



**Planning Commission Work Session**  
**Annexation Zoning**  
**September 16, 2025**

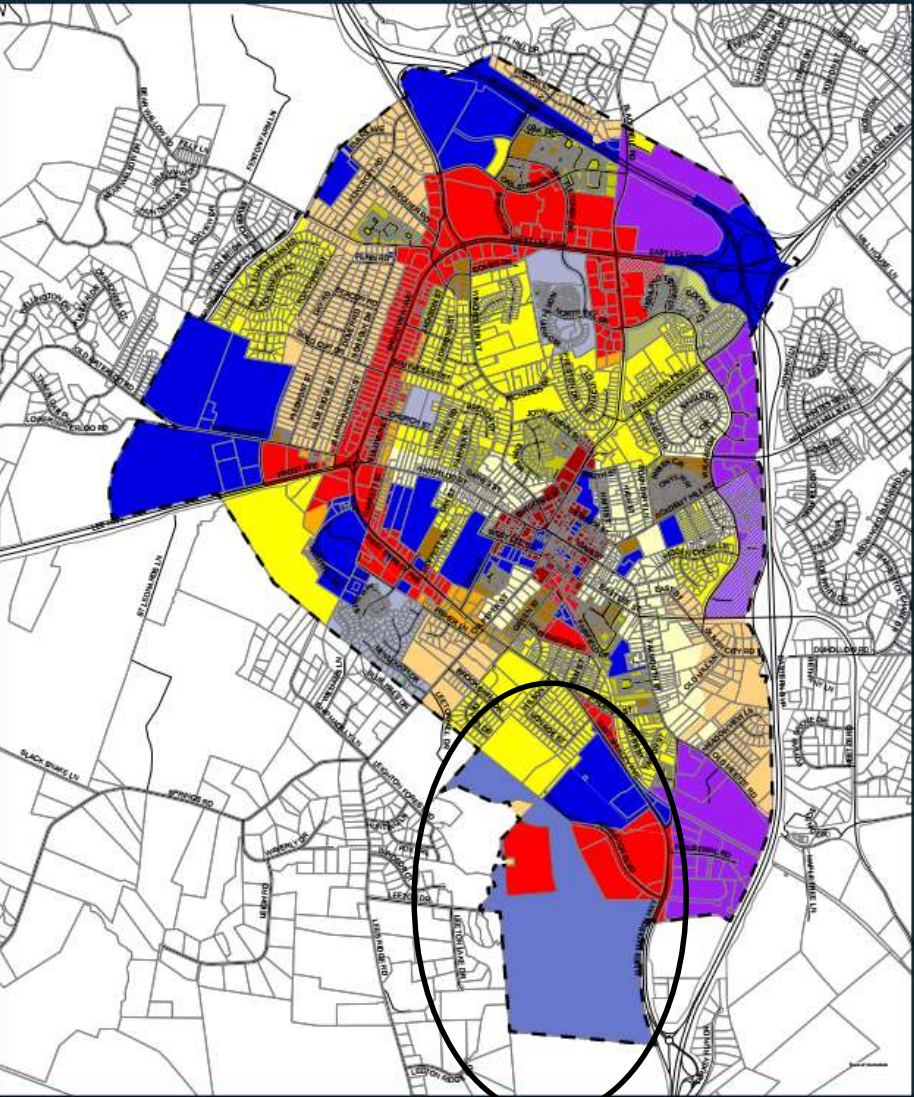
*PC Decision Deadline May 31, 2026 Unless Applicant Defers*



