



Planning Commission Work Session
Annexation Zoning
August 19, 2025

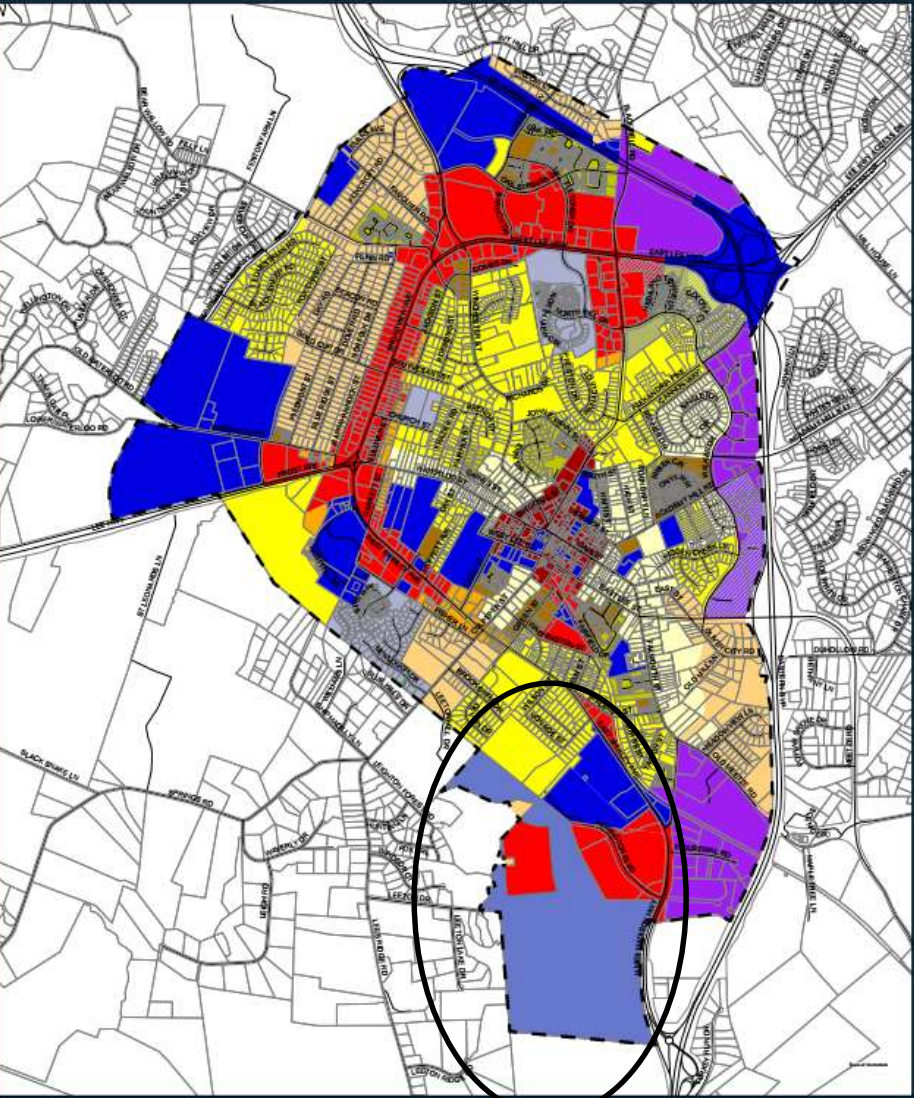
PC Decision Deadline May 31, 2026 Unless Applicant Defers



TOWN OF WARRENTON
Zoning Districts

New Boundaries

Effective June 1, 2025,
several parcels totaling
approximately 243.87 acres
located to the southwest of
the Town of Warrenton
were annexed from Fauquier
County per the Voluntary
Settlement Agreement and
Final Order of a Special
Court



Legend

- Street
- Town of Warrenton Boundary
- Tax Parcels
- Historic District Overlay
- PUD Overlay
- Zoning District**
- Commercial

