



Community Development
Department

STAFF REPORT

Commission Meeting Date:	November 18, 2025
Agenda Title:	2025 Annexation Properties
Requested Action:	Hold a Work Session
Decision Deadline:	May 31, 2026
Staff Lead:	Denise Harris, Planning Manager

EXECUTIVE SUMMARY

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 appointed by the Supreme Court of Virginia (Attached). Per the Town's Zoning Ordinance Article 2-5.4 the Planning Commission shall prepare and present a report recommending the zoning classification of any annexed property to the Town Council within twelve months of the effective date of the annexation. In addition, the Future Land Use Map and Comprehensive Plan need to be updated to incorporate the new parcels.

BACKGROUND

This is the third Planning Commission work session. The first work session introduced the topic. At that time, the Planning Commission requested Van Metre present their adopted development plans at the September work session to learn more specifics about parcels. The Planning Commission also determined it would like to concurrently review the update to the Future Land Use Map with the zoning classifications.

At the September 26, 2025, work session, Van Metre presented to the Planning Commission. They requested the southern half acre R-15 parcel surrounded by commercial zoning be zoned commercial. Van Metre did not state a preference in zoning for the northern R-15 parcel as it would remain in open space; however, it would make sense to consider the PRD zoning to be consistent with the remainder of the development.

On September 19, 2025, Home Depot's attorney submitted a letter indicating the desire to remain commercial. The owner of Appleton Campell has also stated verbally the desire to remain commercial. The Fauquier County School Board, nor the property owner of the parcel at the northwest intersection of the Alwington Blvd and James Madison Highway have been in contact with staff. All property owners have been notified by mail about the Planning Commission work sessions before each meeting.

The Final Order of the Voluntary Settlement Agreement 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. This includes an adopted Concept Development Plan, Proffers, and Town of Warrenton Commercial zoning assigned to 25 acres in Land Bay W. For the remainder of the properties, the Planning Commission must recommend a zoning classification to the Town Council within twelve (12) months of the June 1, 2025 effective date of the annexation. A temporary zoning classification is applied per the Zoning Ordinance which states:

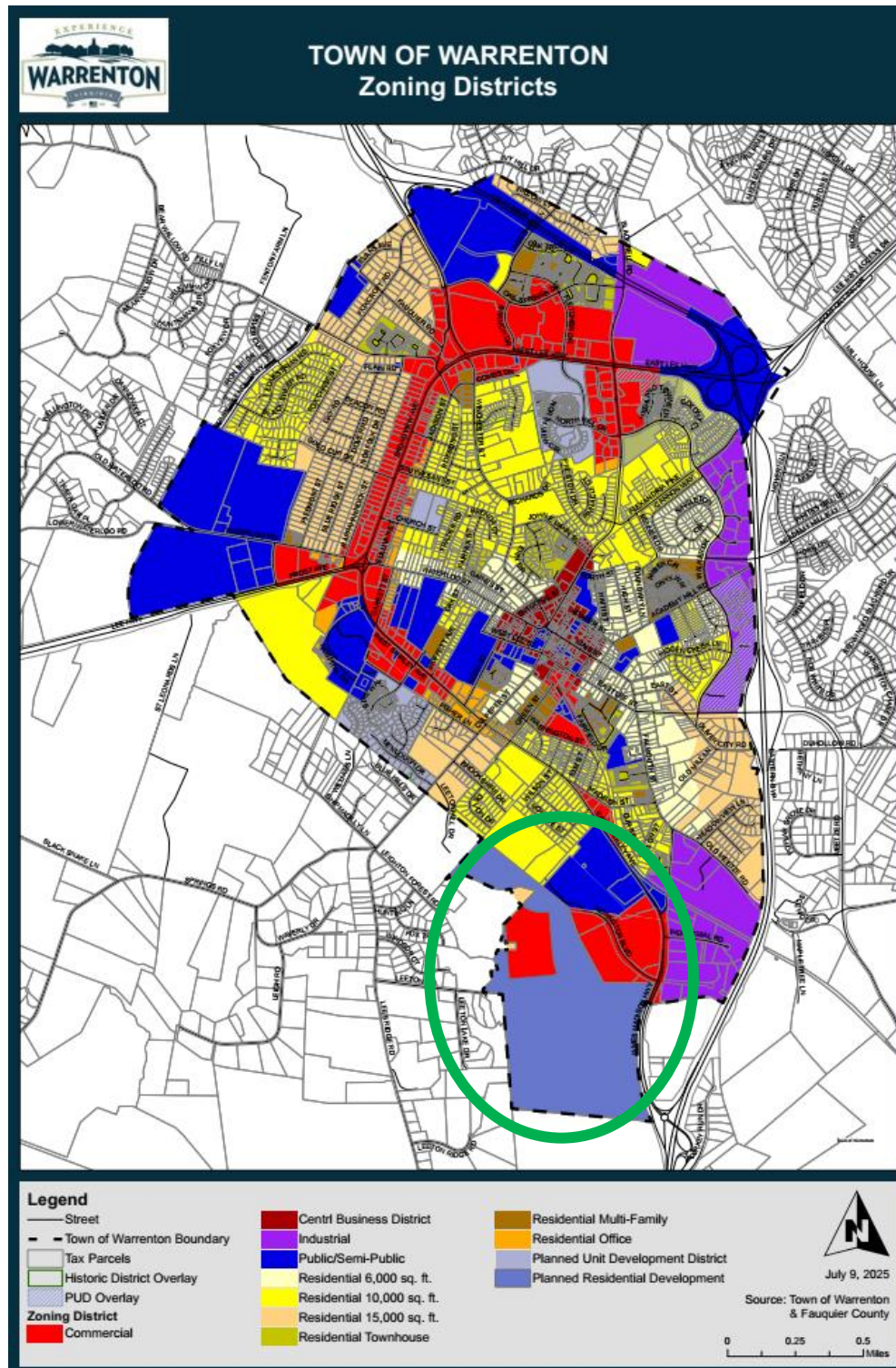
- Article 2-5.1 any property zoned in Fauquier County more intense than one dwelling per acre shall immediately be reclassified as R-15 (Residential) in the Town at time of the annexation.
- Article 2-5.3 any property zoned commercial in Fauquier County shall be reclassified as Commercial District in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

The table below outlines the parcels brought into the Town limits, the previously assigned Fauquier County zoning, and the current Town of Warrenton zoning.

