

DRAFT SPECIAL USE PERMIT CONDITIONS OF APPROVAL

Home Depot Store #8552

Special Use Permit 2025-02

Owner/Applicant: HD Development of Maryland, Inc

GPIN 6983-57-1258-000 (formerly 6983-57-1258-500)

Special Use Permit Area: ±15.4797 acres Zoning: Commercial

December 9, 2025

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In approving a Special Use Permit, per the Town of Warrenton Zoning Ordinance ("ZO") §11-3.10.4, the Town Council may impose such conditions, safeguards, and restrictions as may be necessary to avoid, minimize, or mitigate any potentially adverse or injurious effect of such special uses upon other properties in the neighborhood, and to carry out the general purpose and intent of this Ordinance. The Council may require a guarantee or bond to ensure compliance with the imposed conditions. All required conditions shall be set out in the documentation approving the Special Use Permit (SUP).

1. General: This Special Use Permit is issued covering the entirety of the Applicant's property, GPIN 6983-57-1258-000 (hereafter, the "Property") pursuant to the provisions of ZO § 11-3.10.
2. Site Development: The Property, when re-developed, shall be developed in substantial conformity with the SUP Plan entitled "Home Depot - Warrenton Store #8552, 267 Alwington Blvd, Warrenton, Virginia," Sheet C-000 through C-502, L100-L-210, EX-1 - EX-6, and NC (total of 23 sheets), dated 9/22/2025, prepared by Kimley Horn, subject to such reasonable modifications as may be necessary in order to effectuate required final site development plan ("Final SDP") review and approval.
3. Use Parameters: this Special Use Permit allows for undercover storage of rental equipment , and a variance from ZO §2-19.5 to allow for undercover storage walls to exceed six feet in height as shown on the SUP Plans. The undercover storage walls shall consist of a brick façade that is consistent in color, size, and type with the primary building's façade. Nothing in this SUP alters or otherwise limits or restricts permitted use of undercover storage already permitted under ZO §3-4.10.3.
4. Landscaping: Per ZO §8-2.2, the Final SDP will be required to demonstrate the entire site is meeting requirements under ZO Art. 8, including, but not limited to, screening/buffer requirements under ZO §8-8. Additionally, reasonable supplemental landscaping shall be planted on the Property if required by the Zoning Administrator after review of the Landscape Plan.
5. No outdoor storage shall be permitted on the Property with the exception of that which is contained fully within and under the undercover designated SUP areas, unless otherwise permitted by the Town. This includes no outdoor storage in designated parking spaces.

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6. No signage shall be permitted on the exterior of the store building that advertises or identifies any third-party tenant located within the store.
7. Lighting: A Lighting Plan will be required with the Site Development Plan per the ZO §9-8 which requires fully shielded, full cut-off standards. All exterior lighting fixtures, new or replacement light fixtures using LED, shall consist of full cut-off fixtures with a color temperature of ~~2700K~~ or lower.
8. Site Maintenance and Refuse Collection: Any refuse storage areas shall be screened with a solid enclosure constructed of materials that are compatible with the buildings on the property. The enclosure shall have gates that screen this area from adjoining properties and public rights-of- way. The gates shall remain closed when not in use and the trash containers shall be emptied as necessary to prevent odors or infestation by vermin. Compliance with this condition shall be demonstrated on each final site plan(s). Deliveries and refuse collection shall follow the Town of Warrenton's Code of Ordinances ("Town Code") related to garbage and refuse collection (currently Town Code §8-1 *et seq.*).
9. Handicapped Parking and Signage – Handicapped parking and signage shall be provided in accordance with the Town's Public Facilities Manual and the Americans with Disabilities Act.
10. The fabric canopy will be maintained and replaced should it become torn, worn, or damaged in a manner resulting in it no longer providing cover as determined by the Zoning Administrator.

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