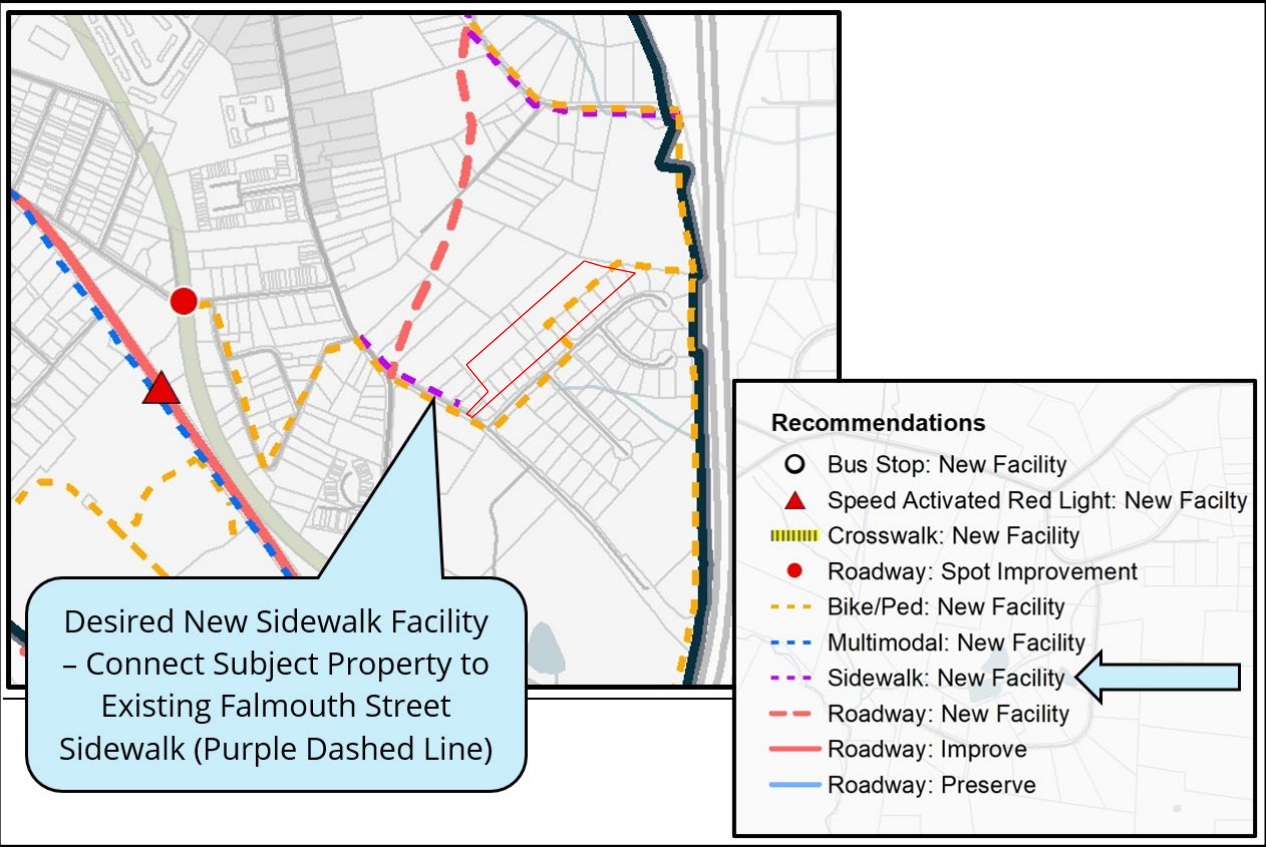
Subdivision Ordinance

Article 1 – Title and Purpose

Section 1.3 Purpose

*The purpose of this Ordinance is to establish reasonable and desirable subdivision standards and procedures for the Town of Warrenton. These are part of the implementation portion of the comprehensive planning process **to guide and facilitate the orderly growth of the community, and to promote the public health, safety, convenience, and welfare.** More specifically, the purposes of these standards and procedures are to provide a guide for the change that occurs when lands and acreage become urban in character as a result of development for residential, business, or industrial purposes, to provide assurance that the purchasers of lots are buying a commodity that is suitable for appropriate development and to make possible the provision of public services in a safe, adequate, and efficient manner. Subdivided land sooner or later becomes a public responsibility in that roads and streets must be maintained and numerous public services customary to urban areas must be provided. This Ordinance is designed to assist the Town in meeting these responsibilities.*