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



# 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.

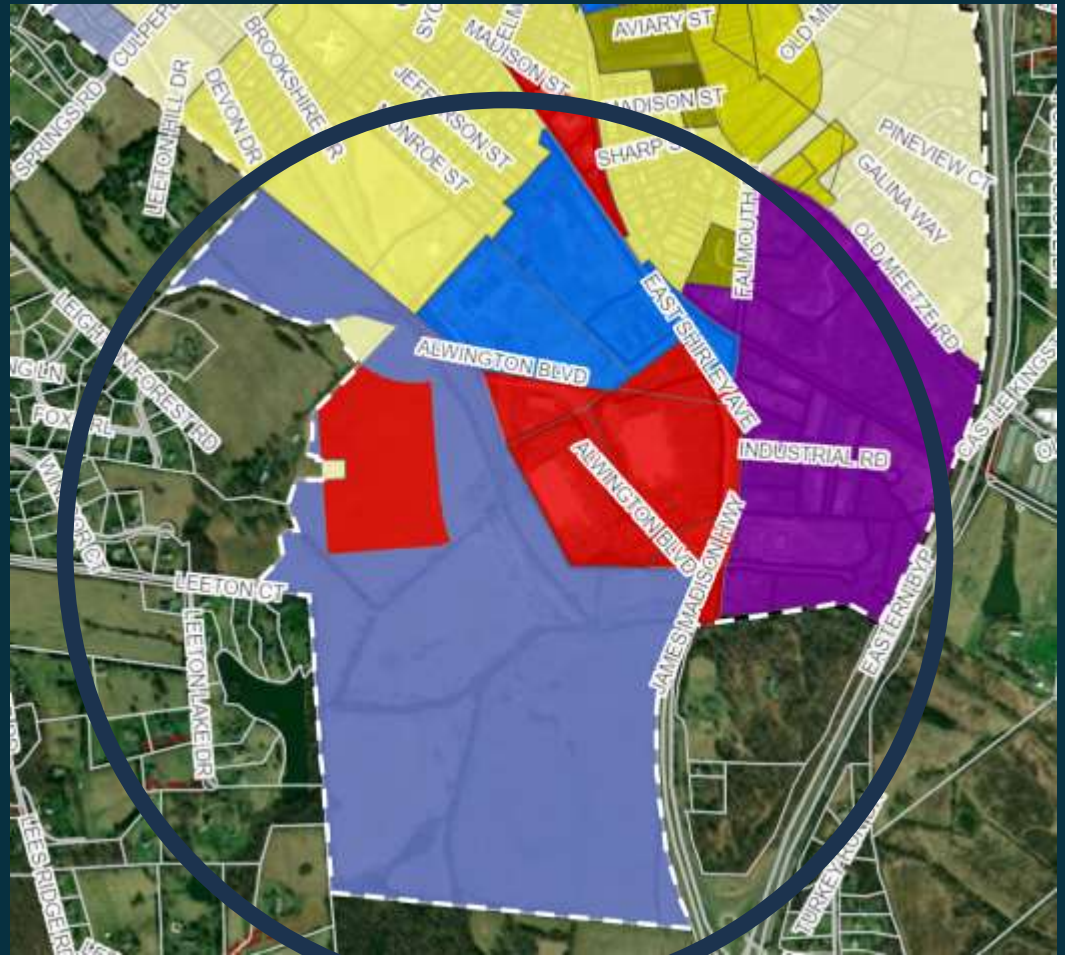
# Zoning Categories

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



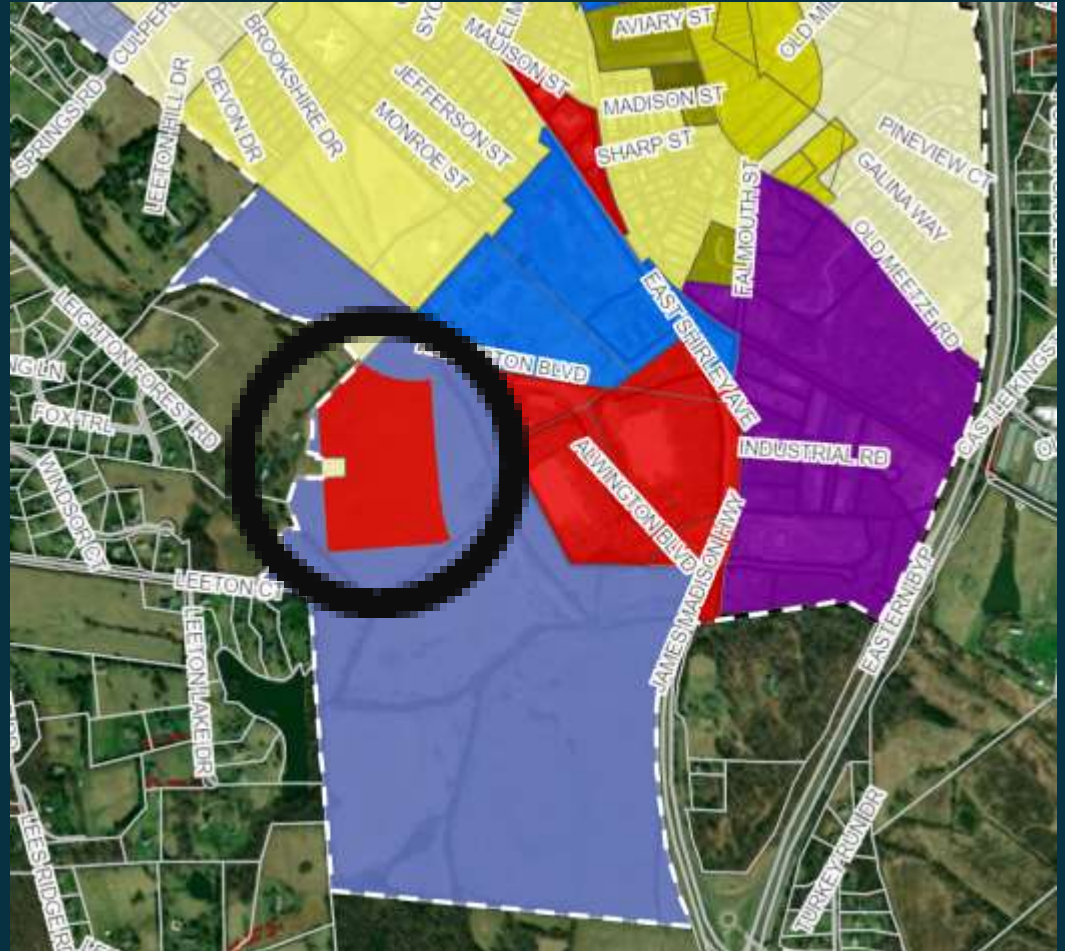
