



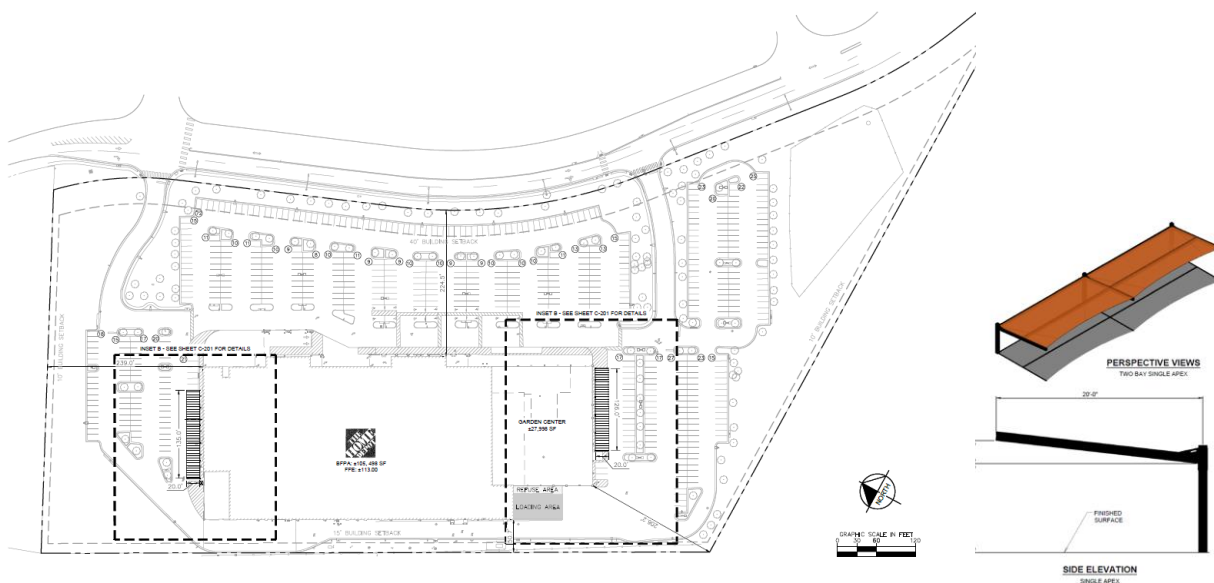
Community Development
Department

STAFF REPORT

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| Commission Meeting Date: | October 21, 2025 |
| Agenda Title: | SUP 2025-02 Home Depot |
| Requested Action: | Hold a Public Hearing |
| Decision Deadline: | December 25, 2025 |
| Staff Lead: | Denise Harris, Planning Manager |

EXECUTIVE SUMMARY

The Applicant is requesting a Special Use Permit (SUP) to expand the existing Home Depot to provide undercover storage for rental equipment with a reduction of 29 existing parking spaces, of which 14 are located on the south side of the existing garden center and 15 are located on the north side of the building. The Applicant continues to meet all required parking requirements. The Applicant is also requesting to exceed the six foot fence height requirement as part of the SUP application to allow for ten feet CMU walls that will serve as the base of the canopies and a visual buffer. The approximately 15.4797 acre parcel is owned by HD Development of Maryland, Inc. Located at 267 Alwington Boulevard, the parcel is zoned Commercial and designed in Plan Warrenton in the Makers and Greenway Character District. GPIN 6983-57-1258-500



BACKGROUND

On September 16, 2025, the Planning Commission held a work session on the application and directed it to be forwarded to public hearing at its October Regular Meeting.

The parcel was boundary line adjusted into the Town of Warrenton after Fauquier County approved the Site Development Plan in the early 2000s. The Applicant is now coming before the Town for a Special Use Permit to allow for undercover storage for rental equipment per Zoning Ordinance Article 3-4.10.3.

Plan Warrenton 2040 designates Home Depot in the Greenway and Makers Character District. The summary of this district states *"This district could maximize use of industrial areas for maker space with food and arts focus, creative connective elements to the greenway, and enhance gateway form and function."* James Madison Highway is considered a "Gateway" road on the Warrenton Street Typology Map and Alwington Blvd is a Neighborhood Street.

The Applicant is proposing to reduce the existing parking on the south side of the building by 14 space (approximately 2520 square feet) and on the north side by 15 spaces (approximately 2700 square feet) for a total reduction of 29 parking spaces. The overall parking requirements are exceeded with 556 spaces provided. The undercover storage proposed by the Applicant consists of 10' high wall with a canopy structure.



Staff commented on buffer and landscaping requirements in the agency comments. These requirements will need to be fully addressed at time of site plan, if the Special Use Permit is approved, as staff cannot verify requirements have been met. There appears to be a gap in existing screening. Staff will be recommending a condition of approval for this item in the public hearing.

Example: Northwest side of the property facing the Arrington property.

STAFF RECOMMENDATION

Staff recommends the Planning Commission hold a Public Hearing.

ATTACHMENTS

1. Staff Analysis, Maps, and Draft Conditions of Approval
2. Presentations
3. Application materials