Comprehensive Plan Considerations

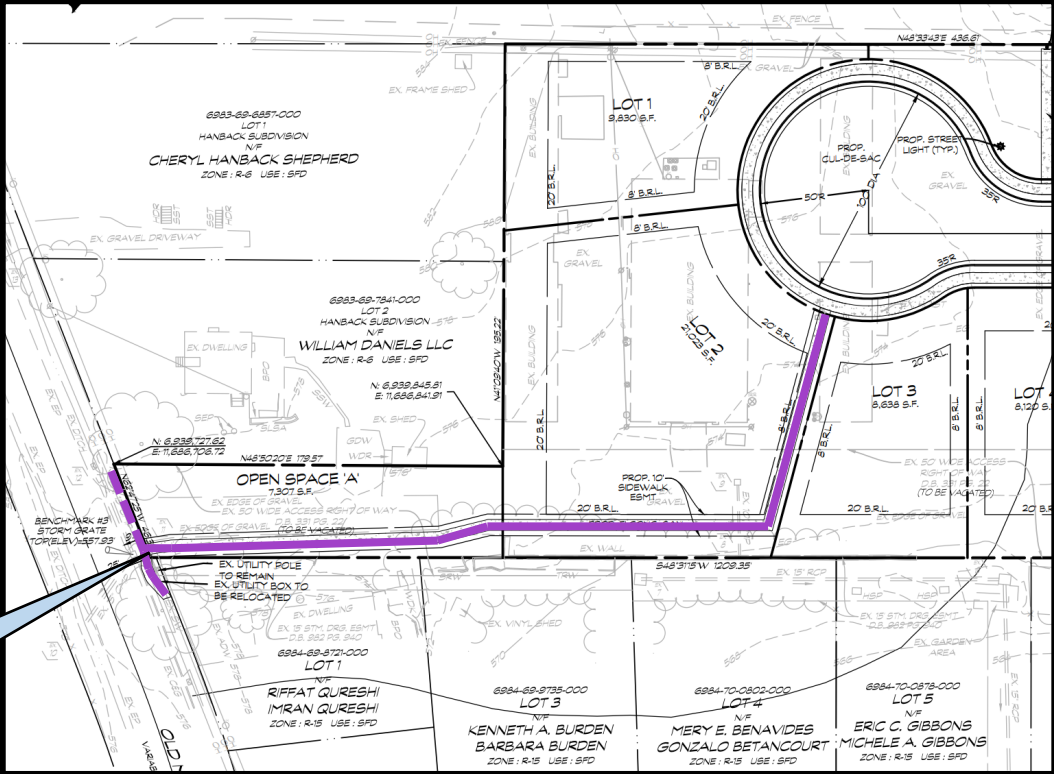


Excerpt from Figure 5-1: Town of Warrenton Transportation Plan – Desired Outcome Map

Proposed Conditions:

Provide a sidewalk connection to Old Meetze Road, to connect to the existing sidewalk section along the Monroe Estates subdivision roadway frontage.

