



PLANNING COMMISSION REGULAR MEETING

21 Main Street

Tuesday, November 18, 2025, at 7:00 PM

MINUTES

A REGULAR MEETING OF THE PLANNING COMMISSION OF THE TOWN OF WARRENTON, VIRGINIA, WAS HELD ON NOVEMBER 18, 2025, at 7:00 PM

Regular Meeting

PRESENT

Mr. Ryan Stewart, Chair; Mr. Terry Lasher, Vice Chair; Ms. Darine Barbour, Secretary; Mr. Steve Ainsworth; Mr. James Lawrence; Ms. Denise Harris, Planning Manager; Mr. Rob Walton, Community Development Director

ABSENT

The minutes laid out will be a brief recap of the agenda items. Please see recorded video for more in-depth information.

CALL TO ORDER AND ESTABLISHMENT OF A QUORUM.

The meeting opened at 7:00 PM by Chair Stewart and declared a quorum present.

ADOPTION OF MINUTES

Vice Chair Lasher moved to approve the October 21, 2025, meeting minutes. The motion was seconded by Commissioner Lawrence. The motion passed 5-0.

WORK SESSION

Zoning and Future Land Use Map Update – Effective June 1, 2025 the Town of Warrenton increased its boundaries. The Zoning Ordinance states the Planning Commission shall prepare and present recommended zoning classification to Town Council within twelve (12) months of the effective date of the annexation or boundary line adjustment. This was the third work session on the topic for the Planning Commission.

Ms. Denise Harris, Planning Manager, gave an overview presentation of the work session. Asked the Commission for input on proposed zoning and how to proceed with the Future Land Use Map.

Commissioner Lawrence asked what staff is expecting for direction.

Chair Stewart noted that the Commission needs to assign recommended zoning categories.

Ms. Harris stated that the legal advertisement needs to be specific.

Commissioner Ainsworth asked if a zoning category has to be assigned to the Arrington parcel.

Ms. Harris answered no since that zoning was court ordered as part of the final settlement.

Chair Stewart asked if the Future Land Use Map and Zoning Classification could be handled separately.

Ms. Harris noted it could be handled separately. Original desire of the Commission was to move both forward concurrently.

Chair Stewart noted that the update to the Future Land Use Map would guide development of the subject parcels in the future.

Commissioner Lawrence asked if the schools have expressed any interest in what their parcel would be zoned to.

Ms. Harris noted that the schools have not reached out to staff. However, they had been notified of each Planning Commission work session.

Chair Stewart feels strongly that we need input from the schools before making a recommendation on their zoning.

Commissioner Lawrence would like to hear from the schools as well. He recommends staff reaches out to them for input.

Vice Chair Lasher asked for a representation where the access road is proposed on Taylor Middle School. He also asked what could be developed on 0.81 acre.

Mr. Walton stated that possibly a 7-Eleven type use may be able to fit.

Ms. Harris noted there is an existing trail easement on this parcel as part of the Taylor Middle School SUP that could hinder development on the property.

Vice Chair Lasher would like to have input from the schools as well.

Ms. Harris asked if the Commission would like staff to reach out to the Town Attorney to start drafting the legal advertisement.

Commissioner Lawrence would like to receive input from the schools first.

Chair Stewart prefers not to change the zoning from Commercial until the schools weigh in.

The Planning Commission would like to take this to Public Hearing once we hear back from the School Board. There is no rush at the present time.

Chair Stewart asked for any discussion on the Future Land Use Map.

Commissioner Lawrence asked if staff reviewed the proposed Greenway and Makers District to include these parcels.

Ms. Harris reviewed the Greenway and Makers District goals and policies.

Ms. Harris asked if the Commission is okay with listing the school property as Public Semi Public – Non Intensive on the Future Land Use Map.

The Commission was satisfied with this moving forward pending the public hearing.

COMMENTS FROM THE COMMISSION.

The Planning Commission thanked Ms. Harris for her service to the Town and wished her well with her new position with Culpeper County.

COMMENTS FROM THE STAFF.

Ms. Harris advised that there is nothing currently pending before the Commission before the end of the year. She asked if the Commission feels it necessary to meet in December.

Commissioner Lawrence motioned to cancel the remainder of the 2025 meetings. Mr. Ainsworth seconded the motion. Motion carries unanimously.

January 2026 will include election of officers.

Mr. Walton thanked Ms. Harris for her service and wished her well. He also noted that this is a huge loss of historical knowledge to the Town.

ADJOURN.

Commissioner Ainsworth moved to adjourn the meeting; Commissioner Lawrence seconded the motion. With no further business, the Vice Chair Lasher adjourned at 7: 57 PM.

I hereby certify that this is a true and exact record of actions taken by the Planning Commission of the Town of Warrenton on November 18, 2025.

Darine Barbour, Secretary
Planning Commission

DRAFT