

Resolution to Recommend Denial

October 21, 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.

Votes:

Ayes:

Resolution to Recommend Denial

Nays:

Absent from Vote:

Absent from Meeting:

For Information:

Community Development Director,
Town Attorney

ATTEST: _____
Town Recorder