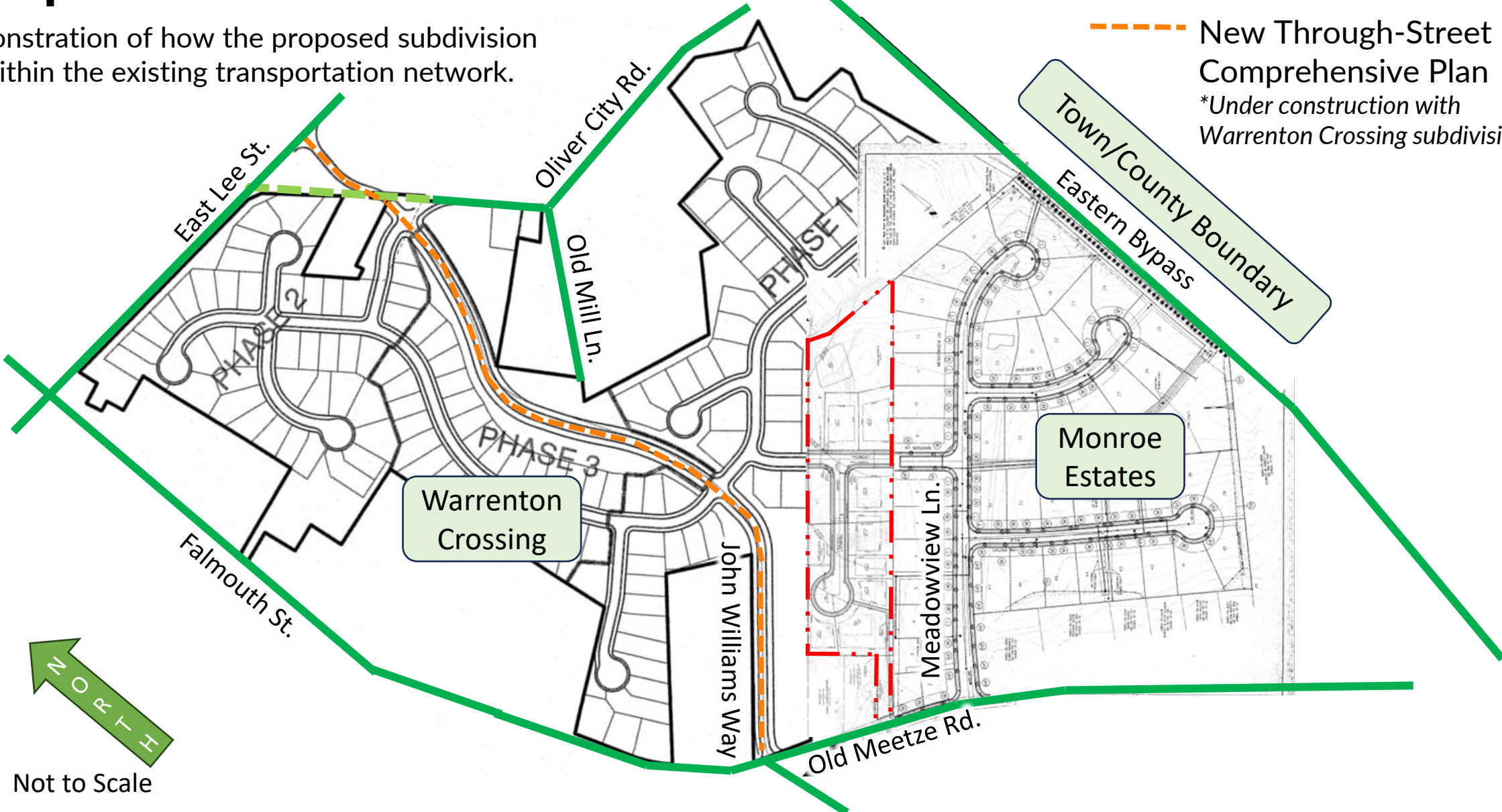
Proposed Sidewalk
Connection



Comprehensive Plan Considerations

Demonstration of how the proposed subdivision fits within the existing transportation network.

- Subject Property
- - - New Through-Street Per Comprehensive Plan
**Under construction with Warrenton Crossing subdivision.*