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

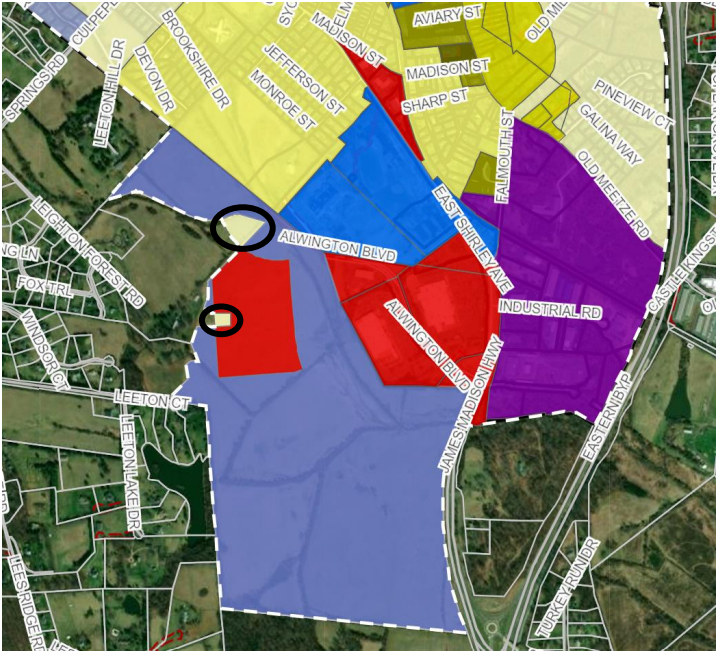
Please note, parcels that were previously split by the County and Town boundary line (Home Depot and Fauquier County School Board) are now completely located in the Town under a singular GPIN. This may result in split zoning as is the case for the School property. On the next few pages, there are a series of maps providing more detail.

