



Planning Commission Work Session
SUP 25-02 Home Depot
Undercover Storage
September 16, 2025
Decision Deadline: December 25, 2025

Request

SUP 25-02

- GPIN Applicant: 6983-57-1258-500
- 267 Alwington Blvd
- Property Owner: HD (Home Depot) Development of MD, Inc
- Representative: Ben Johnson
- Zoning: C - Commercial
- Comprehensive Plan: Greenway and Makers Character District
- SUP Amendment to allow for undercover storage

Location

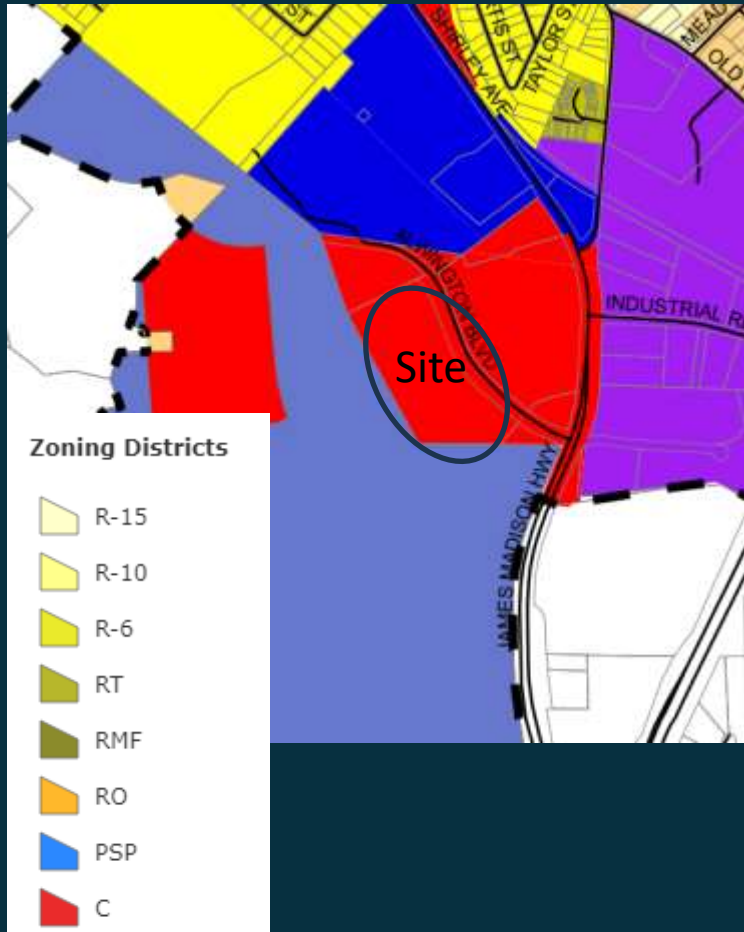


Current Request

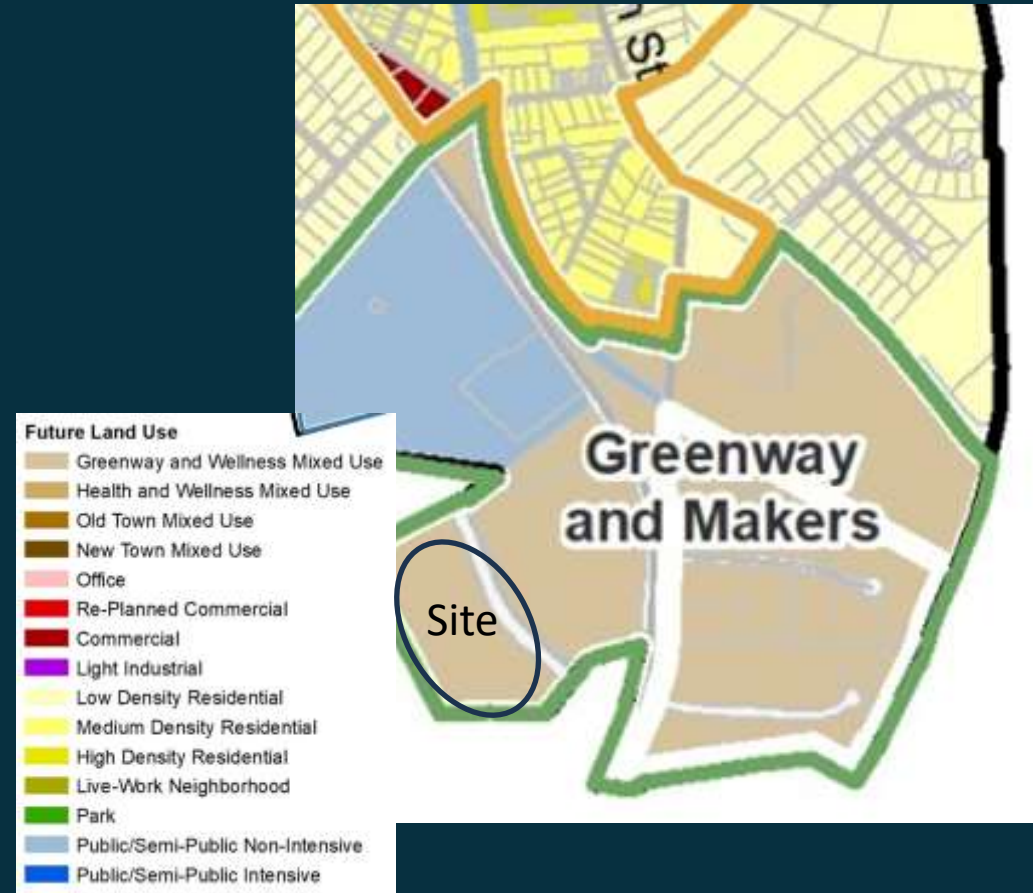
- History: Fauquier County approved the Home Depot site plan and then the property was annexed into the Town.
- Applicant is requesting a Special Use Permit to expand the existing Home Depot with under cover storage for rental equipment.
- Undercover storage would consist of 10' walls with a canopy structure.
- Remove 14 existing parking stalls (approximately 2520 square feet) to the south next to garden center.
- Remove 15 existing parking stalls (approximately 2700 square feet) to the north.
- Site is overparked and still meets parking requirements.