# Specific Parcels

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

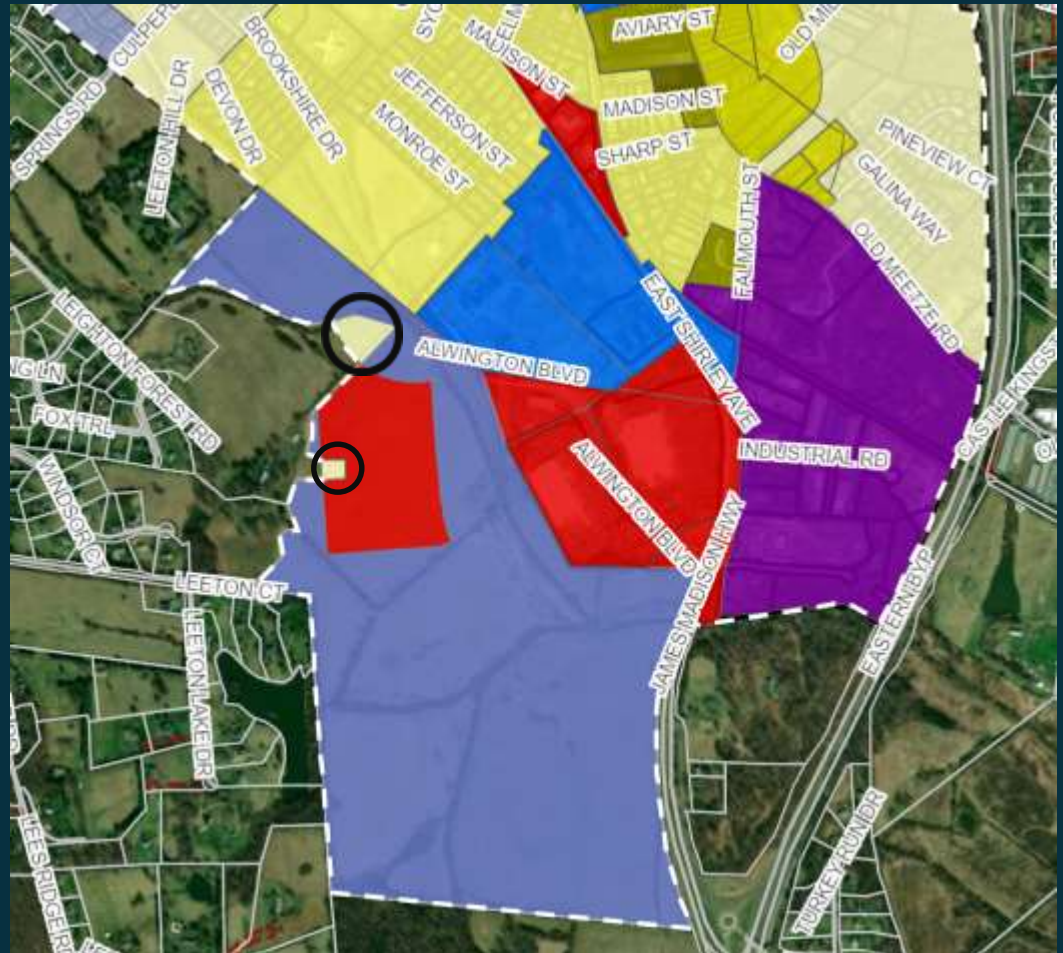


# Specific Parcels

## 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  
Existing  
Appleton  
Campbell  
Building

County Zone  
Commercial

Town Zoned  
Commercial