- Centri Business District
- Industrial
- Public/Semi-Public
- Residential 6,000 sq. ft.
- Residential 10,000 sq. ft.
- Residential 15,000 sq. ft.
- Residential Townhouse

- Residential Multi-Family
- Residential Office
- Planned Unit Development District
- Planned Residential Development

July 9, 2025

Source: Town of Warrenton & Fauquier County

0 0.25 0.5 Miles

Zoning Ordinance

- Article 2-5.1 any property zoned in Fauquier County more intense than one dwelling per acre shall immediately be reclassified as R-15 (Residential) in the Town at time of the annexation.
- Article 2-5.3 any property zoned commercial in Fauquier County shall be reclassified as Commercial District in the Town at time of the annexation.

Final Order

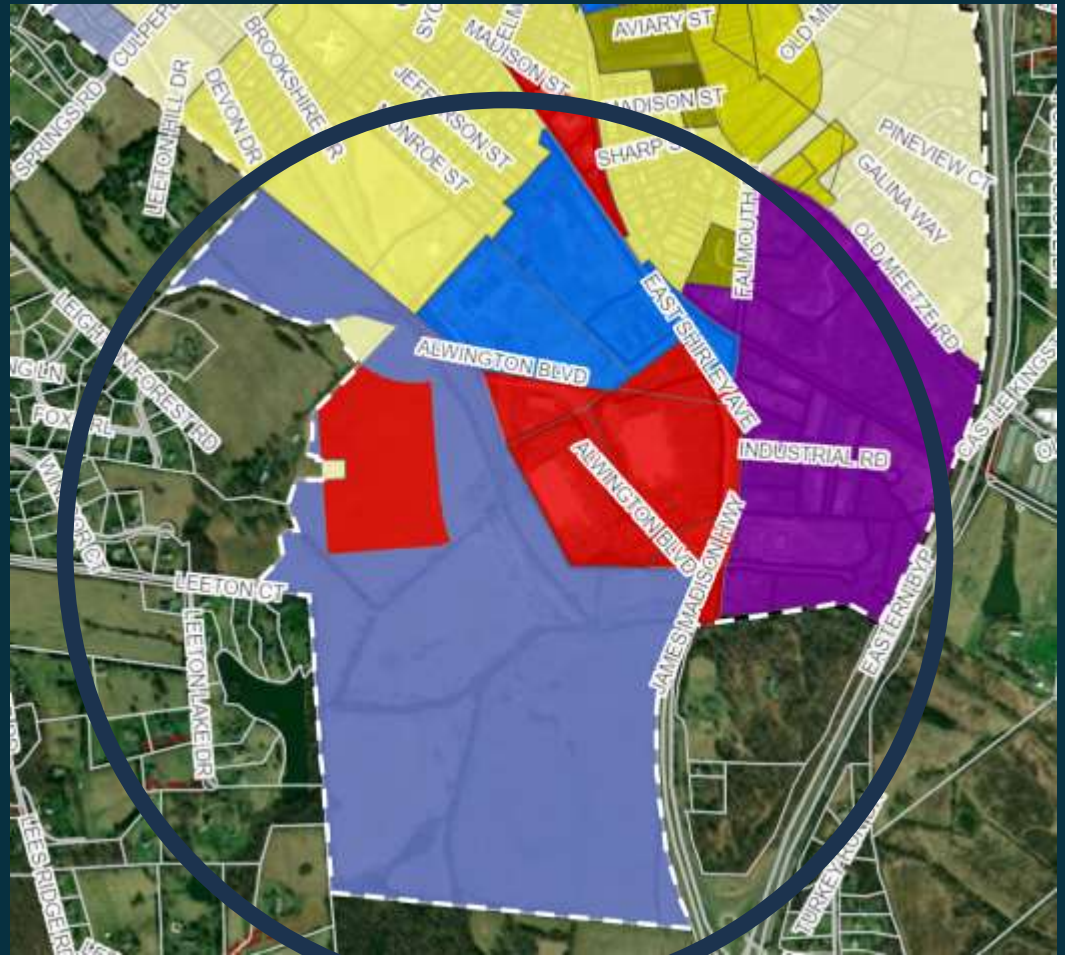
Specifies that the 234.08 acres subject to Fauquier County REZN-22-017978 shall be administered in a manner that is consistent and in substantial conformance with the Arrington Van Metre rezoning.