Adjacent Uses

Zoning Map



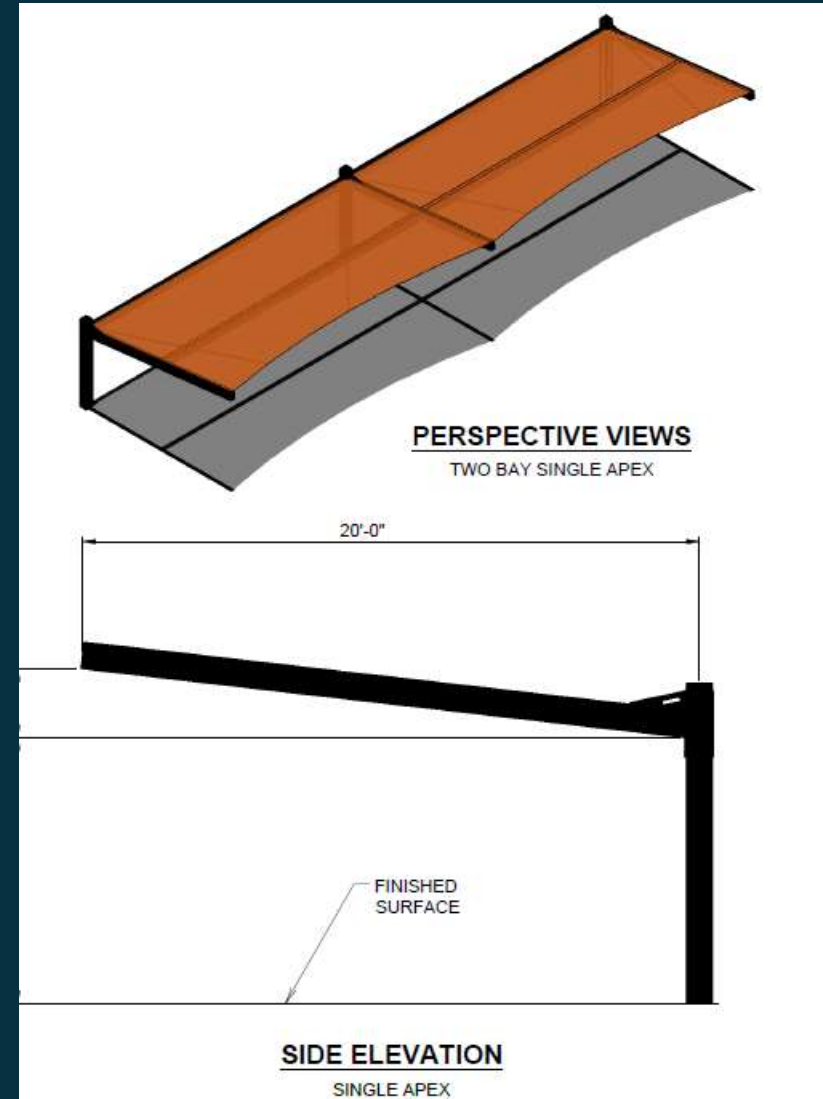
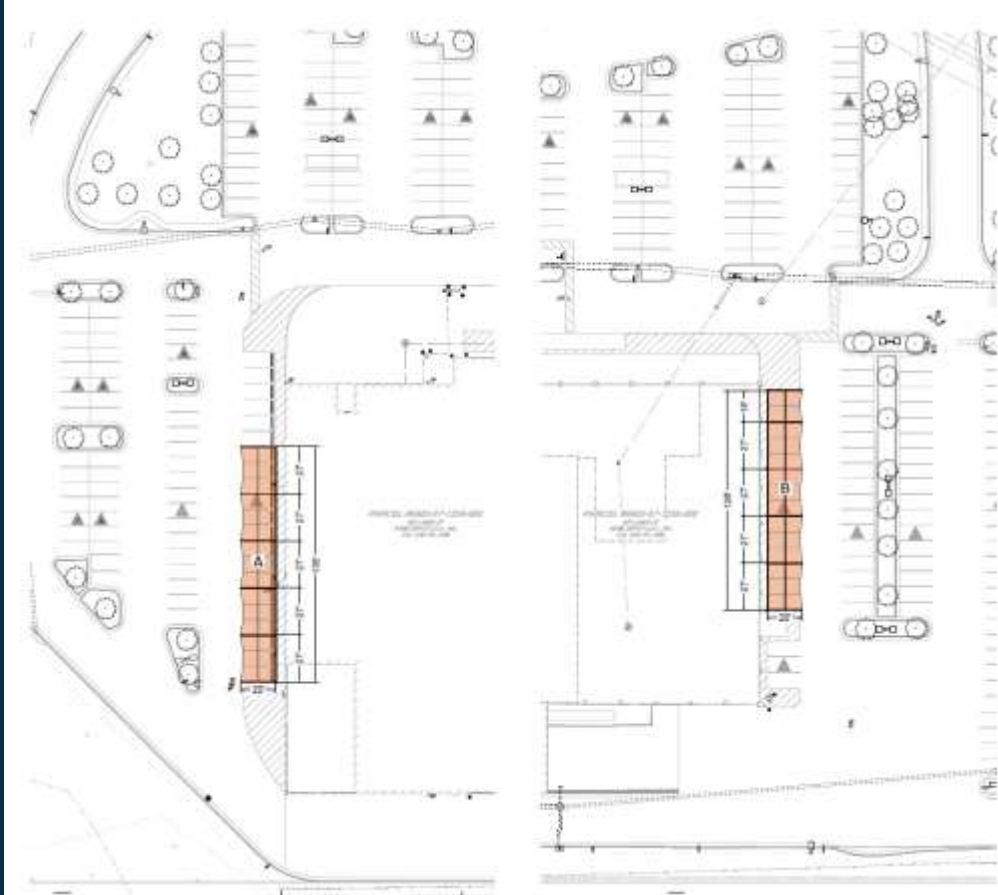
Future Land Use