# Specific Parcels

Red

Fauquier

County Public  
Schools

County Zoned  
Commercial

Town Zoned  
Commercial



# Specific Parcels

Red  
Fauquier  
County Public  
Schools

County Zoned  
Commercial

Town Zoned  
Commercial





# Specific Parcels



# Specific Parcels

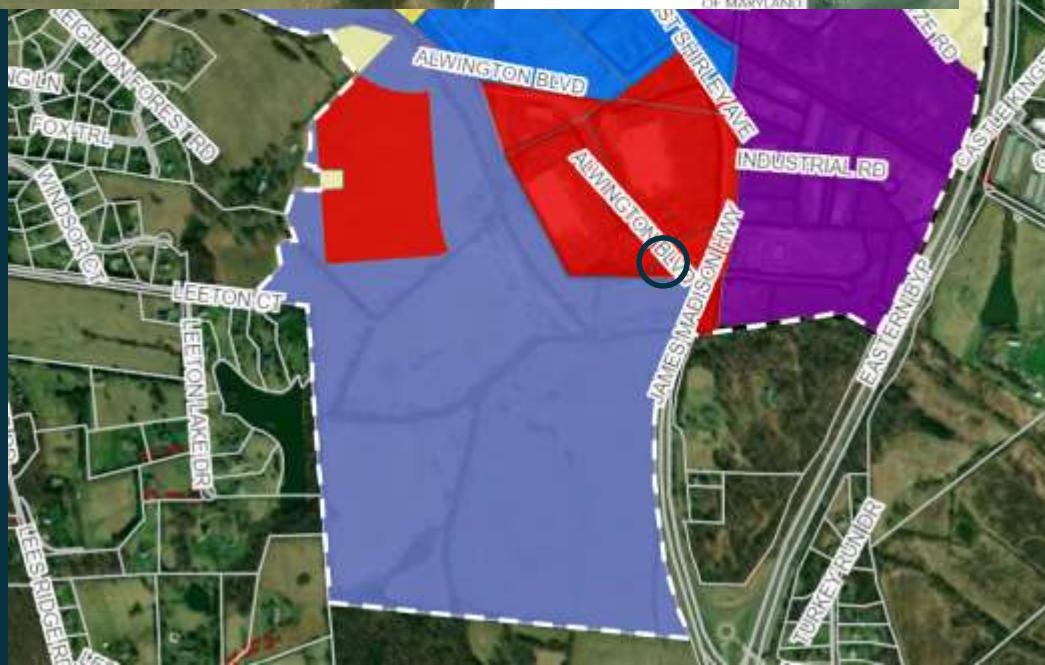