Zoning Categories

Name	GPIN	Acres	County Zoning	Town Zoning
Van Metre Homes	6983-46-2435	236.85665	PRD R-1	PRD and Commercial (Per Final Court Order) R-15
Home Depot of MD	6983-57-1258	0.7361	C1	Commercial
Padmaja and Srinivas Dasari	6983-57-9161	1.16	C1	Commercial
Fauquier County Public Schools	6983-48-7973	0.81	C1	Commercial
VABFT, LLC	6983-48-7006	4.31	C-1	Commercial

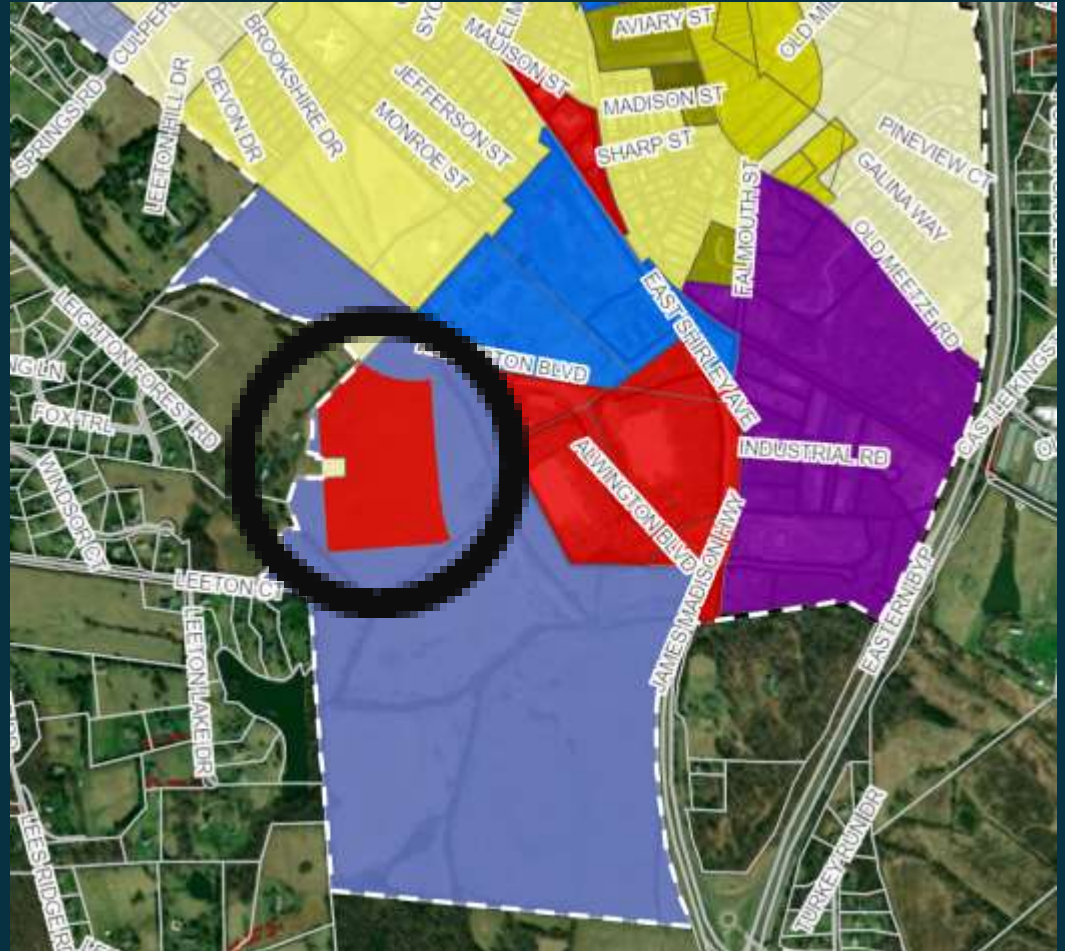
Specific Parcels

Shaded Light Purple is part of the Final Court Order to be zoned PRD per Rezoning.