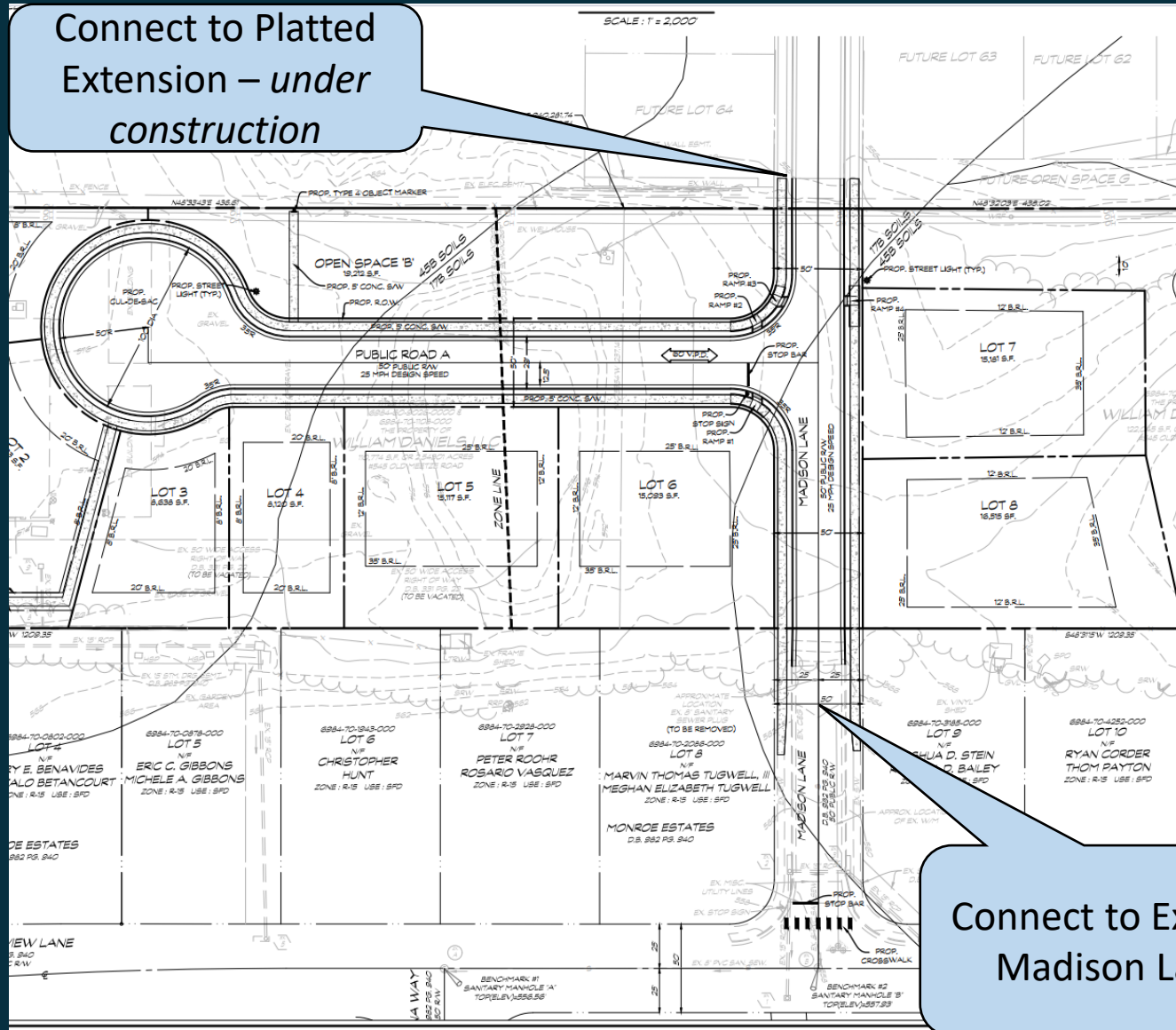


Not to Scale

10/14/2025

LWAV-25-1 – Daniels Property