Red

Home Depot

County Zoned  
Commercial

Town Zoned  
Commercial





# Specific Parcels

Red  
Home Depot

County Zoned  
Commercial

Town Zoned  
Commercial

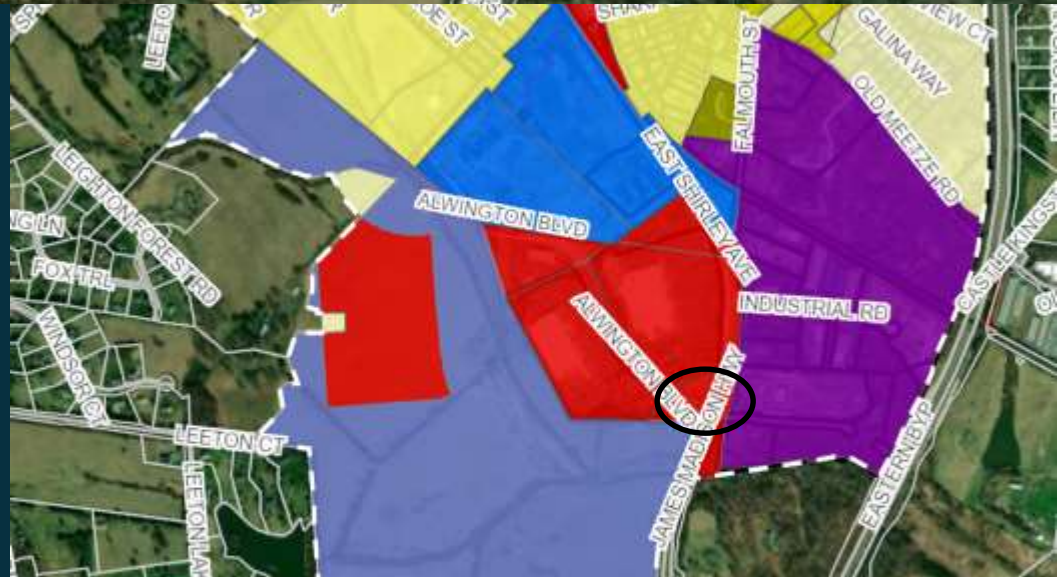
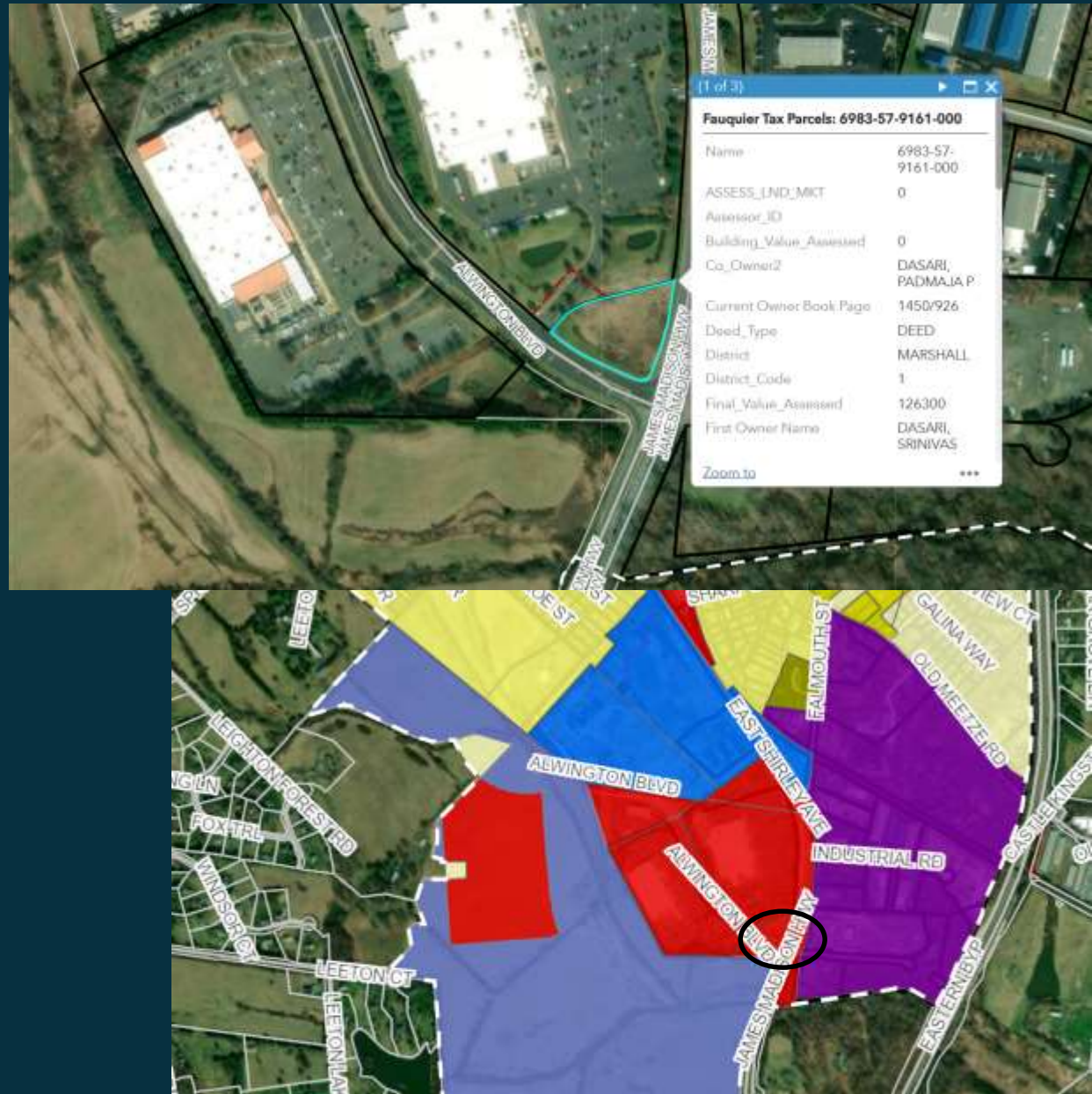


