

RESOLUTION TO APPROVE THE ZONING CLASSIFICATION CHANGES PURSUANT TO SECTIONS 2-5.1 AND 2-5.3 OF THE ZONING ORDINANCE OF THE TOWN OF WARRENTON (GPINS 6983-46-2435 APPROXIMATELY 236.85665 ACRES, 6983-57-1258 APPROXIMATELY 0.7361 ACRE, 6983-57-9161 APPROXIMATELY 1.16 ACRES, 6983-48-7973 APPROXIMATELY 0.81 ACRE, AND 6983-48-7006 APPROXIMATELY 4.31 ACRES)

WHEREAS, Warrenton, VA (Hereinafter "the Town") is a municipal corporation located within the County of Fauquier; and

WHEREAS, the parcels listed above owned by Van Metre Homes at Aurora, LLC (GPIN 6983-46-2435), HD Development of Maryland INC (GPIN 6983-57-1258), Padmaja and Srinivas Dasari (GPIN 6983-57-9161), County School Board of Fauquier County (GPIN 6983-48-7973) and VABFT, LLC (GPIN 6983-48-7006) and hereinafter referred to as the "Properties"; and

WHEREAS, the Properties were annexed into the Town of Warrenton effective on June 1, 2025 by a Final Order, as Amended; and

WHEREAS, GPIN 6983-46-2435 is subject to Fauquier County Rezoning REZN-22-017978 and will be zoned PRD and Commercial (C) subject to all proffers, Concept Development Plan, Code of Development, and other binding exhibits incorporated into the County's approval; and

WHEREAS, GPIN 6983-57-1258 is to remain Commercial (C District) within the Town of Warrenton; and

WHEREAS, GPIN 6983-57-9161 is to remain Commercial (C District) within the Town of Warrenton; and

WHEREAS, GPIN 6983-48-7973 is to remain Commercial (C District) within the Town of Warrenton; and

WHEREAS, GPIN 6983-48-7006 is to remain Commercial (C District) within the Town of Warrenton; and

WHEREAS, the Planning Commission held three public work sessions on August 19, 2025, September 16, 2025, and November 18, 2025; and

WHEREAS, pursuant to Sections 2-5.1 and 2-5.3 of the Zoning Ordinance, the Planning Commission upon advertisement and notice properly given pursuant to §15.2-2204 of the Virginia Code held a Public Hearing on March 17, 2026; and

WHEREAS, the Planning Commission, in consideration of all of the foregoing, is of the opinion that the zoning changes to the Properties are recommended for approval to the Town Council;

WHEREAS, the Town Council held a public work session on May 12, 2026; and

WHEREAS, pursuant to Sections 2-5.1 and 2-5.3 of the Zoning Ordinance, the Town Council upon advertisement and notice properly given pursuant to §15.2-2204 of the Virginia Code held a Public Hearing on June 9, 2026; and

WHEREAS, Council finds that the zoning classification changes promote public necessity, public convenience, general welfare, or good zoning practice within the Town of Warrenton; and

NOW, THEREFORE, BE IT RESOLVED that the Warrenton Town Council on this 9th day of June 2026, approves the zoning changes.

Votes:

Ayes:

Nays:

Absent from Vote:

Absent from Meeting:

ATTEST: _____
Stephen Clough, Town Clerk