

September 2nd, 2025

Dennis Harris
Town of Warrenton
Planning Manager
PO Box 341
Warrenton, Virginia 20188
(540) 347-2405

RE: *Request for Additional Information*
Project Name: Home Depot Retail Equipment and Outdoor Storage
Special Use Permit 2nd Review Comments
SUP 2025-2

Please accept the following responses to the comments/questions issued in a comment letter dated August 19, 2025. The answers are listed below in bold and are preceded by the comments/questions listed in the original letter.

Plan Warrenton 2040

Comment 1: Plan Warrenton 2040 designates Home Depot in the Greenway and Makers Character District. The summary of this district states "This district could maximize use of industrial areas for maker space with food and arts focus, creative connective elements to the greenway, and enhance gateway form and function." James Madison Highway is considered a "Gateway" road on the Warrenton Street Typology Map and Alwington Blvd is a Neighborhood Street. Comment remains: The southern portion of the building faces the gateway into town. The Applicant should consider additional screening to ensure full coverage

Response 1: Proposed evergreen trees have been proposed at the SE corner of the site facing James Madison Highway to infill an opening in the existing landscaping that faces the gateway road. The proposed along with existing provide full buffer screening from offsite view and the gateway road.

Comment 2: The southern portion of the building faces the gateway into town. The Applicant should consider additional screening to ensure full coverage.

Response 2: Proposed evergreen trees have been proposed at the SE corner of the site facing James Madison Highway to infill an opening in the existing landscaping that faces the gateway road. The proposed along with existing provide full buffer screening from offsite view and the gateway road.

Comment 3: Advisory comment remains: Over time there has been an ongoing enforcement issue at Home Depot with outdoor storage. Staff strongly encourages the Applicant review its short and long term needs to ensure it is being addressed as part of the Special Use Permit application. Staff also cautions the Applicant to be aware that the decisions makers may find the proposed solution either meets, or does not meet, the intent of the Zoning Ordinance for covered outdoor storage.

Response 3: Short and long-term outdoor storage needs have been considered along with the consideration of appropriate solutions as part of the Special Use Permit application.

Zoning Ordinance Review

Comment 1: Comment remains: Note the Floodplain information for the site on the cover sheet to include the FEMA Flood map number and effective date and show these areas throughout the plan.
o Clarification: The flood map references should be revised to note the most recent FEMA map number 51061C0308D, with an effective date of 4/25/25.

Response 1: The floodplain information has been updated to reflect the most current FEMA map number 51061C0308D, with an effective date of 4/25/25, and is shown throughout the plan set.

Article 2-19.5- Fences & Walls

Comment 1: Comment remains as advisory: Fences and walls are generally limited to 6' in height, but fences exceeding 6' in height may be approved in conjunction with a Special Use Permit for a permissible use listed within Article 3. The proposed 10' CMU screen walls must be approved as part of the SUP or reduced to 6' in height.

Response 1: Noted.

Article 8 – Landscaping

Comment 1: Comment remains: Landscaping for the entire site is not shown. Staff is unable to verify ordinance requirements, which will be required at time of site plan submission. (8-4.2.2 ZO)
o Clarification: The landscaping plan that was provided is largely illegible. Revise.

Response 1: The plan that was illegible was a scanned copy of the original landscape plan provided to us by the Town. Please see Sheet L-100 for a high quality version of the original landscape plan.

Comment 2: Provide landscape details to show that the site is sufficiently screened/buffered from all adjacent properties and the roadway to meet minimum Zoning Ordinance requirements. As shown, staff is unable to verify the structures will be adequately screened by the existing landscaping. (8-8 ZO)

Response 2: Please see sheet L-201 for the exhibit with views of the existing landscaping looking out to the adjacencies.

Comment 3: There is an area on site to Northwest of the proposed equipment rental area that will need additional screening from adjacent property due to the lack of existing screening. See additional images on the following pages.

Response 3: The photos that were provided in the comment letter were not consistent with the location that was marked in red in the image of the plan. The opening in the photos had 5 Eastern Red Cedar proposed in the previous submittal and are still included in this submittal.

Article 9-8 – Lighting

Comment 1: Comment remains as advisory. No lighting plan or fixture details are provided on the SUP plan, and it is indicated there will be no changes to existing site lighting. However, existing site lighting may be affected by the proposed structures, requiring new or additional fixtures. Lighting plan review will be required as part of the Site Development Plan.

Response 1: All existing light fixtures have been identified and labeled on the Site Plan. The site will rely on existing lighting, with no changes proposed. Lighting needs will continue to be evaluated throughout the development process.

Comment 2: Comment remains as advisory: As an advisory comment, all light fixtures that are repaired or replaced must meet current standards as found in Section 9-8 of the Ordinance, to include the requirement that all outdoor fixtures consist of fully-shielded, full cut-off fixtures.

Response 2: There are no proposed impacts to the existing light fixtures and no new proposed lighting.

Article 9-13- Outdoor Display

Comment 1: Comment remains: Temporary seasonal storage is not permitted within parking areas designated for customers. Any existing storage within parking spaces must be removed and contained within the requested covered storage areas, and parking calculations updated to ensure that minimum requirements are met.

o Clarification: Outdoor seasonal mulch, gardening, and plants are stored within parking areas designated for customers. These areas must remain free of outdoor storage.

Response 2: All temporary seasonal storage will be removed from customer-designated parking areas.

Public Utilities Review- Paul Bernard / Steven Friend:

Comment 1: There are no proposed improvements to the existing Water, Wastewater, or Stormwater facilities, therefore Public Utilities has no comments.

Response 1: Noted.

Public Works Review- Paul Bernard:

Comment 1: The proposed increase to Peak Hour traffic to and from the site is minimal, therefore no improvements to the existing street infrastructure.

Response 1: Noted.

Comment 2: There are no site-lights proposed. These facilities will rely on existing site lighting.

Response 2: Noted.

Comment 3: The proposed site improvements include 10-foot-high walls with interior columns and a prefab covered roof, all of which will require special engineering designs as well as permits from the Town. Otherwise, these structures are proposed on existing impervious surfaces. Therefore, no modifications are needed for the existing storm drainage or management system.

Response 3: Noted.

Comment 4: Public Works has no additional comments.

Response 4: Noted.

Stormwater and Erosion and Sediment Control Review- Kerry Wharton:

Comment 1: No Land disturbance permit is required when total land disturbance does not exceed 2,000 square feet.

Response 1: Noted.

Comment 2: No further comments.

Response 2: Noted.

Should you have any additional questions please do not hesitate to contact me at (772) 794- 4098 or ben.johnson@kimley-horn.com.

Sincerely,



Ben Johnson
Project Manager