Specific Parcels

Shaded Red
Commercial
part of Final
Court Order
per Rezoning

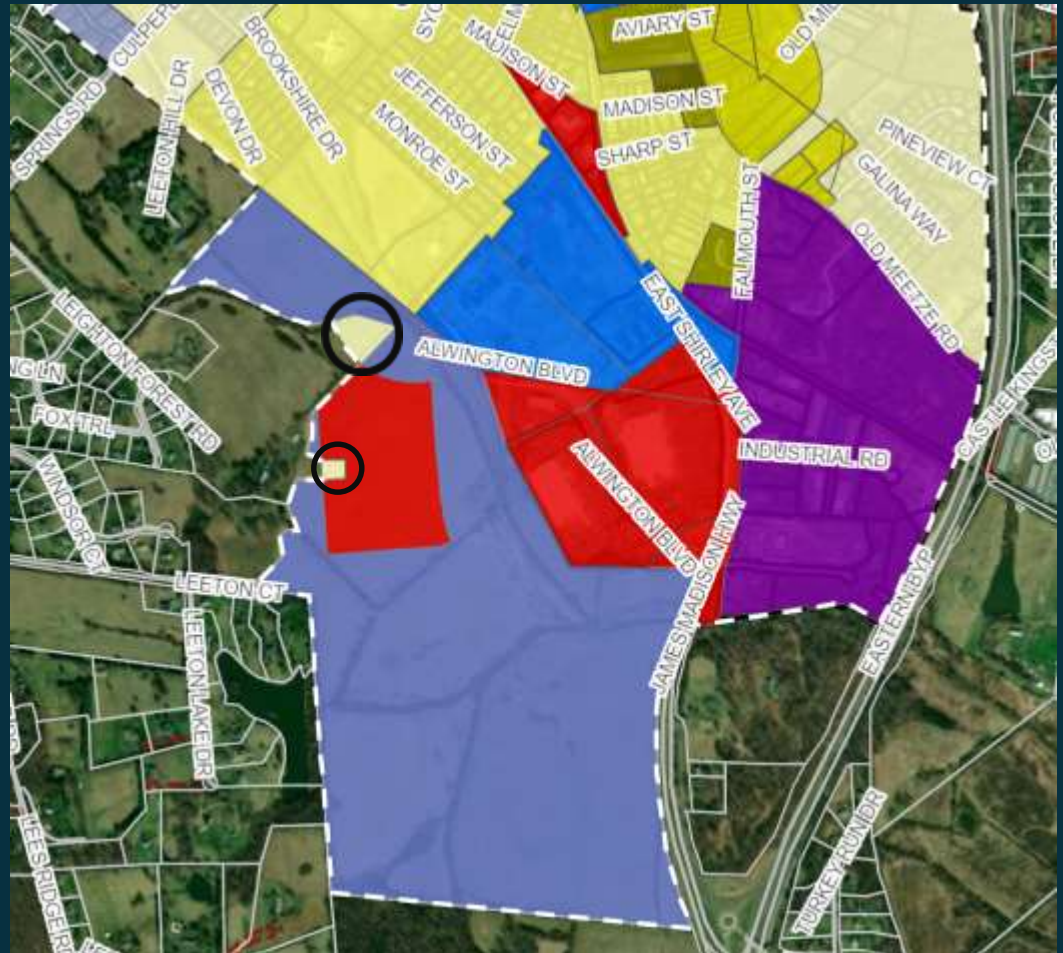


Specific Parcels

Light Tan

County Zoned
more intense
than 1
dwelling/ acre

Town Zoned
