



**WALSH COLUCCI  
LUBELEY & WALSH PC**

John H. Foote  
(703) 680-4664 Ext. 5114  
jfoote@thelandlawyers.com  
Fax: (703) 680-2161

November 10, 2025

**Via E-Mail**

Ms. Denise Harris  
Planning Manager  
Warrenton Department of Community Development  
21 Main Street  
Warrenton, Virginia 20186

Re: The Home Depot and the Rezoning of Annexed Land

Dear Denise:

As you know, we represent The Home Depot at 267 Alwington Boulevard in the Town. It has received your letter regarding the future zoning of lands that we annexed pursuant to the Voluntary Settlement Agreement with Fauquier County and the Order of the Special Court dated April 24, 2025. The Home Depot understands that the Town wishes to know what the Company's preference is for the zoning of its small triangular parcel of roughly 0.7361 acres at the eastern end of Alwington, which was included in the annexation. (Both that parcel and the main parcel on which The Home Depot store is located bear the same GPIN of 6983-57-1258-000).

I know you are well aware that Article 2-5.3 of the Town's Zoning Ordinance provides that "any property zoned commercial in Fauquier County shall be reclassified as Commercial District in the Town at time of the annexation." This small parcel was zoned Commercial Neighborhood by the County years ago, and would fall under this Ordinance provision.

The Home Depot respectfully requests that the Town Council zone the Parcel to the Town's C (Commercial) District when it undertakes the zoning of the annexed properties at the conclusion of the planning process that has now commenced. This would self-evidently be a continuation of the commercial zoning of land owned by a major business that is already a Town resident and taxpayer.

**ATTORNEYS AT LAW**

703 680 4664 ■ WWW.THELANDLAWYERS.COM  
4310 PRINCE WILLIAM PARKWAY ■ SUITE 300 ■ WOODBRIDGE, VA 22192-5199

ARLINGTON 703 528 4700 ■ LOUDOUN 703 737 3633

I have no doubt that this request will be shared with the Planning Commission and Town Council.

As always, we thank you for your kind assistance.

Sincerely yours,

WALSH, COLUCCI,  
LUBELEY & WALSH, P.C.



John H. Foote

JHF/jf

cc: John Chescavage, Esq.  
Deatra Hines-Bey  
Nick Cumings, Esq.  
Andrew Painter, Esq.