Below is a map of the Town Zoning with the new boundaries:

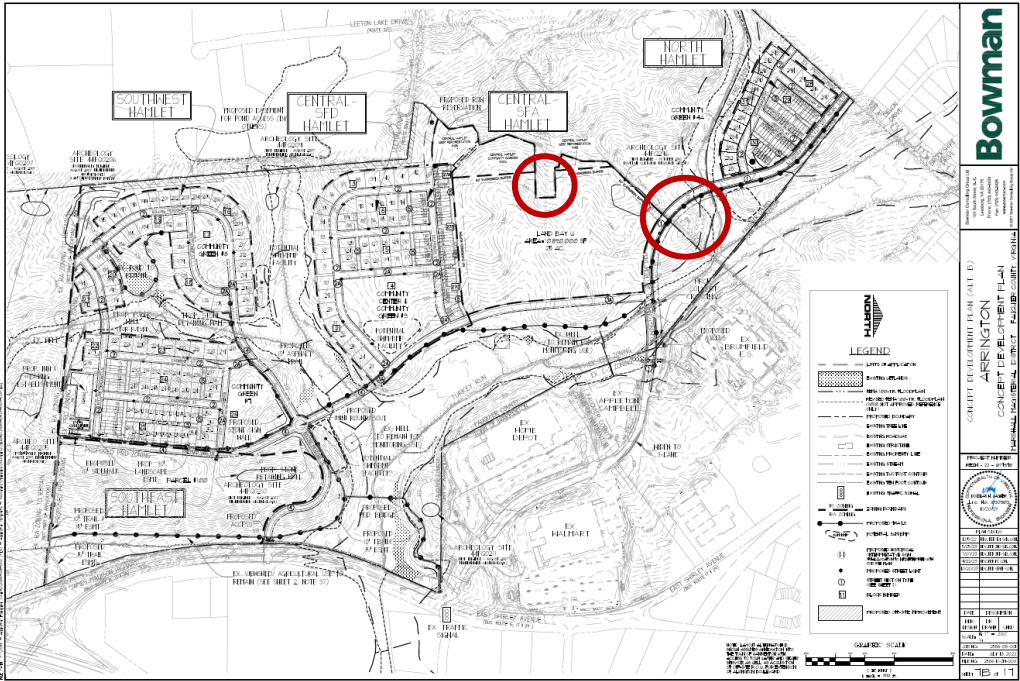


More closely, the parcels are:

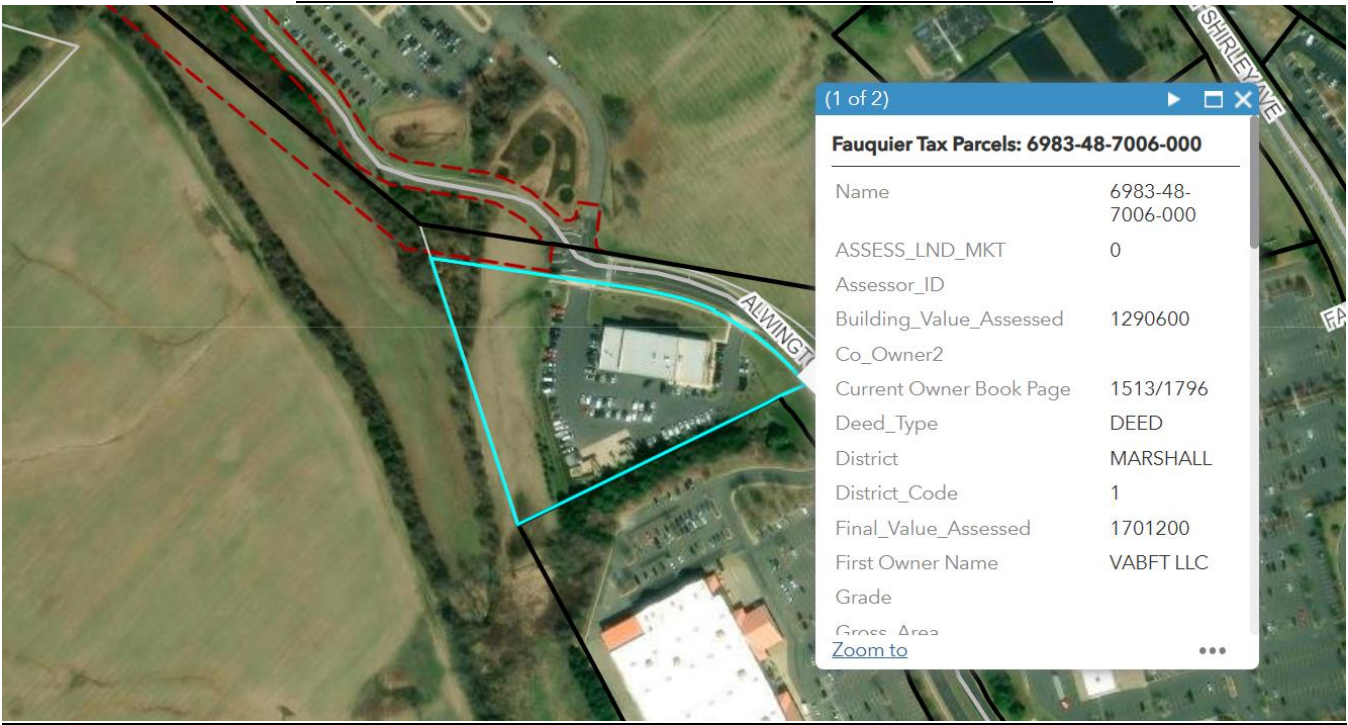
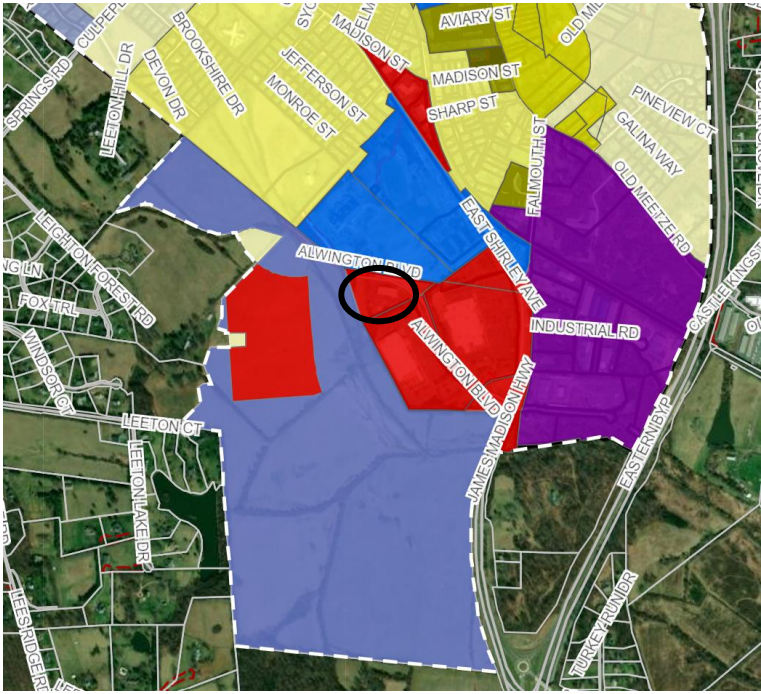
Owner: Van Metre
Zoning: R-15 (Residential)