The site plan illustrates the layout of The Town Center at 10000 Town Center Blvd. The main building is a large, irregular structure with a central courtyard. The plan includes the following details:

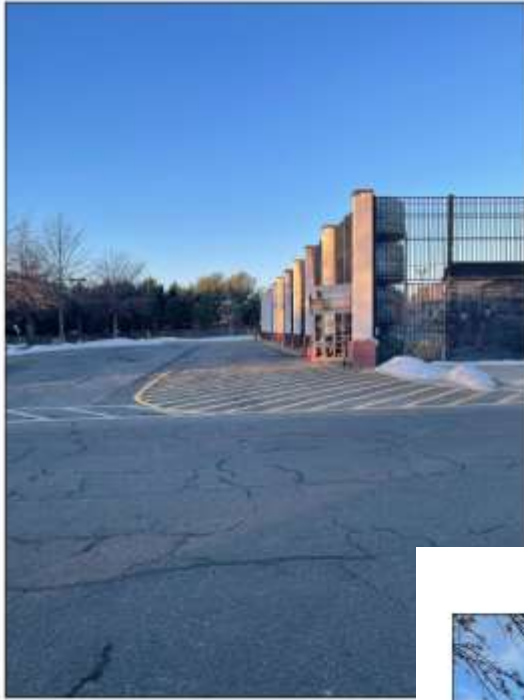
- Building and Setbacks:** The building is surrounded by setbacks: 10' on the left, 15' on the bottom, and 40' on the top. A 10' building setback is also indicated on the right side.
- Parking:** Numerous parking spaces are distributed around the building and along the perimeter. Specific parking areas are labeled with dimensions: 239.0' x 135.0' and 126.0' x 20.0'.
- Landscaping and Amenities:** The plan features a "GARDEN CENTER" (±27,998 SF), a "REFUSE AREA", and a "LOADING AREA". There are also several "INSET B" areas, which are detailed in sheet C-201.
- Orientation and Scale:** A north arrow is located in the bottom right corner, pointing towards the top right. A graphic scale in feet is provided, ranging from 0 to 120 feet.
- Logos and Text:** The logo for "THE TOWN CENTER" is prominently displayed in the center. Other text includes "BPPA: ±105,498 SF" and "PFE: ±113.00".

Site Plan



Elevations

BEFORE



AFTER



BEFORE



AFTER



Elevations

BEFORE



AFTER



BEFORE



AFTER



Staff Review

- Undercover Storage Elevations
- Transportation Circulation
- Landscaping/Buffers
- Parking/Transportation

Staff Recommendation

- Hold Work Session
- Direct Applicant/Staff Next Steps
- 100-Days: December 25, 2025