R-15 in Town



Specific Parcels

Red
Existing
Appleton
Campbell
Building

County Zoned
Commercial

Town Zoned
Commercial



Specific Parcels

Red
Fauquier
County Public
Schools

County Zoned
Commercial

Town Zoned
Commercial



Specific Parcels

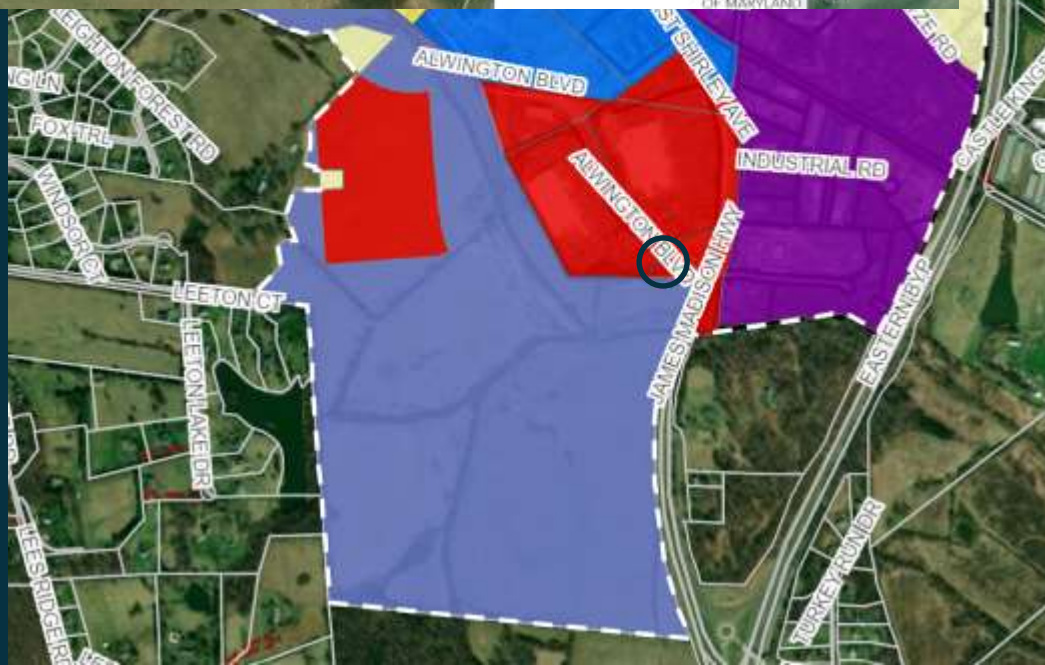


Red

Home Depot

County Zoned
Commercial

Town Zoned
Commercial

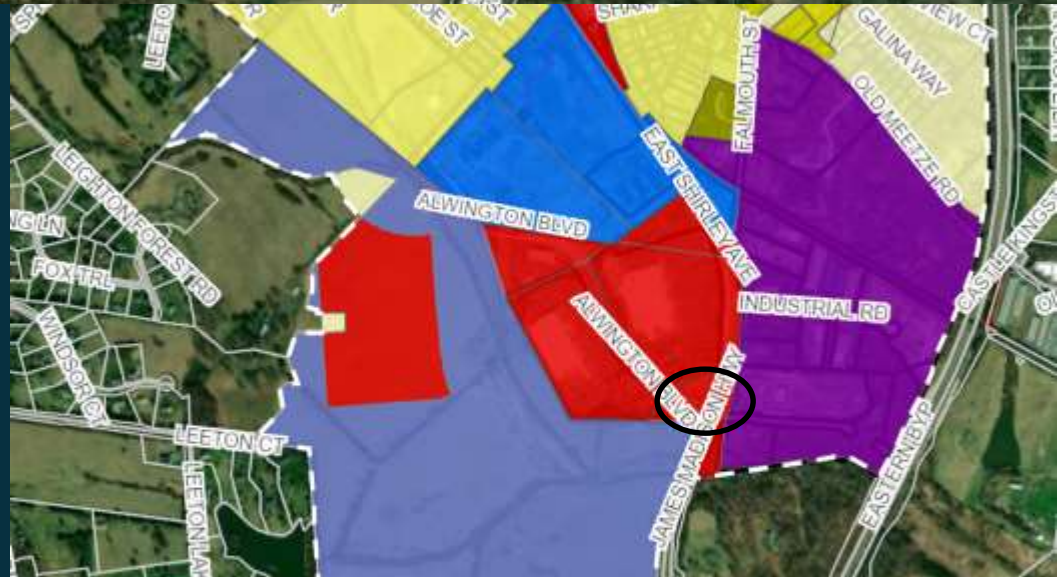
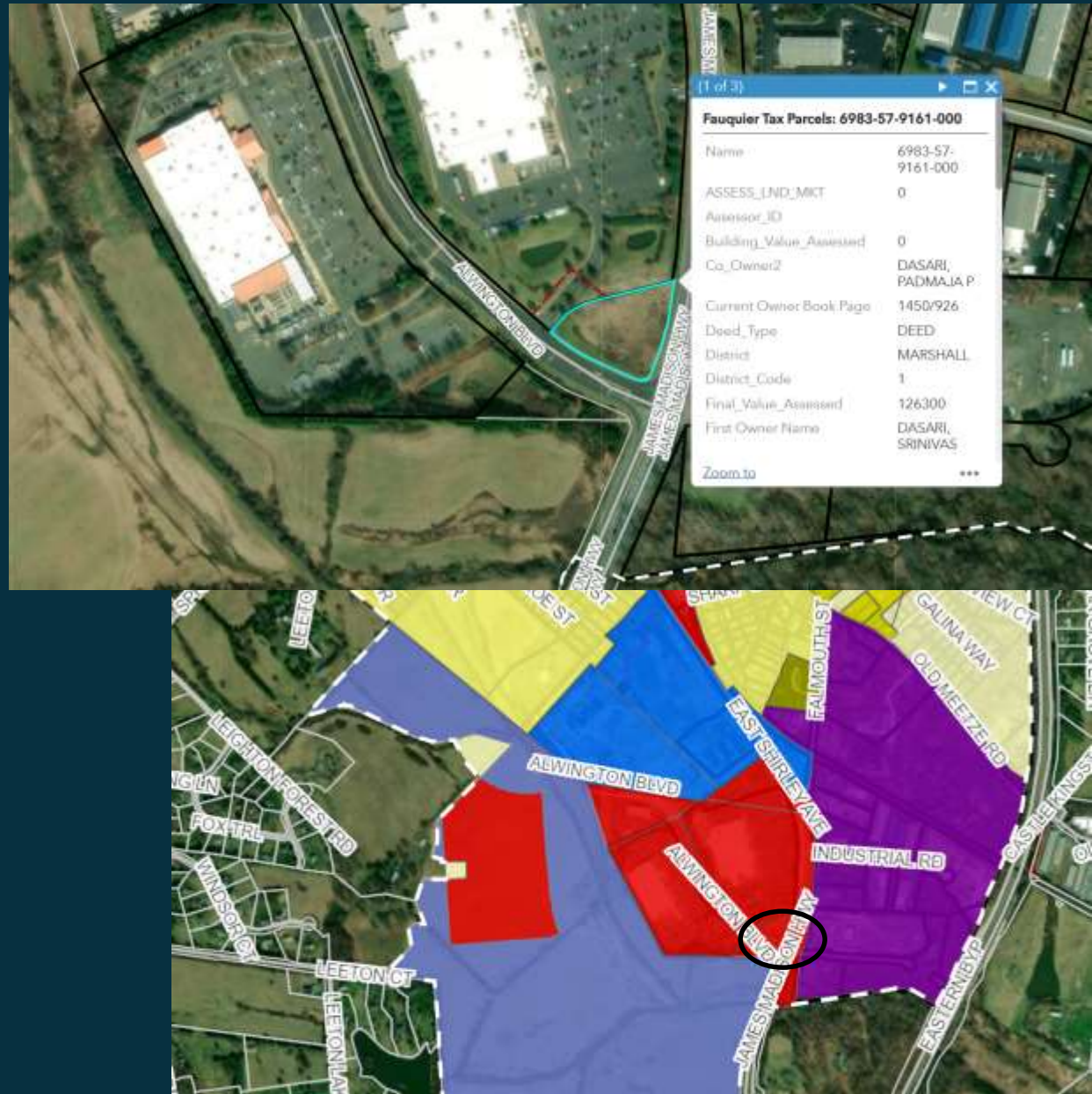