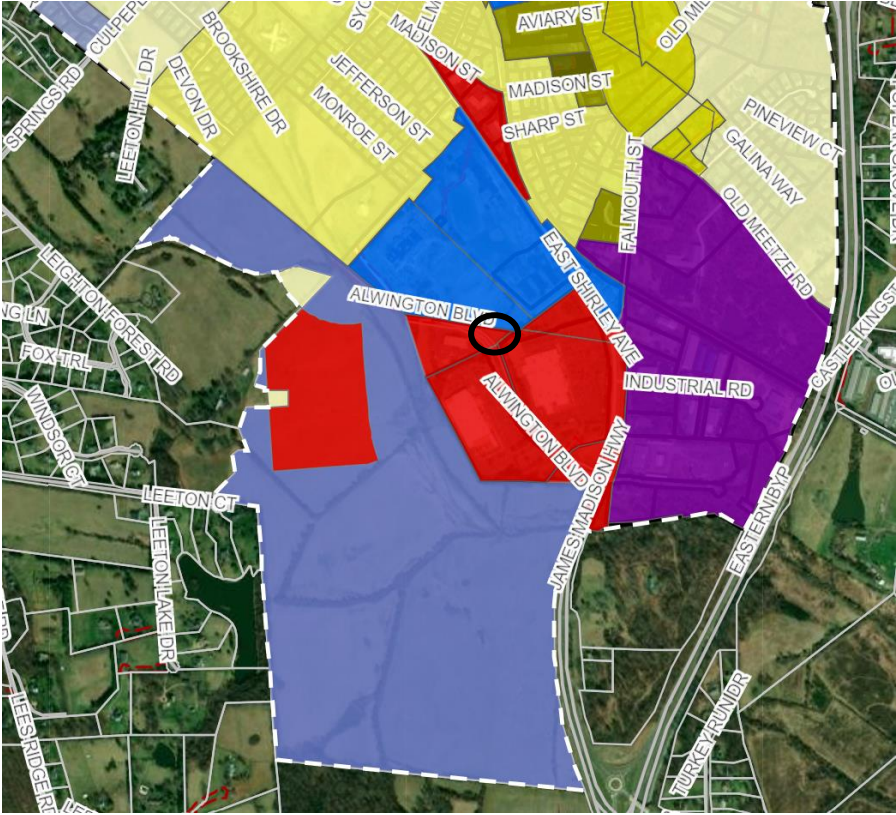
Approved Fauquier County Rezoning; Final Order Concept Development Plan Requirement:



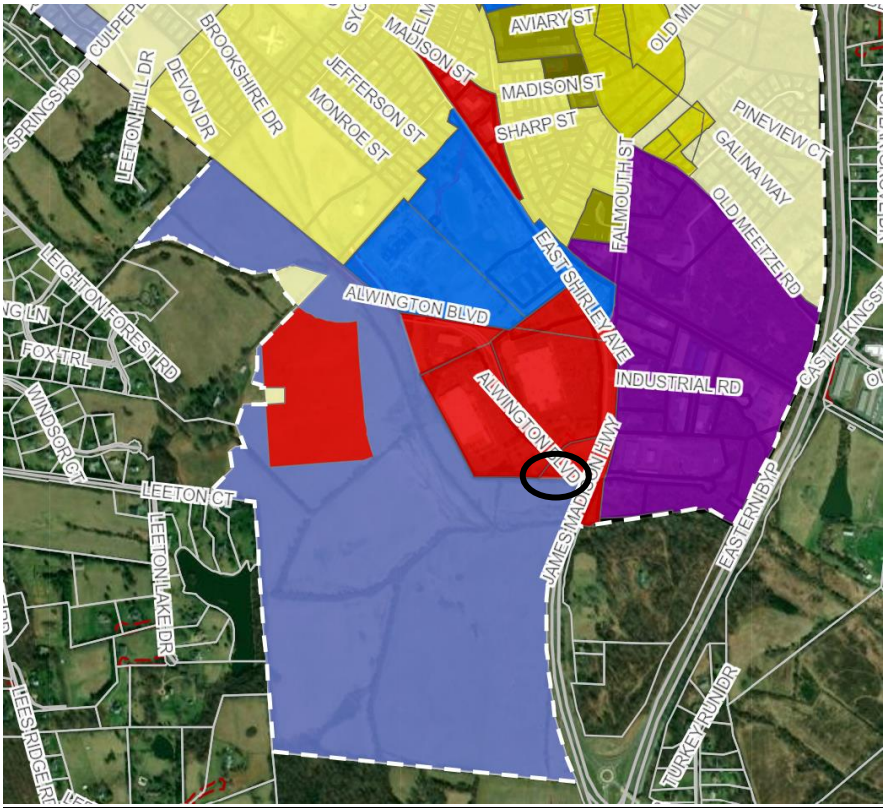
Owner: VABFT, LLC (Appleton Campbell Use)
Zoning: Commercial



