



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.



PLANNING COMMISSION REGULAR MEETING

21 Main Street

Tuesday, July 21, 2026, at 7:00 PM

MINUTES

A REGULAR MEETING OF THE PLANNING COMMISSION OF THE TOWN OF WARRENTON, VIRGINIA, WAS HELD ON July 21, 2026, at 7:00 PM

Regular Meeting

PRESENT

Ms. Darine Barbour, Chair, Mr. Ryan Stewart, Vice
Chair, Mr. Steve Ainsworth, Mr. Raeid Ebrahim,
Mr. James Lawrence, Secretary, Ms. Heather
Jenkins, Zoning Administrator, Ms. Casey
DeHaven, Planning Manager

ABSENT

Mr. David McGuire

**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 Barbour and declared a quorum present.

ADOPTION OF MINUTES

Commissioner Ebrahim moved to approve the June 16, 2026 meeting minutes with an edit to include Vice Chair Stewart's name to those present for the meeting and a note from Commissioner Ainsworth to ensure the boundary lines are accurate for 18 Court Street. The motion was seconded by Commissioner Ainsworth. The motion passed 5-0 (McGuire absent,).

UNFINISHED BUSINESS

N/A

PUBLIC HEARING ITEMS

ZMA 2026-01 & ZMA 2026-02:

Ms. Jenkins stated there is a Boundary Line Adjustment that was recorded recently for Warren Green (10 Hotel Street), but Staff will need to take a look at 18 Court Street.

Commissioner Ainsworth asked Staff to elaborate on the yellow outline on the plat for 10 Hotel Street.

Vice Chair Stewart asked what is the reasoning [for the Applicant] behind omitting certain documents?

Commissioner Ainsworth asked if the sale of these two buildings is contingent on the approval of this rezoning?

Mr. Strother confirmed that is his understanding.

Commissioner Ebrahim stated that Ms. DeHaven previously relayed the applicant did confirm it is contingent on the sale.

Chair Barbour opened the public hearing at 7:15pm.

Ms. DeHaven stated there are no speakers signed up at this time.

Chair Barbour closed the public hearing at 7:16pm.

Secretary Lawrence discussed potential fears with the project but thinks this will bring jobs, bring tourism, bring customers, bring tax revenue, will revitalize downtown and preserve two historic buildings that get returned to the tax rolls, producing an amazing investment; the definite positives outweigh the potential negatives.

Vice Chair Stewart stated there are economic benefits for sure, but his concern is conversion from public facility to private building. From a planning perspective, seeing the loss of a public space is a concern. He then asked about the preservation of the buildings.

Ms. DeHaven provided an overview of the COA and forthcoming ARB review, as well as the plans to restore the buildings.

Commissioner Ebrahim asked a question about rezoning PSP to CBD if the building is privately owned.

Vice Chair Stewart replied that the sale is an economic decision and we don't have a way to ensure there is a public facility aspect to our decision.

Commissioner Ebrahim stated he agrees with Vice Chair Stewart and stated that the decision to sell the property has already been made so it is not fair to hold that against them.

Commissioner Ainsworth stated he is in agreement with the transfer of the property and asked for clarification on who currently owns both.

Ms. DeHaven confirmed that 18 Court Street is owned by the Town of Warrenton and 10 Hotel Street is owned by Fauquier County.

Commissioner Ainsworth stated there is a non-issue about public space because neither building are being used currently and both of these would just be abandoned buildings if this doesn't go forward.

Mr. Strother confirmed and provided background on the sale/use history of both buildings.

Vice Chair Stewart clarified he was speaking specifically about 18 Court Street regarding public spaces and uses.

Secretary Lawrence stated that the Town is a horrible steward of 18 Court Street and getting that off of the Town's roster; an unused building that is falling apart, is a godsend.

Chair Barbour stated that looking at our budget, we have the opportunity to sell and bring in revenue and that's a good decision and better than leaving the building to sit unused.

Commissioner Ebrahim stated that he has his own thoughts and does not agree with the way it [the buildings] was sold and asked for confirmation from the Town Attorney that we [the Planning Commission] will not hold that against them.

Mr. Strother confirmed.

Chair Barbour also confirmed that Town Council will provide the follow up but tonight we [the Planning Commission] will need to make our recommendation.

Vice Chair Stewart stated he agrees with the majority opinion.

Ms. Jenkins provided an overview of deeds from the 1970s to answer previous Commission questions about any encroachment issues that will need to be clarified at time of site plan with property owner.

Commissioner Ainsworth recommended a more up-to-date survey, either way.

Secretary Lawrence made a motion to approve the Resolution for Approval of ZMA 2026-01 and ZMA 2026-02 as written.

Commissioner Ainsworth seconded the motion with one edit to the resolution to confirm boundary lines prior to sale.

Vice Chair Stewart seconded Commissioner Ainsworth's amendment.

All in favor, 5-0 (1 absent).

WORK SESSION ITEMS

SUP 26-1: Dominion Energy – Elm Substation Modernization

Chair Barbour introduced the Work Session.

Ms. DeHaven provided an overview of the project.

Krista (Kimley-Horn) stated Dominion is replacing transformers.

Commissioner Ainsworth asked what size are they?

Krista stated they are 34-5 voltage output and they are not above that; this will be an in-kind replacement of transformers.

Commissioner Ainsworth asked has Dominion looked at future capacity? Will they need additional substations here? Overhead transmissions?

Krista confirmed that no additional substations and no overhead transmissions will be required.

Secretary Lawrence asked are you increasing the height of the equipment? Increasing number of pieces?

Krista confirmed there is no increase to height and mechanical relays currently on-site; those will be replaced with electronic relays, which may look different than what is currently there, but it'll just be same pieces of equipment, just different versions.

Secretary Lawrence asked about privacy screens.

Krista stated the existing vegetation has not been kept up, dead vegetation will be removed and new added to make it more aesthetically pleasing.

Secretary Lawrence asked is the intent to screen everything from the ROW?

Krista stated that due to height of some equipment, they can't cover it all, but will screen along the ROW.

Vice Chair Stewart asked about newer transformers and if a noise study is required?

Ms. Jenkins stated that no, it is not required, but may be requested during site plan if desired.

Commissioner Ainsworth asked about the control enclosure and if there will be back up power included?

Krista stated no generator, but there is emergency back-up.

Commissioner Ainsworth asked about new fencing.

Krista confirmed the fence is to be replaced in-kind.

Commissioner Ainsworth stated we don't anticipate any additional noise issues.

Vice Chair Stewart asked if we have a decibel limit?

Ms. Jenkins confirmed we do.

Secretary Lawrence asked if we have the ability to make sure they maintain the premises?

Ms. Jenkins confirmed that can be added as a condition of approval.

Vice Chair Stewart recommended a condition from St. John's Church SUP to look at as reference.

Commissioner Ebrahim made a motion for a public hearing to be held on SUP 26-1 on August 18, 2026.

Vice Chair Stewart seconded the motion.

All in favor, 5-0 (1 absent).

SUP 26-3: PlayVerse LLC

Commissioner Ainsworth stated that clarification is needed on the Future Land Use Map as it is not showing the appropriate property in the presentation.

Ms. DeHaven confirmed it will be edited for the public hearing.

Mr. Gold (Applicant) provided an overview of the project.

Secretary Lawrence jokingly asked for Mr. Gold's qualifications for squirrely kids? (Mr. Gold's children present)

Commissioner Ebrahim stated that he has four younger siblings and this is within walking distant from his house and would be a great addition.

Vice Chair Stewart agreed; a very welcome addition.

Commissioner Ainsworth stated he echos what other Commissioners say and asked if there will be any food service?

Mr. Gold confirmed no, not at this point. Maybe they will partner with existing food chains to cater for parties. Depends on what clients will want.

Commissioner Ainsworth asked about any water usage increase?

Mr. Gold stated the space already has two functional bathrooms which includes ADA.

Commissioner Ainsworth asked is there a parking assessment?

Ms. Jenkins confirmed yes, they did provide a parking calculation and they do have more parking available than what is required.

Commissioner Ainsworth asked Mr. Gold “do you have previous experience with this type of business?”

Mr. Gold stated not specifically, but have been studying for over two years to prepare.