Specific Parcels

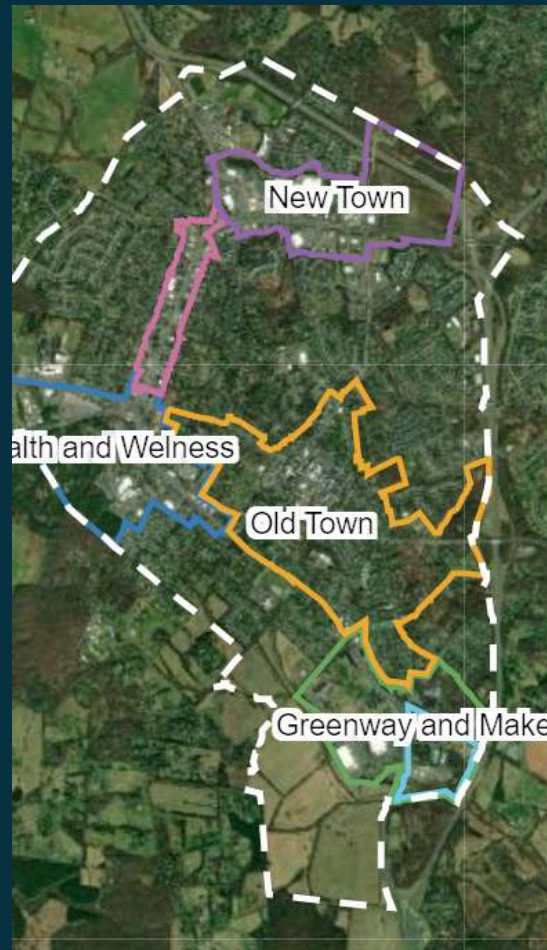
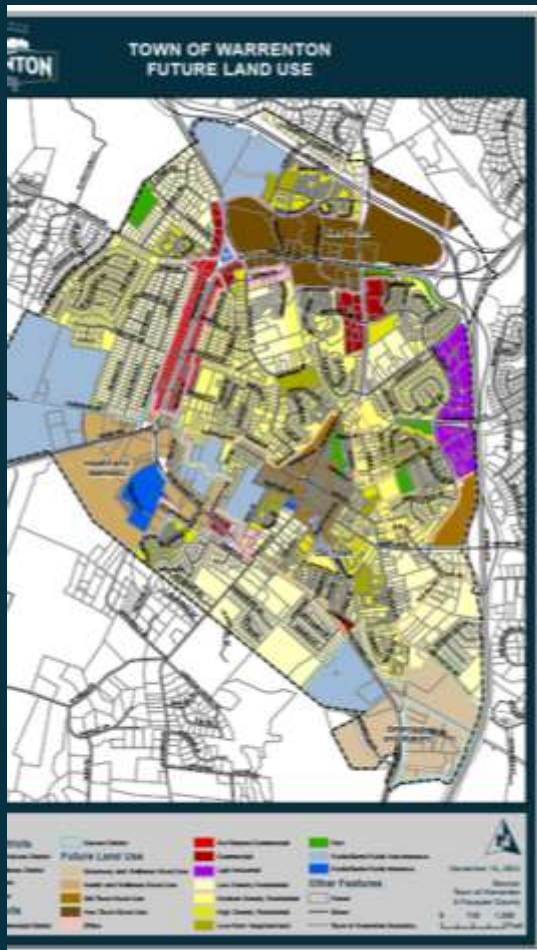
Red
Vacant lot

County Zoned
Commercial

Town Zoned
Commercial



Town Policies – Plan Warrenton 2040



- Extending the Greenway and Makers Character District
- Create a new UDA and/or Character District
- Simply assign Future Land Use Map designations that are consistent with the land use.

Next Steps

- Hold a Work Session