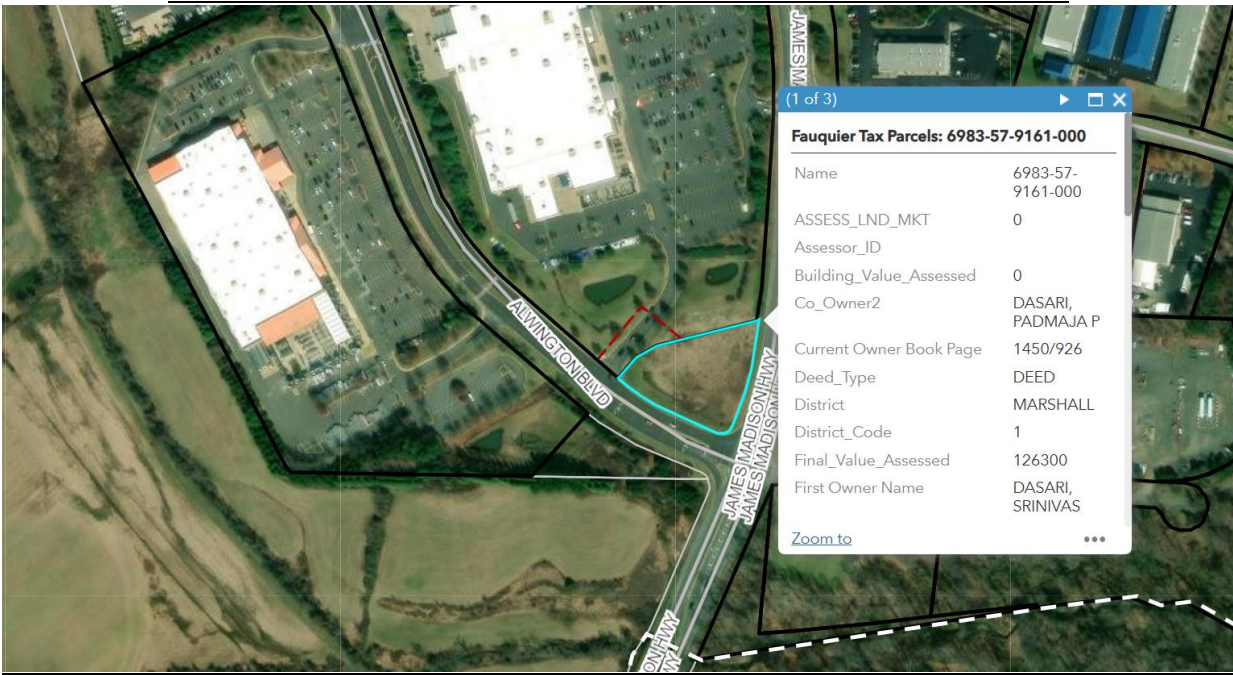
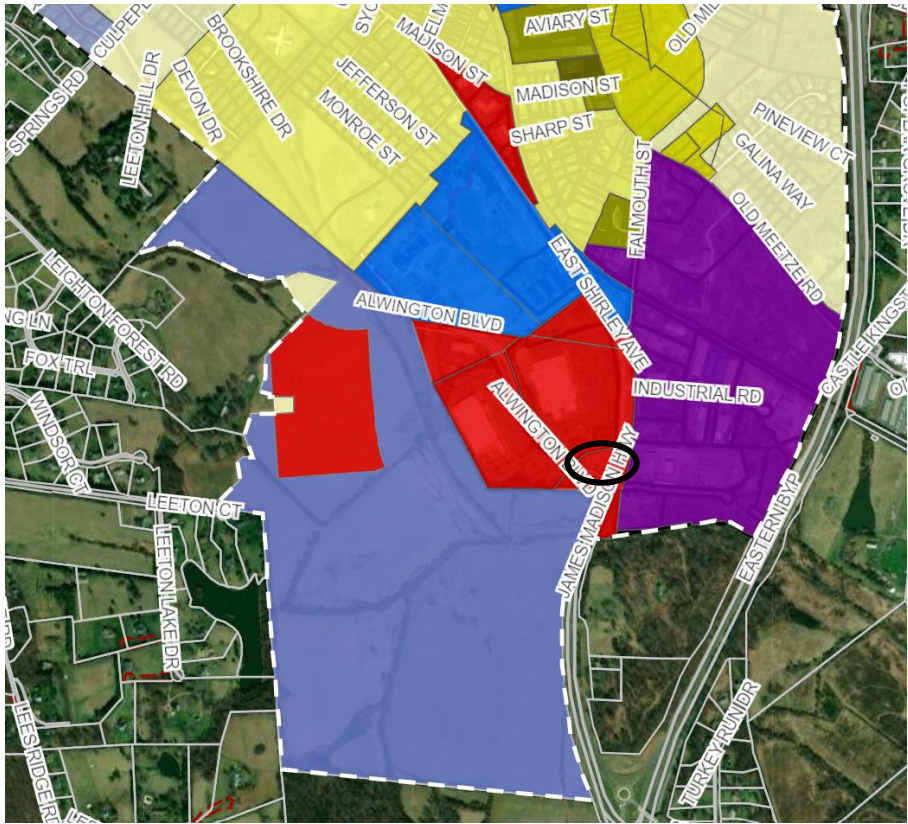
Owner: Fauquier County School Board
Zoning: Commercial



