

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.

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Votes:

Ayes:

Nays:

Absent from Vote:

Absent from Meeting:

For Information:

Community Development Director,
Town Attorney

ATTEST: _____
Town Recorder