Commissioner Ebrahim asked will there be a kitchen for cooking or food preparation?

Mr. Gold confirmed no, but possibly providing drinks, maybe catering pre-packaged foods.

Chair Barbour asked can guests bring food from outside?

Mr. Gold confirmed no, but maybe providing food catering packages, depending on what clients will want.

Commissioner Ebrahim asked if there are there any other dog spas in town?

Ms. Jenkins stated there are several other dog grooming spots.

Vice Chair Stewart asked what is the timeline for opening?

Mr. Gold stated one to two months.

Vice Chair Stewart made a motion to move SUP 26-3 to Public Hearing on August 18, 2026.

Commissioner Ebrahim seconded the motion.

All in favor, 5-0 (1 absent).

COMMENTS FROM THE COMMISSION

Commissioner Ebrahim sang “Happy Birthday” to Secretary Stewart. He then stated he is also happy to have the Habitat for Humanity Boundary Line Adjustment resolved. Lastly, he attended the Module 1 update for the Zoning Ordinance and is very enthusiastic about it.

Commissioner Ainsworth echoed Commissioner Ebrahim’s sentiments – a significant effort for the ZO update.

Vice Chair Stewart stated he may not be in attendance for the August 18th meeting.

Chair Barbour discussed that August 4th is National Night Out and encouraged citizens to comment on the ZO Module 1 update.

COMMENTS FROM THE STAFF

Ms. Jenkins confirmed the ZO survey is still open and to please participate.

ADJOURN

Secretary Lawrence made motion to adjourn at 8:03pm.

Commissioner Ebrahim seconded the motion.

All in favor, 5-0 (1 absent).



Community Development
Department

STAFF REPORT

Commission Meeting Date:	August 18, 2026
Agenda Title:	ZMA 26-01: 18 Court Street
Requested Action:	Hold a Public Hearing
Staff Lead:	Casey DeHaven, Planning Manager
Decision Deadline:	September 24, 2026 - Unless Applicant Defers

EXECUTIVE SUMMARY

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: 6984-33-7459-000) property into a restaurant and club.

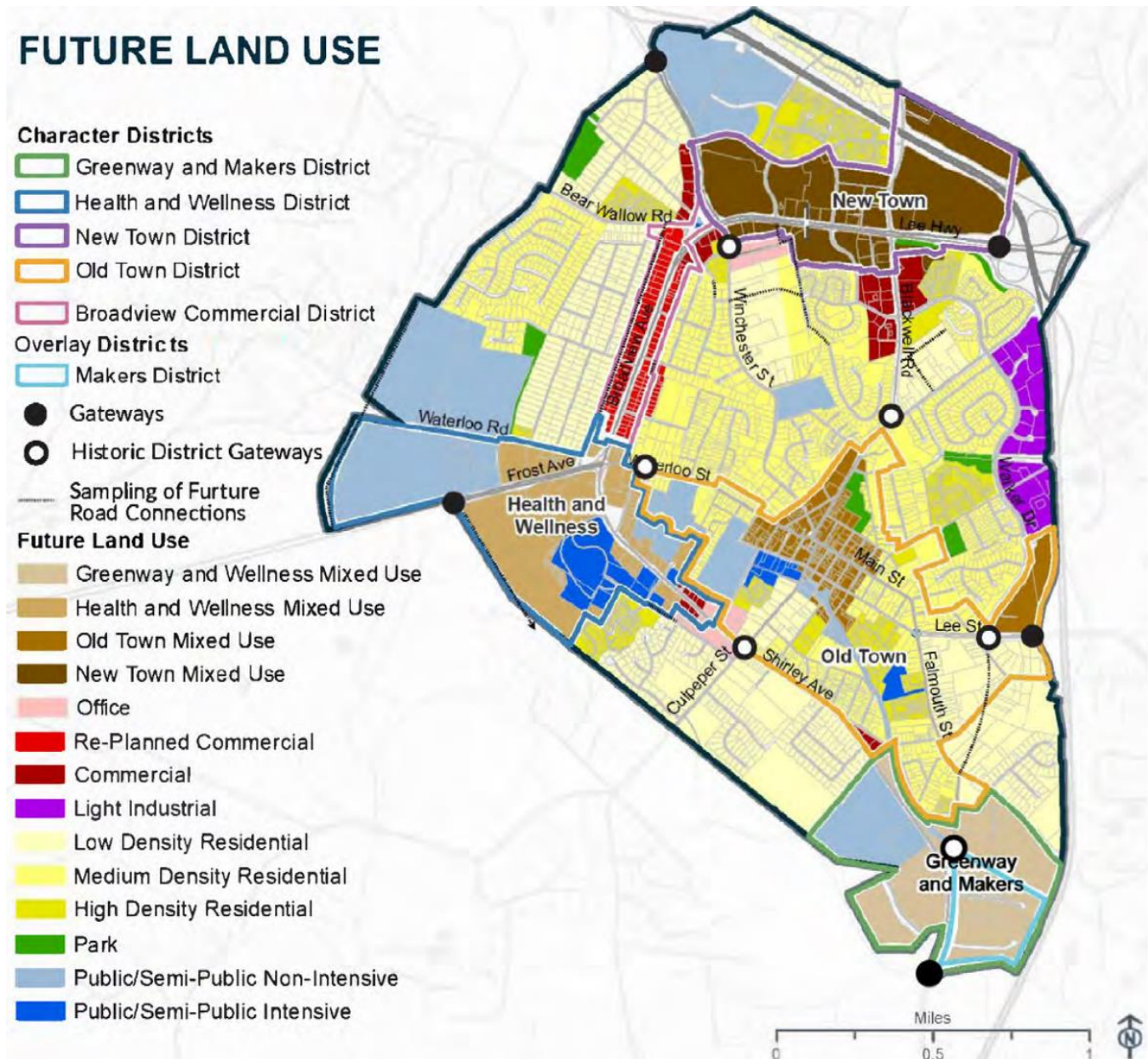
BACKGROUND

ZMA 2026-01 for 18 Court Street was accepted on May 22, 2026. Staff provided agency comments on June 8, 2026. Staff identified comments related to Rezoning Plan submission, building regulations, signage, parking, lighting, Site Development Plan submission, and landscaping.

The Planning Commission provided comments on ZMA 26-01 at the Work Session held on June 16, 2026. The following key points were discussed:

- 1) Typical by-right versus permissible uses within the Public/Semi-Public (PSP) and Central Business District (CBD) – hotel and restaurants considered by-right within the CBD.
- 2) Water and sewer capacity requirements – considered acceptable for the proposed uses as a hotel and restaurant per the Director of Utilities, Steven Friend.
- 3) Parking requirements – the Zoning Administrator, Heather Jenkins, confirmed they currently meet parking and overflow parking requirements, as well as loading/un-loading space requirements.

An initial Public Hearing was held for ZMA 2026-01 on July 21, 2026. However, due to a discrepancy with the associated GPINs for 18 Court Street, Staff has been advised at the direction of the Town Attorney to have the Planning Commission hold a second Public Hearing for ZMA 2026-01. In order to avoid any confusion, 18 Court Street will be reviewed utilizing only the parcel GPIN: 6984-33-8623-000.



STAFF RECOMMENDATION

Hold a Public Hearing.



TOWN OF WARRENTON

Department of Community Development

PO BOX 341
 WARRENTON, VIRGINIA 20188
<http://www.warrentonva.gov>
Permittech@warrentonva.gov
 (540) 347-2405

Land Development Application

Type of Development [select type(s) below]

Permit # _____

Planning	Zoning		
☐ Commission Permit (\$2232)	☐ Administrative Appeal	☐ Concept Plan Review	☐ Record / Vacate Plat
☐ Comprehensive Plan Amendment	☐ As-Built	☐ Easement Plat	☐ Site Development Plan
☐ Special Use Permit	☐ Bond Release/ Reduction	☐ Final Plat	☐ Variance
☒ Rezoning	☐ Bond Extension	☐ Preliminary Plat	☐ Waiver, Administrative
	☐ Boundary Adjustment	☐ Re-approval of Plat	☐ Waiver/Exception, Legislative

☐ Amendment to Existing Approved Application? If Yes, List Application _____

Project Description

Project Name: 18 Court Street Rezoning

Property Address (if no address, give closest cross street): 18 Court Street

Purpose of Request: Request to rezone 18 Court Street from Public/Semi-Public (PSP) to Central Business District (CBD).