Comprehensive Plan Considerations



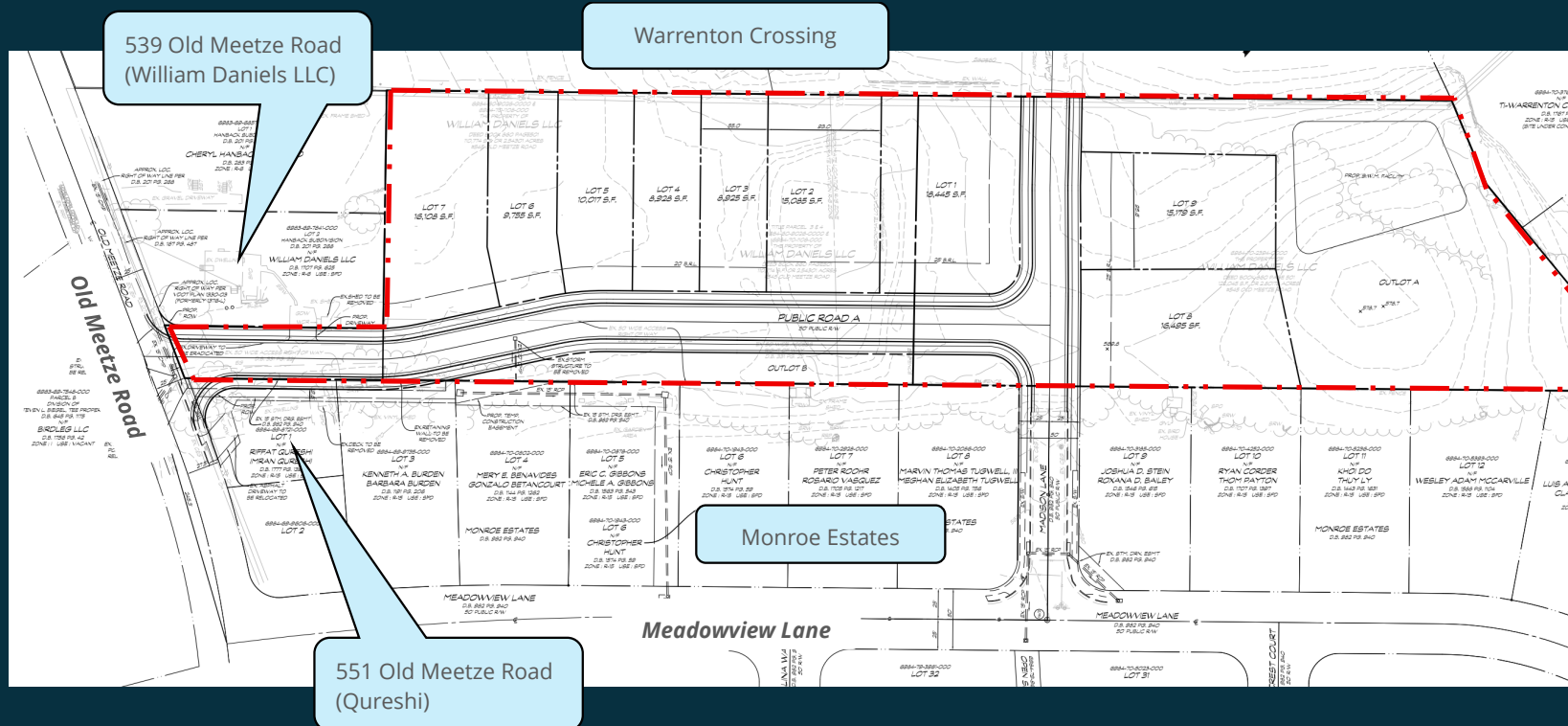
Transportation Goal T-4.2:

Require that the proposed street system for new developments will be designed to provide a network of interconnected streets.

- Use planned roadway extensions to provide access and interconnectivity.
- Connect Sidewalks for uninterrupted pedestrian movement.
- Improve Madison Lane with a high-visibility crosswalk for improved pedestrian safety.

Inter-parcel connections are a required standard for subdivision roadways.

Alternative Lot Layout – No Exception Needed



Subdivision Synopsis:

Single-Family Detached Development

- 9 Residential Lots.
- Increase of 1 Lot

Public Streets

- Through-Street connector to Old Meetze Road.
- Connecting planned roadway extensions.
- Meets Fire Code access requirements.

Utilities

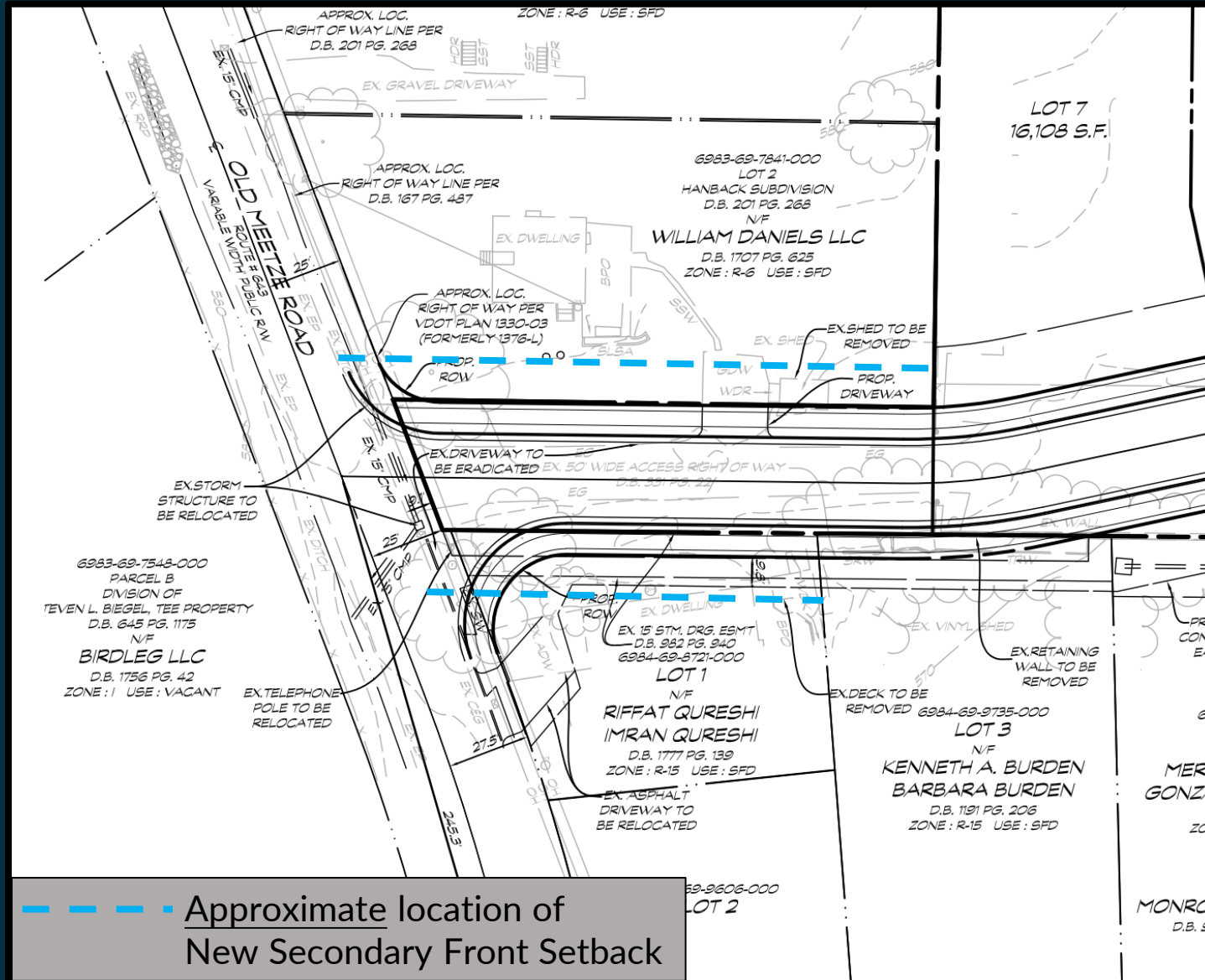
- Public water & sewer.
- Does not exceed capacity.

