



PLANNING COMMISSION REGULAR MEETING

Tuesday, August 18, 2026 at 7:00 PM

AGENDA

CALL TO ORDER AND ESTABLISHMENT OF A QUORUM.

ADOPTION OF MINUTES.

1. July 21, 2026 Planning Commission Meeting Minutes Draft

HEARING OF PUBLIC HEARING ITEMS.

2. ZMA 26-01: 18 Court Street Rezoning

- The Applicant, Mr. Kevin Ash, is seeking a Zoning Map Amendment (ZMA) of 18 Court Street (ZMA 2026-01) from Public-Semi-Public (PSP) to Central Business District (CBD) zoning per Article 11-3.9 of the Zoning Ordinance. The proposal includes redevelopment of the 18 Court Street (GPIN: 6984-33-8623-000) property into a restaurant and club.

3. SUP 26-01: Dominion Energy - Elm Substation Modernization

- The Applicant is requesting a Special Use Permit for substation modernization and expansion for safe and reliable electric service at an existing property located on the northwest corner of Madison Street and Linden Street. The property is zoned R-10 and is approximately 0.62 acres. The proposed expansion of the substation and the existing and proposed fencing (7' in height with 1' of barbed wire) in the R-10 district requires a Special Use Permit (SUP). The Future Land Use Map designates the property within Medium-Density Residential. Article 3-4.2.3 of the Town of Warrenton's Zoning Ordinance (ZO) allows for substations within R-10 with the approval of a Special Use Permit by Town Council. The property is zoned C (Commercial District) and designated Old Town Mixed Use in Plan Warrenton 2040 (GPINs 6984-40-6668-000, 6984-40-6784-000, 6984-40-7708-000, 6984-40-7833-000).

4. SUP 26-03: PlayVerse LLC

- The Applicant is requesting approval of a Special Use Permit (SUP) to allow for an active recreation facility for children in an existing tenant space on the subject property, to include a large play area with ball pit, slides, and three party rooms. The shopping center is split between two parcels on Frost Avenue, 613 Frost Avenue (6974-85-8166-000) & 569 Frost Avenue (6974-95-2114-000) and zoned to the Commercial (C) district. The combined parcels are approximately 10.738 acres.

NEW BUSINESS.

WORKSESSION ITEMS.

COMMENTS FROM THE COMMISSION.

COMMENTS FROM THE STAFF.

ADJOURN.