Zoning District: PSP

Total Acres: 0.09

Acres for Proposed Use: 0.09

Parcel Identification Number(s): 6984-33-8623-000

Contact Information (Attach separate page if necessary)

All Current Owners

Name & Company: Town of Warrenton

Address: P.O. Drawer 341, Warrenton, VA 20188

Phone: (540) 347-1101

Email: _____

All Current Applicants (if different then owner):

Name & Company: Mr. Kevin Ash, Madison Dale Consulting LLC

Address: 111 E. Market Street, Leesburg, VA 20176

Phone: (301) 331-7879

Email: gramacciotti@clay-construction.com

Representative (if different then owner/applicant):

Name & Company: Grace Ramacciotti

Address: 111 E. Market Street, Leesburg, VA 20176

Phone: (301) 331-7879

Email: gramacciotti@clay-construction.com

OWNER(S) AFFIDAVIT (Original Signatures Required)

I have read this application, understand its intent and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission for Town of Warrenton officials and other authorized government agents on official business to enter the property to process this application.

APPLICANT(S) AFFIDAVIT (Original Signatures Required)

The information provided is accurate to the best of my knowledge. I acknowledge that all tests, studies, and other requirements of the Town of Warrenton Zoning Ordinance and Subdivision Ordinance and other requirements of review/approval agencies will be carried out at my expense. I understand that the Town may deny, approve or conditionally approve that for which I am applying.

Owner's Signature & Date: _____

Applicant's Signature & Date: _____

Print Owner's Name: _____

Print Applicant's Name: _____

Date Stamp

TOWN OF WARRENTON

P.O. Drawer 341
 Warrenton, VA 20188
 (540) 347-1101 x106
 Permittech@warrentonva.gov

**LAND USE APPLICATION:****AFFIDAVIT**

NO. _____

This affidavit certifies that the party listed, who is listed as the Applicant's Representative on a land use application, has been granted authorization to make an application and act on behalf of a property owner. It must be filled out completely by the property owner if another party is submitting an application(s) on the owner's behalf. This form must be notarized and must be submitted prior to issuance. Copies of affidavits are unacceptable.

I, Kevin Ash ^{Contractual Purchaser} am the ~~owner~~ of the property listed below and I certify that I have granted, Grace Ramacciotti as my duly authorized agent and give permission to make a land use application and act on my behalf for the following address:

for the land use application of 18 Court Street, Warrenton, VA 20186

^{Contractual Purchaser}
 Signature of Property Owner: [Signature] Date: 05/19/2020

(FOR NOTARY USE ONLY)

State/District of Virginia City/Town/County of Loudoun

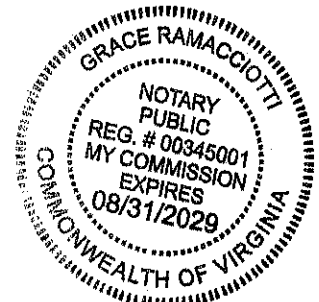
a Notary Public in and for the aforesaid hereby certify that the following person:

Kevin Ash

appeared before me in the State/District and City/Town/County aforesaid and executed this affidavit on the following date (month, day, and year):

Notary Signature: [Signature] Registration Number: 00345001

My Commission Expires: 08/31/2029



Omitted Submission Material Cover Letter

18 Court Street, Warrenton, Virginia 20186

Plans – Previously not required per Rob Walton (rwalton@warrentonva.gov); if this has changed, please inform the applicants.

Disclosure of Real Properties in Interest – No forms available on application.

Certificate of Payment of Taxes – Have not yet purchased this property from Town of Warrenton and therefore do not have certificate of payment of taxes.

Property Owner Affidavit – Included with revised language as Kevin Ash is not currently the owner of the property.

Pre-Application Record – Previously not required per Rob Walton (rwalton@warrentonva.gov); if this has changed, please inform the applicants.

**Statement of Justification for Zoning Map Amendment
18 Court Street, Warrenton, Virginia 20186**

This application requests a zoning map amendment for the property located at 18 Court Street in Warrenton, Virginia, to change the current zoning designation from Public/Semi-Public (PSP) to Central Business District (CBD).

Both Fauquier County and the Town of Warrenton have previously conducted public hearings regarding the future use and disposition of this property. Following these hearings, the governing bodies voted to approve the transfer and future use of the property by Madison Dale Consulting LLC for the proposed development of a restaurant.

Rezoning the property to the Central Business District designation will align the zoning classification with the approved and intended use of the site. The proposed CBD zoning is consistent with the Town's long-term planning objectives and will support economic development within the downtown area by encouraging hospitality, dining, and visitor-serving uses that complement the surrounding business district.

The requested amendment will facilitate the adaptive reuse and productive redevelopment of the property while promoting increased economic activity, tourism, and vitality within the historic downtown core. Approval of this rezoning will ensure that the zoning designation accurately reflects the property's intended function and supports the continued growth and enhancement of Warrenton's Central Business District.

For these reasons, the requested zoning map amendment is justified and consistent with the Town of Warrenton's planning goals and the previously approved disposition of the property.

Examined
&
mailed to
Town of
Warrenton this
5th day of June 1973
Mary A. Schweitzer

BOOK 290 PAGE 2

1402

THIS DEED (which is in part a deed of gift and in part a deed of bargain and sale), made this 11 day of May, 1973, between THE FAUQUIER NATIONAL BANK OF WARRENTON, Warrenton, Virginia, a national banking association, GRANTOR, and the TOWN OF WARRENTON, a municipal corporation of the State of Virginia, GRANTEE, WITNESSETH:

WHEREAS, the hereinafter described real estate has an appraised value in excess of \$120,000.00, but the Grantor wishes to convey said real estate to the Grantee for the sum of \$120,000.00, it being the intention of the Grantor that to the extent that the appraised value of said real estate exceeds said sum of \$120,000.00 this be a deed of gift;

NOW, THEREFORE, in consideration of the premises and of the sum of \$120,000.00 to be paid to the Grantor by the Grantee as hereinafter provided, the Grantor doth hereby bargain, sell, grant and convey, unto the Grantee, all of the following described real estate, to-wit:

That certain lot of land situate at the corner of Court and Hotel Streets, in the Town of Warrenton, Centre Magisterial District, Fauquier County, Virginia, together with the building thereon which was formerly the main office of The Fauquier National Bank of Warrenton, which lot of land is composed of the following two adjoining parcels:

- (A) A parcel of land containing 3907 Square Feet according to April 1971 plat and metes and bounds description of James G. Butler, Jr., C.L.S., which plat and metes and bounds description are attached hereto and made a part of this deed, which said 3907 Square Foot parcel consists of the property which was conveyed to said Bank by deed of James V. Brooke, et als, dated April 19, 1902, recorded May 14, 1902, in Deed Book 93, Page 261, in the Clerk's Office of the Circuit Court of Fauquier County, Virginia, and of the property which was conveyed to said Bank by deed of the Board of Supervisors of Fauquier County dated November 8, 1923, recorded December 13, 1923, in Deed Book 125, Page 116, in said Clerk's Office, less and excepting, however, from said last mentioned property a portion thereof which was conveyed to Fauquier County by deed of said Bank dated November 8, 1923, recorded December 13, 1923, in Deed Book 125, Page 118, in said Clerk's Office.

JAMES G. BUTLER, JR.
CERTIFIED LAND SURVEYOR
21 CULPEPER STREET
WARRENTON, VIRGINIA 22186

BOOK 290 PAGE 3

PHONE: 347-2100

April 1971

Description Of The
Fauquier National Bank
Of Warrenton Property
(As Referred To In Deed Book 93, Page 261, and
Deed Book 125, Page 116, Fauquier County Land Records)
Warrenton, Virginia

Beginning at a point at the northwesterly intersection of Hotel and Court Streets, said point being the extreme southerly corner of the herein described lot, thence running along the northerly right of way line of Hotel Street, N 59° 20' 34" W 66.46 feet to a point being a corner to the County of Fauquier Property, thence departing Hotel Street and running with the outline of the said County Property the following courses; N 31° 09' 30" E 54.51 feet to a point which lies within the present bank building, S 58° 50' 30" E 10.50 feet to another point which lies within the present bank building, N 31° 09' 30" E 5.00 feet to a point in a concrete gutter and S 58° 50' 30" E 56.76 feet to a point in the westerly right of way line Court Street, thence departing the County Property and running along said Court Street right of way line S 31° 55' 49" W 58.94 feet to the point and place of beginning, containing 3907 square feet of land, and being in accordance with a plat of survey hereto attached and being made a part hereof.