Potential Conflicts – Through-Street Connector

Impacts on Existing Residential Lots – William Daniels LLC & Qureshi

- Side Yard becomes a Secondary Front Yard
- Potential Creation of Non-Conforming Structures
- Potential Restrictions on Future Improvements

Alternative Lot Layout – No Exception Needed



Potential Conflicts:

Existing Side-Yard Setback will become a Secondary Front Yard Setback

- Side Setback = 8 Feet
- Secondary Front Setback = 14 Feet

Creation of Non-Conforming Structures

- Home, Shed, Deck
- Restrictions on Future Improvements

*Determination of non-conformity requires the concurrence of the Town Attorney and Zoning Administrator per Z.O. 11-4 Non-Conforming Uses & Structures.

Disturbance of Existing Improvements

- Shed, Deck, Retaining Wall
- Stormwater Drainage Structures

*If the request for the cul-de-sac is not approved by Town Council, construction of the roadway, and any disturbance of private improvements, will be a civil matter between the developer and the individual property owners.

Alternative Lot Layout – No Exception Needed

2025 Eagleview Aerial Imagery – via Fauquier County GIS



- · — · — Approximate location of Property Line – Subject Property
- · — · — Approximate location of New Secondary Front Setback

Potential Conflicts:

Existing Side-Yard Setback will become a Secondary Front Yard Setback

- Side Setback = 8 Feet
- Secondary Front Setback = 14 Feet

Creation of Non-Conforming Structures

- Home, Shed, Deck
- Restrictions on Future Improvements

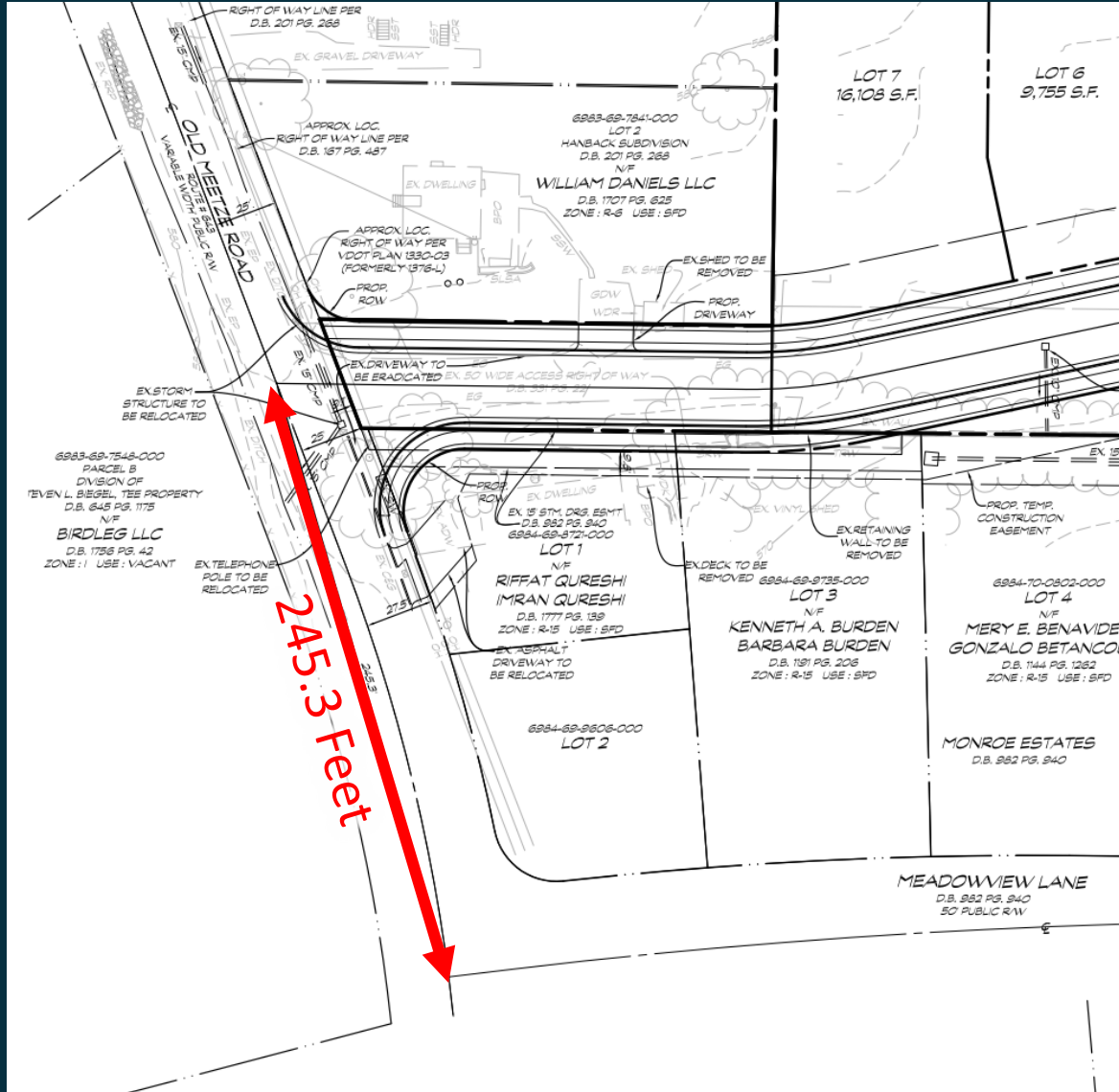
*Determination of non-conformity requires the concurrence of the Town Attorney and Zoning Administrator per Z.O. 11-4 *Non-Conforming Uses & Structures*.

Disturbance of Existing Improvements

- Shed, Deck, Retaining Wall
- Stormwater Drainage Structures

**If the request for the cul-de-sac is not approved by Town Council, construction of the roadway, and any disturbance of private improvements, will be a civil matter between the developer and the individual property owners.*

Alternative Lot Layout – No Exception Needed



Potential Conflicts:

Intersection Spacing along Old Meetze Road

- Required Spacing per VDOT = 250 Feet
- Available Spacing = 245.3 Feet

Intersections in close proximity can increase the potential for vehicle and pedestrian accidents.

Intersections that do not meet the minimum intersection separation distance requires the approval of an Access Management Exception from VDOT.

**VDOT is a recommending body to the Town; however, the Town Public Facilities Manual requires all roadway construction to meet VDOT standards.*

Considerations for Approval of Request

Initial Criteria:

- ☐ There must be an unusual situation; OR
- ☐ Strict adherence would result in substantial injustice or hardship.

The request must:

- ☐ Be consistent with the intent of the Ordinance; AND
- ☐ Preserve and protect the public interest.

Additionally, the request must:

- ☐ Be the minimum extent necessary for the circumstances.

Town Council may:

- ☐ Require actions by the subdivider to ensure that the purpose of the affected regulation is accomplished.

