



Community Development
Department

STAFF REPORT

Town Council Meeting Date:	October 14, 2025
Agenda Title:	Planning Commission Update
Requested Action:	Informational Purposes
Staff Lead:	Denise Harris, Planning Manager

EXECUTIVE SUMMARY

The Planning Commission held their Regular Meeting on Tuesday, September 16, 2025. On the agenda was one public hearing and three work sessions, including:

LWAV-25-2 – Daniels Property Public Hearing – The Applicant is requesting approval of an exception to the Subdivision Ordinance prohibition of dead-end (cul-de-sac) streets for a by-right eight lot residential subdivision, located at 545 Old Meetze Road, PIN's 6984-60-9026-000, 6984-70-1108-000 and 6984-70-2394-000. Consisting of a total of 5.34 acres split-zoned to the R-6 and R-15 Residential Districts, the proposed subdivision consists of a by-right development of the subject property, with the sole exception of the requested cul-de-sac exception. (William Daniels LLC, Owner; Marc Simes, Tricord Inc., Applicant). Five people spoke to the application. The Planning Commission deferred action until next month in order to explore emergency service access options.

SUP 2025-02 Home Depot Work Session - The Applicant is requesting a Special Use Permit (SUP) to expand the existing Home Depot located at 267 Alwington Boulevard to provide undercover storage for rental equipment by building 10' walls with a canopy that act as screening. The parcel is zoned Commercial and designed in the Greenway and Makers Character District. GPIN 6983-57-1258-500. The Planning Commission moved this to be forwarded to a public hearing.

Zoning and Future Land Use Map Update Work Session – Effective June 1, 2025 the Town of Warrenton increased its boundaries. The Zoning Ordinance Article 2-5.4 states the Planning Commission shall prepare and present recommended zoning classification to the Town Council within twelve (12) months of the effective date of the annexation or boundary line adjustment. Some parcels in this boundary line adjustment are subject to a court ordered zoning classification. Tom Marable from Van Metre provided a presentation on the two residentially zoned parcels not included in the Fauquier County rezoning. The Planning Commission will continue to discuss their recommendations at a future work session.

Planning Commission Training Work Session - The Planning Commission authorized Darine Barbour to attend the VML conference and report back. The Commission will continue to discuss additional training opportunities at a future work session.

BACKGROUND

Attached are the draft September 16, 2025, meeting minutes. The Town website contains the agenda, meeting materials, and a video recording of the meeting.

STAFF RECOMMENDATION

For Informational Purposes.