Note: Property corners will be appropriately marked.

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JAMES G. BUTLER, JR.

Certified Land Surveyor

23 CULPEPER STREET

WARRENTON, VIRGINIA 22188

PHONE: 347-3122

June 1, 1971

Description Of Bank Building Encroachment

Into County Of Fauquier Property

Town Of Warrenton

Fauquier County, Virginia

Beginning at a point lying on the outside face of wall of the present bank building, said point lies N $31^{\circ} 09' 30''$ E 3.29 feet from the extreme westerly corner of the Fauquier National Bank Property, thence running through the County Of Fauquier Property along the outside face of said bank building the following courses, N $58^{\circ} 18'$ W 1.49 feet to a point, N $31^{\circ} 45'$ E 53.02 feet to a point, S $58^{\circ} 18'$ E 2.88 feet to a point, N $31^{\circ} 42'$ E 0.49 feet to a point and S $58^{\circ} 18'$ E 8.55 feet to a point where the outside face of the bank building intersects the property line between the County Of Fauquier and the said Bank Property, thence running along said property line, which lies within the present bank building, S $31^{\circ} 09' 30''$ W 2.21 feet to a point, N $58^{\circ} 50' 30''$ W 10.50 feet to a point and S $31^{\circ} 09' 30''$ W 51.22 feet to the point and place of beginning, containing 87 square feet of land, and shown on the accompanying plat as the cross-hatched area lying on the westerly side of the Bank Property.

BOOK 290 PAGE 6

- (B) A parcel of land containing 87 Square Feet according to June 1, 1971 metes and bounds description of James G. Butler, Jr., (which metes and bounds description is attached hereto and made a part of this deed), being the cross-hatched area shown on the aforesaid plat of James G. Butler, Jr., and being the same identical property which was conveyed to said Bank by deed of the County Board of Supervisors of Fauquier County, Virginia, dated November 5, 1971, recorded November 8, 1971, in Deed Book 272, Page 229, in said Clerk's Office.

The above real estate is conveyed subject to the right, if any, of the public to use as a passage way the five foot one inch strip of land mentioned in deed to the Grantor from James V. Brooke, et als, dated April 19, 1902, recorded in Deed Book 93, Page 261, in said Clerk's Office.

The Grantee, as evidenced by its joining in the execution of this deed, agrees to pay to the Grantor the aforesaid sum of \$120,000.00 in four annual installments of \$30,000.00 each as follows:

\$30,000.00 in cash, without interest, on or before December 31, 1973

\$30,000.00 in cash, without interest, in the year 1974, on or before December 31st of that year

\$30,000.00 in cash, without interest, in the year 1975, on or before December 31st of that year

\$30,000.00 in cash, without interest, in the year 1976, on or before December 31st of that year

TO HAVE AND TO HOLD the above described real estate, together with all rights, ways, easements and appurtenances thereunto belonging, unto the Grantee, in fee simple.

Except as to the aforesaid right, if any, of the public to use as a passage way the five foot one inch strip of land hereinabove mentioned, the Grantor covenants that it will WARRANT GENERALLY the property hereby conveyed.

WITNESS the following signatures and seals of the parties hereto, the Grantor having caused its name to be signed hereto by its President and

its corporate seal to be affixed and attested by its Cashier, said officers having been duly authorized to execute this deed on behalf of the Grantor by resolution duly adopted by the Grantor's Board of Directors at its meeting held on the 16th day of March, 1973, and the Grantee having caused its name to be signed hereto by its Mayor and its official seal to be affixed and attested by its Recorder, said officers having been duly authorized to execute this deed on behalf of the Grantee by resolutions duly adopted by the Council of the Town of Warrenton at its meetings held on the 10th day of April, 1973 and the 1st day of May, 1973.

THE FAUQUIER NATIONAL BANK OF WARRENTON
BY J. W. Lainhart
PRESIDENT

ATTEST:
L. Hunton Tiffany
CASHIER

TOWN OF WARRENTON
BY C. Hunton Tiffany
MAYOR

ATTEST:
Mary C. Matto
RECORDER

STATE OF VIRGINIA
COUNTY OF FAUQUIER, to-wit:

I, Erma B. O'Neal, a Notary Public in and for the County of Fauquier, State of Virginia, do certify that J. W. Lainhart and C. Hunton Tiffany, whose names as President and Cashier, respectively, of The Fauquier National Bank of Warrenton are signed to the foregoing deed dated the 11th day of May, 1973, have each acknowledged the same before me in my County and State aforesaid.

My commission expires the 8th day of Sept., 1973.
Given under my hand this 11th day of May, 1973.
Erma B. O'Neal
NOTARY PUBLIC

BOOK 290 PAGE 8

STATE OF VIRGINIA

COUNTY OF FAUQUIER, to-wit:

I, Erma B. O'Neal, a Notary Public in and
for the County of Fauquier, State of Virginia, do certify that B. M.
Haley and Mary C. Matteo, whose
names as Mayor and Recorder, respectively, of the Town of Warrenton are
signed to the foregoing deed dated the 11th day of May,
1973, have each acknowledged the same before me in my County and State
aforesaid.

My commission expires the 8th day of Sept., 1973.Given under my hand this 11th day of May, 1973.

Erma B. O'Neal
NOTARY PUBLIC

Virginia: In the Clerk's Office of Fauquier Circuit Court, May 17, 1973This instrument was this day received in said Office
and with certificate admitted to record at 10:55 A.M.Tax of \$ 120.00 imposed by Section 58-54(b) Paid

John H. Brown Clerk

August 18, 2026
Planning Commission
Regular Meeting

**RESOLUTION TO RECOMMEND APPROVAL OF ZMA 2026-01: 18 COURT STREET
PURSUANT TO SECTION 11-3.9 OF THE ZONING ORDINANCE OF THE TOWN OF
WARRENTON (GPINS 6984-33-8623-000)**

WHEREAS, Warrenton, VA (Hereinafter "the Town") is a municipal corporation located within the County of Fauquier; and

WHEREAS, the Applicant, Mr. Kevin Ash, seeks a Zoning Map Amendment from PSP (Public/Semi-Public) to CBD (Central Business District) located at 18 Court Street (GPIN 6984-33-8623-000) in the Town of Warrenton and hereinafter referred to as the "Property"; and

WHEREAS, the Applicant has applied for a Zoning Map Amendment to redevelop the 18 Court Street (GPIN: 6984-33-8623-000) property into a restaurant and club; and

WHEREAS, the Applicant and the Applicant's representatives concluded a Pre-Application meeting with Staff on June 11, 2026; and

WHEREAS, the Planning Commission held one public work session on ZMA 2026-01 on June 16, 2026; and

WHEREAS, pursuant to §11-3 of the Zoning Ordinance upon petition of the Applicant for approval of a zoning amendment, the Planning Commission upon advertisement and notice properly given pursuant to §15.2-2204 of the Virginia Code held a Public Hearing on July 21, 2026 and on August 18, 2026; and

WHEREAS, pursuant to Virginia Code § 15.2-2285, the Planning Commission has considered the proposed zoning map amendments and now forwards its recommendation to the Town Council; and

WHEREAS, the Planning Commission finds that the Application meets the criteria for approval found in Section 11-3.9.12 in the Town of Warrenton Zoning Ordinance; and

WHEREAS, the Planning Commission, in consideration of all of the foregoing, is of the opinion that the application for ZMA 2026-01 is to be recommended for approval to the Town Council subject to the Concept Development Plan and any voluntary proffers;

NOW, THEREFORE, BE IT RESOLVED that the Warrenton Planning Commission on this 18th day of August 2026, recommends that Town Council approve ZMA 2026-01, subject to an approved Concept Development Plan and otherwise as described and depicted within the application.