Subdivision Ordinance

Article 1 – Title and Purpose

Section 1.3 Purpose

*The purpose of this Ordinance is to establish reasonable and desirable subdivision standards and procedures for the Town of Warrenton. These are part of the implementation portion of the comprehensive planning process **to guide and facilitate the orderly growth of the community, and to promote the public health, safety, convenience, and welfare.** More specifically, the purposes of these standards and procedures are to provide a guide for the change that occurs when lands and acreage become urban in character as a result of development for residential, business, or industrial purposes, to provide assurance that the purchasers of lots are buying a commodity that is suitable for appropriate development and to make possible the provision of public services in a safe, adequate, and efficient manner. Subdivided land sooner or later becomes a public responsibility in that roads and streets must be maintained and numerous public services customary to urban areas must be provided. This Ordinance is designed to assist the Town in meeting these responsibilities.*

Timeline for Planning Commission Recommendation:

100 Days from August 19, 2025 = Wednesday, November 26, 2025

Scheduled November Planning Commission Meeting – Thursday, November 18, 2025

Staff Recommended Conditions of Approval

Form Resolutions of both Approval and Denial are included as Attachments to the Staff Report/Agenda.

1. Development of the subject property must be in substantial conformance with the drawings and documents submitted as a part of this request. Minor adjustments may be made to the location, size and dimensions of lots, streets, sidewalks and open spaces, so as to meet all applicable zoning and engineering requirements as regulated by the Zoning Ordinance, Public Facilities Manual, Town Code and State Code, as approved and authorized by the Zoning Administrator as a part of the required Site Development Plan.
2. The proposed subdivision is authorized to include a maximum of eight (8) residential lots, as generally depicted on the submitted drawings. Any increase in the number of lots shall require the submission and approval of an amended exception request.
3. A high-visibility crosswalk shall be installed at the intersection of Madison Lane and Meadowview Lane, as well as all required stop, street name, no-parking, and other signage as required by the Public Facilities Manual and current MUTCD.
4. A sidewalk shall be provided from the terminal cul-de-sac on "Public Road A" to Old Meetze Road, a minimum of five (5) feet wide, constructed of concrete, and located within a public access easement. The location of the sidewalk may be adjusted as necessary so as to allow for accessibility, landscape buffering, topography constraints, and other design considerations that will moderate potential impacts on adjoining properties, as approved and authorized by the Zoning Administrator.
5. A sidewalk shall be provided along the full length of the subject property's Old Meetze Road frontage, connecting to the end of the existing sidewalk that is along the frontage of the Monroe Estates subdivision. The northern terminus of the sidewalk shall be designed and constructed so as to allow for convenient connection and future extension northwards along Old Meetze Road.
6. No subdivision signage or other subdivision development indicator is permitted at the subject property's Old Meetze Road frontage, with the exception of required roadway signage, or pedestrian wayfinding or historical markers totaling no more than nine (9) square feet in size and a maximum of three and a half (3.5) feet in height.
7. All street lights within the subdivision shall consist of fully-shielded, full cut-off fixtures with a maximum color temperature of 3,000 K.
8. No temporary or permanent signage is permitted to be installed below the southern boundary line of the subject property indicated on the submitted drawing as S48°31'15"W, or anywhere within the Monroe Estates subdivision area at any time during construction of the subdivision improvements or individual homes. This prohibition shall include, but not be limited to, real estate advertisements, "for sale" signage, subdivision name signs, construction signs, or signs advertising home builders or contractors, or similar. Any signs installed in violation of this condition shall be subject to immediate removal by the Zoning Administrator, and the cost of such removal shall be paid by the Property Owner to the Town immediately upon demand, at a rate of no less than \$200 per sign.
9. No construction-related traffic, to include vehicles or equipment, shall be permitted to use Meadowview Lane to exit or enter the subject property; all traffic related to subdivision, site or home construction shall exit/enter to the north, via Ranger Drive and John Williams Way within the Warrenton Crossing subdivision. Violations of this condition shall be the responsibility of the Property Owner, and subject to a fine of no less than \$200 per vehicle, per trip, or per instance, where such fine shall be paid by the Property Owner to the Town immediately upon demand.

An aerial photograph of a town street, showing a mix of residential and commercial buildings, trees, and parked cars. The street runs vertically through the center of the image. The word "Questions?" is overlaid in the center of the image.

Questions?

PLANNING COMMISSION PUBLIC HEARING

September 16, 2025

Public Hearing for LWAV - 2025 - 02 Daniels Property

FULL NAME	FULL PHYSICAL ADDRESS (NOT P.O. BOX!!)
Jason Blandford	
Roger Downs	640 Pineview Court, Winston, 20186
Jennifer George	609 PINEVIEW CT, 20186
Ryan Cordery	579 Pineview Ct. 20186
Risset Quisenberry	176 Meadowview Ln 20186
	551 old meetze road