# Specific Parcels

Red  
Vacant lot

County Zoned  
Commercial

Town Zoned  
Commercial





# Specific Parcels

Red

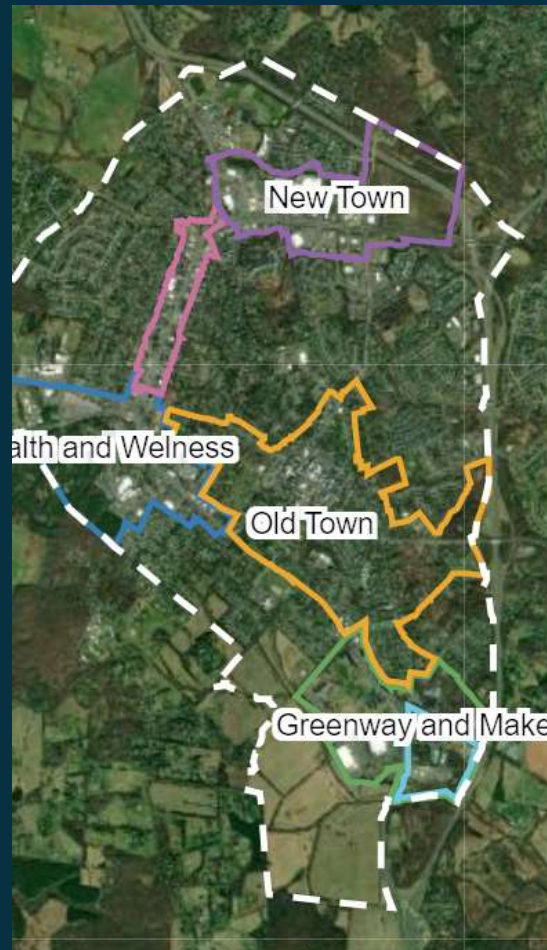
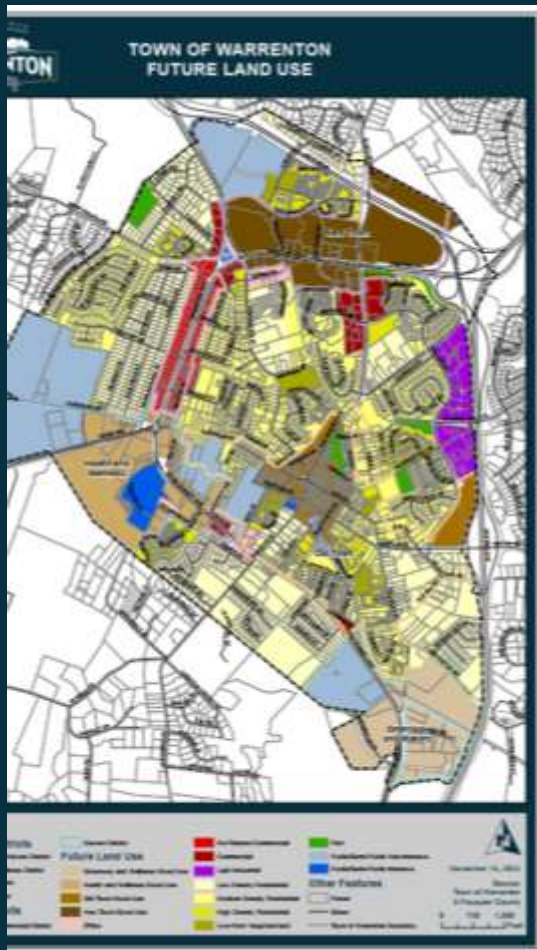
Vacant lot

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