Votes:

Ayes:

Nays:

Absent from Vote:
Absent from Meeting:

ATTEST: _____
James Lawrence, Planning Commission Secretary

August 18, 2026
Planning Commission
Regular Meeting

**RESOLUTION TO RECOMMEND DENIAL OF ZMA 2026-01: 18 COURT STREET PURSUANT
TO SECTION 11-3.9 OF THE ZONING ORDINANCE OF THE TOWN OF WARRENTON
(GPINS 6984-33-8623-000)**

WHEREAS, Warrenton, VA (Hereinafter "the Town") is a municipal corporation located within the County of Fauquier; and

WHEREAS, the Applicant, Mr. Kevin Ash, seeks a Zoning Map Amendment from PSP (Public/Semi-Public) to CBD (Central Business District) located at 18 Court Street (GPIN 6984-33-8623-000) in the Town of Warrenton and hereinafter referred to as the "Property"; and

WHEREAS, the Applicant has applied for a Zoning Map Amendment to redevelop the 18 Court Street (GPIN: 6984-33-8623-000) property into a restaurant and club; and

WHEREAS, the Applicant and the Applicant's representatives concluded a Pre-Application meeting with Staff on June 11, 2026; and

WHEREAS, the Planning Commission held one public work session on ZMA 2026-01 and ZMA 2026-02 on June 16, 2026;

WHEREAS, pursuant to §11-3 of the Zoning Ordinance upon petition of the Applicant for approval of a zoning amendment, the Planning Commission upon advertisement and notice properly given pursuant to §15.2-2204 of the Virginia Code held a Public Hearing on July 21, 2026 and August 18, 2026; and

WHEREAS, pursuant to Virginia Code § 15.2-2285, the Planning Commission has considered the proposed zoning map amendments and now forwards its recommendation to the Town Council; and

WHEREAS, the Planning Commission finds that the Application does not meet the criteria for approval found in Section 11-3.9 in the Town of Warrenton Zoning Ordinance based on the following:

; and _____

NOW, THEREFORE, BE IT RESOLVED that the Warrenton Planning Commission on this 18th day of August 2026, recommends that Town Council deny ZMA 2026-01.

Votes:

Ayes:

Nays:

Absent from Vote:

Absent from Meeting:

ATTEST: _____
James Lawrence, Planning Commission Secretary



STAFF REPORT

Planning Commission Meeting Date:	August 18, 2026
Agenda Title:	SUP 2026-01: Dominion Energy – Elm Substation Modernization
Requested Action:	Hold Public Hearing
Department / Agency Lead:	Community Development
Staff Lead:	Casey DeHaven, Planning Manager

EXECUTIVE SUMMARY

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.

BACKGROUND

The Applicant is proposing to modernize the existing substation by replacing outdated equipment in order to ensure more safe and reliable electric service to the surrounding area. This modernization includes enlarging the footprint of the existing substation from approximately 115' x 84' to 150' x 84' with the expansion taking place on the north side away from Madison Street. This will require an expanded fence-line; the fencing will remain chain-link. The current Zoning Ordinance prohibits fencing over 6' in height; the existing substation fencing is 7' with 1' of barbed wire for the safety of humans and animals and the Applicant is requesting the same fencing be replaced surrounding the enlarged substation. The modernization will not require additional power/electricity; the substation will emit the same amount of electricity as before but will allow the surrounding community to experience improved electrical power with fewer outages.

The Planning Commission held a Work Session for SUP 26-01 on July 21, 2026.

STAFF RECOMMENDATION

Hold Public Hearing. 100-Day Timeclock: July 21, 2026 – October 29, 2026

Plan Warrenton 2040

Plan Warrenton 2040 designates the Elm Substation as being within the Broadview Commercial District as Medium Density Residential. The summary of this district states *“Experience Broadview’ will allow for mixed-use residential at lower density, but nodal development with mixed-use anchors and improved edges to adjacent single-family neighborhoods. Current commercial uses will be maintained.”*

Legal Impact

Conditions of Approval run with the land so as to bind future. Any party or officer identified by title shall be entitled and responsible to the adopted Conditions of Approval.

Date Stamp

TOWN OF WARRENTON

P.O. Drawer 341
 Warrenton, VA 20188
 (540) 347-1101 x106
 Permittech@warrentonva.gov

**LAND USE APPLICATION:****AFFIDAVIT**

NO. _____

This affidavit certifies that the party listed, who is listed as the Applicant's Representative on a land use application, has been granted authorization to make an application and act on behalf of a property owner. It must be filled out completely by the property owner if another party is submitting an application(s) on the owner's behalf. This form must be notarized and must be submitted prior to issuance. Copies of affidavits are unacceptable.

I, Virginia Electric and Power Company DBA Dominion Energy am the owner of the property listed below and I certify that I have granted, Kimley-Horn, Attn: Ben Jackson as my duly authorized agent and give permission to make a land use application and act on my behalf for the following address:
277 Linden Street, Warrenton VA 20186

for the land use application of Dominion Energy Elm Substation Modernization

Signature of Property Owner:

Date: 12/11/2025**(FOR NOTARY USE ONLY)**

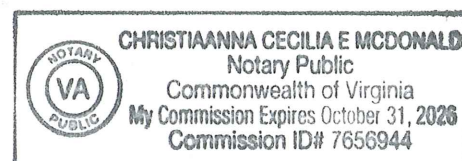
State/District of Virginia City/Town/County of Henrico

a Notary Public in and for the aforesaid hereby certify that the following person: Laura Meadows, Authorized Representative appeared before me in the State/District and City/Town/County aforesaid and

executed this affidavit on the following date (month, day, and year): 12/11/25

Notary Signature: Registration Number: 7656944

My Commission Expires: 10/31/26



Dominion Energy – Elm Substation Modernization – December 2025

Town of Warrenton, VA – Special Use Permit

Statement of Justification

Elm Substation is a dated substation with worn equipment and structures that are antiquated compared to current technology. Thus, there is a need to perform a complete station modernization to ensure safe and reliable electric service to the surrounding area. Because the site is zoned R-10, a Special Use Permit (administered via the Town of Warrenton) is needed to expand the station. Additionally, the existing and proposed fence is 7’ tall with 1’ of barbed wire, which is not permitted on properties zoned R-10, and requires a Special Use Permit. The proposed fence is required for substation security to prevent human and animal interaction with the electric substation. It should be noted that the station is being modernized solely to replace aging equipment, and not to support new development in the area – the same amount of power/electricity will come through the station before and after the project is complete. As a result, the surrounding community will experience improved reliability and fewer power outages.

No land acquisition is necessary for this project, as it will be entirely contained on property owned by Dominion Energy. However, multiple parcels (all owned by Dominion Energy) along Linden Street will be combined into one parcel via a Boundary Line Adjustment (BLA) Plat process. It is our intent to have the BLA process track concurrently with the SUP process.

The site is located in a residential area near the intersection of Madison Street and Linden Street. The existing entrances from Madison Street and Linden Street will be used during and after construction – no new entrances are proposed. There are no wetlands or streams located on this site. The substation does not require a connection to the Town’s water or sewer facilities. Traffic to the site after construction is complete will be limited to a few vehicles per month.

Evaluation Criteria; Issues for Consideration - per Town of Warrenton Zoning Ordinance §11-3.10.3)

1. Whether the proposed Special Use Permit is consistent with the Comprehensive Plan.

- a. The proposed Elm Substation Modernization project does not conform with the Town’s Comprehensive Plan. Per the Town’s Future Land Use map, the project site lies within a “Medium Density Residential” district, which does not currently permit the use of a substation. However, given that the site is an existing substation that has been in operation for quite some time, we feel that this conflict with the Town’s Comprehensive Plan is not particularly detrimental and can be mitigated with the processing of this Special Use Permit (SUP) application.

2. Whether the proposed Special Use Permit will adequately provide for safety from fire hazards and have effective measures of fire control.

- a. In the event of a fire inside the substation, Dominion has specific guidelines that the Town Fire Department will be made aware of. These guidelines are provided below.