Owner: Home Depot Development of Maryland
Zoning: Commercial



Owner: Dasari
Zoning: Commercial



Future Land Use Map and Comprehensive Plan

The Future Land Use Map needs to be updated to include the new parcels located within the Town's boundaries. There are several options available for discussion, including extending the Greenway and Makers Character District, creating a new UDA and/or Character District, or simply assigning Future Land Use Map designations that are consistent with the land use.

The Town's adopted Future Land Use and Comprehensive Plan designates the area immediately adjacent to the annexed properties as the Greenway and Makers Character District and Public/Semi Public – Non Intensive. The Greenway and Makers Character District is also a designated Urban Development Area (UDA).

The benefits of a designated UDA, under (Virginia Code § 15.2-2223.1.), are adopted principles of a Traditional Neighborhood Development (TND) to accommodate residential and commercial growth for the next 10-20 years. Areas designated as an UDA in a local comprehensive plan are eligible to apply for Smart Scale transportation funding.

The 2018 adopted East Shirley UDA stated *"Future growth should promote this UDA as the southern gateway into the Town and maintain the critical linkages between education, civic uses and the surrounding neighborhoods, as well as the last remaining industrial uses located in the Town."*

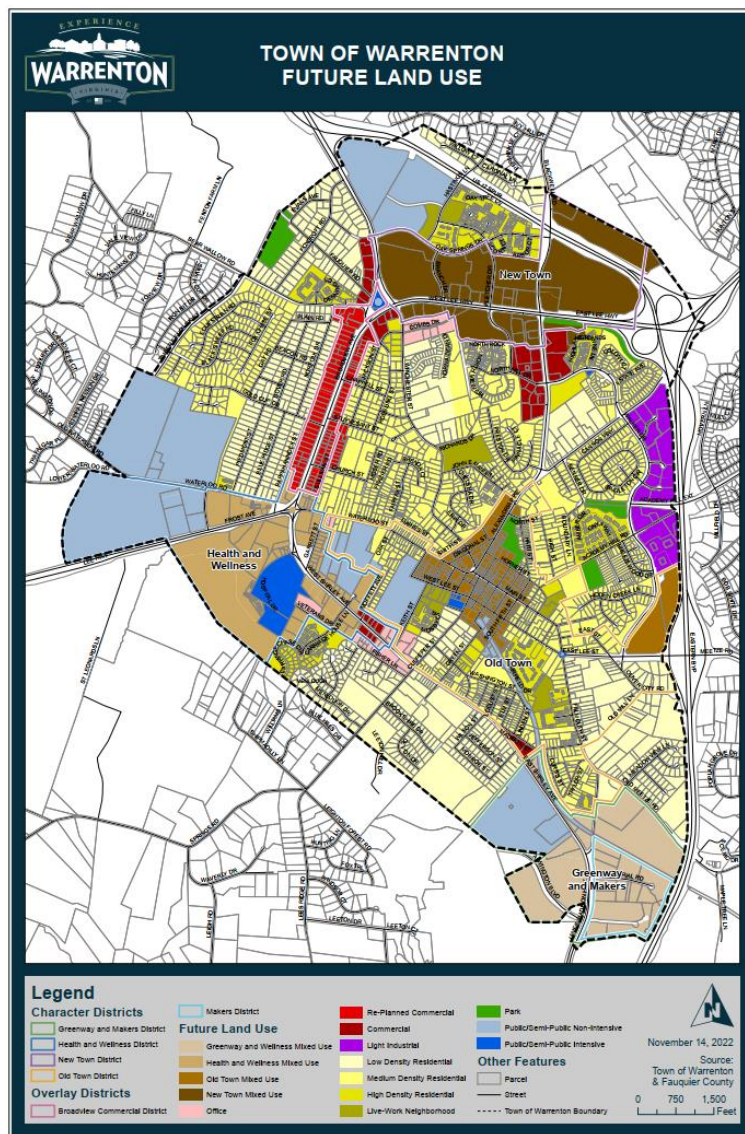
The adopted goals and policies were:

- A. The Town, County and School District properties should be walkable and accessible from the adjoining neighborhoods.
- B. Develop a land use strategy that keeps industrial use in the southeast half of the UDA and residential use in the northern half of the UDA.
- C. Evaluate a possible pedestrian linkage to Walker Drive from the area to the north east, above the Warrenton Greenway Trail.
- D. Evaluate more possibilities for pedestrian access to the Warrenton Greenway Trail from adjacent neighborhoods.
- E. Design and implement a vertical gateway feature announcing arrival into the Town of Warrenton at the south end of the UDA along James Madison Highway.
- F. Promote a mix of housing in the northern half of the UDA that includes of mixed-use residential development, multi-family housing and affordable housing that uses high quality materials
- G. Create a Streetscape Plan for East Shirley UDA that promotes a consistent walking experience. The Streetscape Plan should define specifications for sidewalk, crosswalks, street trees, seating, lighting and bicycle infrastructure
- H. Create development incentives that stimulate private investment and new development
- I. Evaluate locations for a new park space within the East Shirley UDA.

This UDA became the foundation for the Greenway and Makers Character District in Plan Warrenton 2040. The goals and policies were incorporated into the Land Use and Character District Chapter.

Since the majority of the annexed land is already a planned traditional neighborhood, it may not be necessary to designate it as an UDA, unless the Planning Commission is seeking assurances if the development of the parcels are delayed.

Below is a map of the current Future Land Use Map.



STAFF RECOMMENDATION

Staff recommends the Planning Commission hold a third Work Session.

ATTACHMENTS

1. Final Order