- i. Burning electrical equipment is already ruined and will be replaced. The safest course of action is to let it burn.
- ii. Contact Dominion and wait for their personnel to arrive. Never attempt to enter a substation without utility personnel present. Number to call: 800-684-8486
- iii. Evacuate the area and keep everyone at least 300 feet away from the substation.
- iv. Electrical equipment contains oil. Be alert for explosions and toxic smoke.
- v. Protect area exposures to prevent fire from spreading.
- vi. If an equipment fire must be suppressed, utility personnel and the incident commander will tell you how to proceed.

3. The level and impact of any noise emanating from the site, including that generated by the proposed use, in relation to the uses in the immediate area.

- a. The two new transformers will replace the old, outdated units and will reduce the decibel level currently produced by the station. The transformers are the only pieces of equipment on site that generate any kind of substantial noise.

4. The glare or light that may be generated by the proposed use in relation to uses in the immediate area.

- a. There are two (2) proposed lights inside the station, both located on the control enclosure, at an approximate height of 9.5'. These lights are downward facing, will not spill over onto adjacent properties, and are for night-time security purposes. A cut sheet of the proposed fixture has been included with this submittal.

5. The proposed location, lighting and type of signs in relation to the proposed use, uses in the area, and the sign requirements of this ordinance.

- a. All proposed signage will be posted directly on the fence. These signs will not be individually lit. The proposed signage will be identical to what is present at the site today.
- b. For safety and security, there are "DANGER – KEEP OUT – HIGH VOLTAGE" signs posted at regular intervals around the perimeter chain-link fence. In addition, the two entrance gates into the station will remain locked at all times.

6. The compatibility of the proposed use with other existing or proposed uses in the neighborhood, and adjacent parcels.

- a. The existing use of the subject site is a substation and is proposed to remain as such. This use is not currently permitted in the R-10 zoning district, hence the need for a Special Use Permit to enlarge the station.

7. The location and area footprint with dimension (all drawn to scale), nature and height of existing or proposed buildings, structures, walls, and fences on site and within the neighborhood.

- a. The existing station is approximately 115' x 84', and the proposed station will be approximately 150' x 84', with the expansion being on the north side of the site (away from Madison Street). The existing chain link fence surrounding the station is the typical 2" mesh, 7' tall with 1' of barbed wire on top. The expanded fence line will match the existing chain link fence (see example photo below). Any sections/areas of existing fence that are damaged or unsightly will be replaced with this project.

- b. The Town's Ordinance currently prohibits the installation of any fence over the height of 6'. The applicant requests that the 7' tall fence with 1' of barbed wire be included in this Special Use Permit.



Example photo of existing security fence

- c. The proposed equipment includes circuit breakers (12'± height), buswork (20'± height), transformers (18'± height), and a control enclosure (14'± height). The finish color for the proposed equipment will be predominantly galvanized steel (gray), with some aluminum (silver) and porcelain insulators mixed in. The proposed equipment at the substation is similar in appearance to what is there now, and is highlighted on the enclosed site plan drawing. There are also other nearby unsightly storage materials and containers/sheds outside of the substation that will be removed as a part of this project.

8. The nature and extent of existing or proposed landscaping, screening and buffering on the site and in the neighborhood.

- a. Per 8-8.4, the Town currently requires a 25' wide landscape buffer yard from the property line. However, this requirement would significantly encroach into the existing substation and is therefore not feasible. Therefore, we respectfully request a Variance to this requirement because of impacts to the operation of the station it would cause. There is existing landscaping around the substation that currently provides screening, but is in poor/unsightly condition. The Applicant proposes to clean up/remove the existing landscaping and add additional planting where appropriate to improve the screening and aesthetics of the substation.

9. The timing and phasing of the proposed development and the duration of the proposed use.

- a. The proposed construction will not be phased (i.e. Phase 1, Phase 2, etc.) - it will be performed at one time. Once the construction is complete and the station is energized, it will remain in the energized state

unless there is a planned outage for maintenance or emergency. In other words, the substation is not on/energized only at certain times of the day – it is on 24/7/365.

10. Whether the proposed Special Use Permit will result in the preservation or destruction, loss or damage of any significant topographic or physical, natural, scenic, archeological, or historic feature.

- a. The proposed project will not impact any significant topographic or physical, natural, scenic, archeological, or historic features.

11. Whether the proposed Special Use Permit at the specified location will contribute to or promote the welfare or convenience of the public.

- a. The proposed project will enhance the reliability of electric service to residential and commercial customers in the area.

12. The traffic expected to be generated by the proposed use, the adequacy of access roads and the vehicular and pedestrian circulation elements (on and off-site) of the proposed use, all in relation to the public's interest in pedestrian and vehicular safety, efficient traffic movement and access in case of fire or catastrophe.

- a. Traffic to the site after construction is complete will be limited to a few vehicles per month. The site is not located in a heavy pedestrian corridor (i.e. no sidewalks or walkways), and therefore will not have an impact on foot traffic.

13. Whether the proposed use will facilitate orderly and safe road development and transportation.

- a. Access to the substation will be provided by two (2) existing entrances - one off Madison Street and one off Linden Street. The entrance off Madison Street will be widened to enhance vehicle maneuverability into and out of the site.

14. Whether, in the case of existing structures proposed to be converted to uses requiring a Special Use Permit, the structures meet all code requirements of the Town of Warrenton.

- a. No existing structures will be converted to a use requiring a Special Use Permit.

15. Whether the proposed Special Use Permit will be served adequately by essential facilities, services and utilities.

- a. There is no water or sewer service to the site – existing or proposed.

16. The effect of the proposed Special Use Permit on environmentally sensitive land or natural features, wildlife habitat and vegetation, water and air quality.

- a. There will be no impacts to environmentally sensitive land/natural features, wildlife habitat/vegetation, or water/air quality as a result of this project. Erosion and sediment controls will be in place throughout construction that will prevent sediment from leaving the site and protect water quality. In addition, there will be dust control on site to protect air quality, and measures to prevent sediment/dirt from being tracked onto the neighborhood roads.

17. Whether the proposed Special Use Permit use will provide desirable employment and enlarge the tax base by encouraging economic development activities consistent with the Comprehensive Plan.

- a. N/A – this substation will not feature any personnel on site on a full-time basis.

18. The effect of the proposed Special Use Permit use in enhancing affordable shelter opportunities for residents of the Town, if applicable.

- a. N/A

19. The location, character, and size of any outdoor storage.

- a. The existing equipment/material stored on site will be removed. Outdoor storage is not being proposed with this Special Use Permit.

20. The proposed use of open space.

- a. There are no proposed/new open space areas. However, the existing grassed/vacant lots behind the substation to the north will be joined with the substation parcel (via the Boundary Line Adjustment process). These areas will remain grassed/vacant.

21. The location of any major floodplain and steep slopes.

- a. There are no major floodplains or steep slopes located on site.

22. The location and use of any existing non-conforming uses and structures.

- a. The existing and proposed use of this site is a substation which is a non-conforming use, hence the need for a Special Use Permit. Outdoor storage of materials & equipment, also a non-conforming use, is not being proposed with this Special Use Permit.

23. The location and type of any fuel and fuel storage.

- a. N/A

24. The location and use of any anticipated accessory uses and structures.

- a. The existing sheds on site will be removed with this project. No new structures outside of the substation are proposed.

25. The area of each proposed use.

- a. The existing station is approximately 115' x 84', and the proposed station will be approximately 150' x 84', with the expansion being on the north side of the site (away from Madison Street).

26. The proposed days/hours of operation

- a. The substation will continuously be in use and remotely monitored. There will not be an employee on site daily.

27. The location and screen of parking and loading spaces and/or areas.

- a. There are no permanent/dedicated parking spaces or loading spaces - any parking on site will be temporary/short-term. The existing paved area behind the station will be used for parking during maintenance operations or outages.

28. The location and nature of any proposed security features and provisions.

- a. Security cameras will be located on site to monitor the substation. The substation is currently secured with a 7' tall chain link fence with 1' of barbed wire. The proposed expansion of the fence line will match the existing fence. The two (2) entrance gates into the station are locked.

29. The number of employees.

- a. There will not be an employee on site daily – the station is not manned.

30. The location of any existing and/or proposed adequate on and off-site infrastructure.

- a. See the attached SUP concept plan for the location of existing and proposed infrastructure. There is no off-site infrastructure proposed.

31. Any anticipated odors which may be generated by the uses on site.

- a. There are no anticipated odors associated with the site.

32. Refuse and service areas.

- a. There are no refuse or services areas associated with the site.

GPIN: 6984/ 40/ 6668/ 000/

As of: 1/12/2026 9:03:19 PM

Acct#: 69844066

Item 3.

PID: 25329

Fauquier County Report

Property Owner

Name: VIRGINIA ELECTRIC & POWER CO TAX DEPT 17TH/OJRP

Mailing Address: 701 E CARY ST
RICHMOND, VA 23219

Parcel Use: 940V

Tax District: 7 - CENTER-WARRENTON

Property Information

Physical Address:

Subdivision: N/A

Lot #: LOT 23

Size (Acres): 0.00

Legal: BARTENSTEIN SUBD LOT 23 BLOCK E

Current Value Assessment

Year	Improvements	Land	FMV Total	Land Use Value	Total Taxable Value
2025	\$0	\$0	\$0	N/A	\$0

Land

Land Type	Size	Units
MISCELLANEOUS	0.00	ACRES
Total	0.00	

Deed Transfers

Item 3.

Deed Date	Book	Page	Deed Type	Est. Sale	Owner
10/14/1946	160	242	DEED	\$0	VIRGINIA ELECTRIC & POWER CO

Reappraisal Value History

Year	Improvements	Land	FMV Total	Land Use Value	Total Taxable Value
2024	\$0	\$0	\$0	N/A	\$0
2023	\$0	\$0	\$0	N/A	\$0
2022	\$0	\$0	\$0	N/A	\$0
2021	\$0	\$0	\$0	N/A	\$0
2020	\$0	\$0	\$0	N/A	\$0
2019	\$0	\$0	\$0	N/A	\$0
2018	\$0	\$0	\$0	N/A	\$0
2017	\$0	\$0	\$0	N/A	\$0
2016	\$0	\$0	\$0	N/A	\$0
2015	\$0	\$0	\$0	N/A	\$0
2014	\$0	\$0	\$0	N/A	\$0
2013	\$0	\$0	\$0	N/A	\$0
2012	\$0	\$0	\$0	N/A	\$0
2011	\$0	\$0	\$0	N/A	\$0

Not a Legal Document

Subject to terms and conditions
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As of: 1/12/2026 9:03:19 PM

Acct#: 698440678

Item 3.

PID: 25330

Fauquier County Report

Property Owner

Name: VIRGINIA ELECTRIC & POWER CO TAX DEPT 17TH/OJRP

Mailing Address: 701 E CARY ST
RICHMOND, VA 23219

Parcel Use: 940V

Tax District: 7 - CENTER-WARRENTON

Property Information

Physical Address:

Subdivision: N/A

Lot #: LOT 22

Size (Acres): 0.00

Legal: BARTENSTEIN SUBD LOT 22 BLOCK E

Current Value Assessment

Year	Improvements	Land	FMV Total	Land Use Value	Total Taxable Value
2025	\$0	\$0	\$0	N/A	\$0

Land

Land Type	Size	Units
MISCELLANEOUS	0.00	ACRES
Total	0.00	

Deed Transfers

Item 3.

Deed Date	Book	Page	Deed Type	Est. Sale	Owner
10/14/1946	160	244	DEED	\$0	VIRGINIA ELECTRIC & POWER CO

Reappraisal Value History

Year	Improvements	Land	FMV Total	Land Use Value	Total Taxable Value
2024	\$0	\$0	\$0	N/A	\$0
2023	\$0	\$0	\$0	N/A	\$0
2022	\$0	\$0	\$0	N/A	\$0
2021	\$0	\$0	\$0	N/A	\$0
2020	\$0	\$0	\$0	N/A	\$0
2019	\$0	\$0	\$0	N/A	\$0
2018	\$0	\$0	\$0	N/A	\$0
2017	\$0	\$0	\$0	N/A	\$0
2016	\$0	\$0	\$0	N/A	\$0
2015	\$0	\$0	\$0	N/A	\$0
2014	\$0	\$0	\$0	N/A	\$0
2013	\$0	\$0	\$0	N/A	\$0
2012	\$0	\$0	\$0	N/A	\$0
2011	\$0	\$0	\$0	N/A	\$0

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As of: 1/12/2026 9:03:19 PM

Acct#: 698440770

Item 3.

PID: 25341

Fauquier County Report

Property Owner

Name: VIRGINIA ELECTRIC & POWER CO TAX DEPT 17TH/OJRP

Mailing Address: 701 E CARY ST
RICHMOND, VA 23219

Parcel Use: 940V

Tax District: 7 - CENTER-WARRENTON

Property Information

Physical Address:

Subdivision: N/A

Lot #: LOT 21

Size (Acres): 0.00

Legal: BARTENSTEIN SUBD LOT 21 BLOCK E

Current Value Assessment

Year	Improvements	Land	FMV Total	Land Use Value	Total Taxable Value
2025	\$0	\$0	\$0	N/A	\$0

Land

Land Type	Size	Units
MISCELLANEOUS	0.00	ACRES
Total	0.00	

Deed Transfers

Item 3.

Deed Date	Book	Page	Deed Type	Est. Sale	Owner
10/14/1946	160	243	DEED	\$0	VIRGINIA ELECTRIC & POWER CO

Reappraisal Value History

Year	Improvements	Land	FMV Total	Land Use Value	Total Taxable Value
2024	\$0	\$0	\$0	N/A	\$0
2023	\$0	\$0	\$0	N/A	\$0
2022	\$0	\$0	\$0	N/A	\$0
2021	\$0	\$0	\$0	N/A	\$0
2020	\$0	\$0	\$0	N/A	\$0
2019	\$0	\$0	\$0	N/A	\$0
2018	\$0	\$0	\$0	N/A	\$0
2017	\$0	\$0	\$0	N/A	\$0
2016	\$0	\$0	\$0	N/A	\$0
2015	\$0	\$0	\$0	N/A	\$0
2014	\$0	\$0	\$0	N/A	\$0
2013	\$0	\$0	\$0	N/A	\$0
2012	\$0	\$0	\$0	N/A	\$0
2011	\$0	\$0	\$0	N/A	\$0

Not a Legal Document

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GPIN: 6984/ 40/ 7833/ 000/

As of: 1/12/2026 9:03:19 PM

Acct#: 698440783

Item 3.

PID: 25342

Fauquier County Report

Property Owner

Name: VIRGINIA ELECTRIC & POWER CO TAX DEPT 17TH/OJRP

Mailing Address: 701 E CARY ST
RICHMOND, VA 23219

Parcel Use: 940V

Tax District: 7 - CENTER-WARRENTON

Property Information

Physical Address:

Subdivision: N/A

Lot #: LOT 20

Size (Acres): 0.00

Legal: BARTENSTEIN SUBD LOT 20 BLOCK E

Current Value Assessment

Year	Improvements	Land	FMV Total	Land Use Value	Total Taxable Value
2025	\$0	\$0	\$0	N/A	\$0

Land

Land Type	Size	Units
MISCELLANEOUS	0.00	ACRES
Total	0.00	

Deed Transfers

Item 3.

Deed Date	Book	Page	Deed Type	Est. Sale	Owner
10/14/1946	160	244	DEED	\$0	VIRGINIA ELECTRIC & POWER CO

Reappraisal Value History

Year	Improvements	Land	FMV Total	Land Use Value	Total Taxable Value
2024	\$0	\$0	\$0	N/A	\$0
2023	\$0	\$0	\$0	N/A	\$0
2022	\$0	\$0	\$0	N/A	\$0
2021	\$0	\$0	\$0	N/A	\$0
2020	\$0	\$0	\$0	N/A	\$0
2019	\$0	\$0	\$0	N/A	\$0
2018	\$0	\$0	\$0	N/A	\$0
2017	\$0	\$0	\$0	N/A	\$0
2016	\$0	\$0	\$0	N/A	\$0
2015	\$0	\$0	\$0	N/A	\$0
2014	\$0	\$0	\$0	N/A	\$0
2013	\$0	\$0	\$0	N/A	\$0
2012	\$0	\$0	\$0	N/A	\$0
2011	\$0	\$0	\$0	N/A	\$0

Not a Legal Document

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www.actDataScout.com

A preapplication meeting was held on September 4, 2025 between the Town of Warrenton and Dominion Energy representatives and their agents for a SUP submission for property at the corner of Linden and Madison Street.



July 9, 2026
Casey DeHaven (Squyres)
Town of Warrenton
PO Box 341
Warrenton, Virginia 20188

**RE: *Special Use Permit Application (SUP-26-1) Dominion Energy
Elm Substation Modernization***

**Elm Sub Modernization – Town of Warrenton
SUP Comment Responses**

Review Comments found on page:

General	1
Planning.....	1
Zoning	1
PW/PU.....	4

General

General overall comment is the application needs to include more detailed information on specific items, including landscaping alterations in order to meet Zoning requirements and VDOT entrance requirements for a Commercial entrance, as required by the Project Coordinator. Please refer to the attached Staff comments for further detail.

Response: Acknowledged.

Planning

The current submittal of the application does address that the current existence of the substation within the R-10 District is a permissible use and this submission does not require any additional land acquisition; it will be contained on property owned by Dominion Energy. Multiple parcels along Linden Street, which are currently owned by Dominion Energy, will be combined into one parcel via a Boundary Line Adjustment (BLA).

Response: The Boundary Line Adjustment (BLA) process is currently underway with the Town.

Please see Zoning comments for additional requirements and clarifications for other items (i.e. Lighting, Parking, Setbacks, Fencing, Screening, etc.)

Response: Acknowledged.

Zoning

Article 2-19.5 – Fences and Walls

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 statement of justification is not clear whether any new fencing is being proposed as part of this application. Staff suggests revising the statement of justification and the plan to show any new fencing proposed along with an elevation drawing to show material and total height of each fence.

Clarification: The fence detail should be incorporated as part of the plan itself on a separate “details and specifications” sheet. The plan is the primary source of information for all future enforcement and/or permitting requests. All details should be included as part of the plan.

Response: Detail sheet added to SUP plan – see Sheet 3. The fence is 7' tall with 1' of barbed wire on top (total height 8').

Article 3.4.2.4 – Lot and Yard Regulations

The setbacks noted on the plan appear to be incorrect; the setback for “other permitted uses” in the Residential R-10 Zoning District are as follows:

- Front- 25'
- Side- 15'
- Rear- 20'

***The property will have two frontages on Madison and Linden Street and once the lots have been consolidated, a setback reduction can be granted for the secondary front yard located along Linden Street. This reduced setback would be the average of the front and side yard setbacks required for the lot, 20'. However, additional reduction of setback may be necessary due to the proposed transformer equipment's proximity to the property line.*

Clarification: The secondary frontage (*reduced setback per Article 2-13.10 of the ZO*) along Linden Street will be 20'. If additional reduction of setbacks is necessary due to proposed equipment locations, it must be requested as part of the Special Use Permit process.

Staff comment **remains as advisory:** The proposed transformers do not appear to meet the primary or secondary front yard setbacks currently required for each lot. The lot consolidation that was submitted may not alleviate this issue and a waiver of setback requirements may be required.

Provide the proposed setback for all structures on site to determine if additional waivers or modifications need to be requested from the Town Council.

Clarification: The required 20' setback was added to the plan, but dimensions/setbacks to each property line must be added to the plan for all structures to indicate whether they will meet the minimum required setback. As shown, it looks like several pieces of equipment will not meet the setback requirement. Waivers of setbacks must be requested as part of the Special Use Permit.

Response: Sheet 2 of the SUP Plan (the Concept Site Plan) shows the proposed setbacks and dimensions to proposed equipment from the property line. The front setback on Madison St. will remain unchanged at 25'. The secondary front setback on Linden St. will be reduced from 25' to 20'. We are further proposing additional reduction of the setback on Linden St. from 20' to 10', due to proximity of proposed equipment to the property line. See Note 1 on Sheet 2.

Article 6 – Signs

No new signage is shown on the plan, but signage on the exterior fencing to the site is proposed within the Statement of Justification. Provide a detail for the proposed signage indicating the size of the sign and mounting method.

- If additional building or directional signage is proposed, provide façade width and signage details or provide a note on the plan indicating that signage will be addressed at the time of Site Development Plan. (6-13.3 ZO)

Clarification: Add a note to the SUP plan that states signage shall be addressed at the time of Site Development Plan.

Response: Note added to Sheet 2 of the plan stating that signage will be addressed at time of Site Development Plan.

Article 8 – Landscaping

Provide landscape details to show that the site is sufficiently screened/buffered from all adjacent residential properties and the roadway to meet minimum Zoning Ordinance requirements. As shown, staff is unable to verify the structures will be adequately screened from the adjacent residential properties. The applicant is requesting a modification from the Town Council for the buffer requirement. (8-8 ZO)

- Per Article 8-8.4, a 25' wide buffer yard is required as listed in Table 8-8.5, to consist of:
 - o A double-staggered row of evergreen trees 15' OC that form a continuous visual screen of at least 6' in height. Note – addressing the 'continuous visual screen' requirement may require plantings that are less than 15' apart.
 - OR
 - o A fence, wall, or berm of at least 6' in height, plus 6' tall evergreen trees every 25' on the side facing the residential use.
- Note – Any equipment over 6' in height may require fences, walls, berms, or trees to be more than 6' tall at the time of installation, so as to provide the required buffering/screening.
- Per 8-10.3, #2, item d. – the site must either retain existing trees or plant new trees so that there will be a minimum 20-year tree canopy coverage of 20%.

Clarification: The landscaping shown does not appear to meet minimum buffer requirements under Article 8-8 of the Zoning Ordinance. Should the Town Council approve a modification to the buffer width requirement, a condition of approval should be added to state that the site shall provide enhanced screening of the property from adjacent residential properties within the reduced buffer width. Landscaping will be reviewed in depth at the time of site development plan submission, but buffering of the use has been a concern of neighboring residents.

Response: A double staggered row of evergreens was not able to be achieved due to existing utilities and location of existing fencing. Thus, evergreens are now provided at 15' O.C. instead. Along Linden Street, evergreen shrubs have been placed in between each tree to provide enhanced screening. Minimum tree canopy coverage shown in charts on Sheet 4.

The application does not demonstrate how refuse on the site is to be handled or screened from view. (8-8.2 ZO)

Clarification: As an advisory comment, separate permits are required for any temporary dumpsters and a plan showing locations must be provided at the time of application. Alternatively, the dumpsters can be shown on the site development plan and permitted separately.

Response: Acknowledged. Dumpsters will be shown on the site development plan.

Article 9-8 – Lighting

No lighting plan was provided on the SUP plan. However, the statement of justification notes there will be two new fixtures installed. A fixture cutsheet was provided for the proposed lights and appears to meet the Zoning Ordinance's requirements for fully shielded and full-cutoff fixtures. ***Lighting plan review will be required as part of the Site Development Plan.***

Response: Note added to sheet 2 of the plan stating that lighting will be addressed at time of Site Development Plan.

A photometric plan was not provided with the SUP plan. ***A photometric plan will be required as part of the Site Development Plan process.***

Response: A photometric plan is not included with the SUP plan, but will be included with the site plan drawing set.

Article 9-14 – Performance Standards for all Non-Residential Uses

A "potential landscape area" has been identified on the plan, but there is no additional information regarding screening of the use from the adjacent residential properties. Every use requiring power shall be concealed by coniferous plantings if visible from abutting residential properties. (9-14.10 ZO)

Clarification: Additional plantings are needed to screen the use from adjacent residential properties. As proposed, the landscaping will not meet the buffer requirements under Article 8-8 of the Zoning Ordinance. Staff suggests a condition of approval that the site shall provide enhanced screening from adjacent residential properties in compliance with Article 8-8 of the Zoning Ordinance. Landscaping will be reviewed in depth at the time of site development plan submission, but buffering of the use has been a concern of neighboring residents.

Response: Additional evergreen screening shrubs have been added in between evergreen trees along Linden Street. In addition, trees on both Madison Street and Linden Street are now spaced at 15' O.C.

PW/PU

Project Coordinator

- The existing entrance along Madison Street needs to be upgraded to a commercial entrance per VDOT CG-13 Standard.

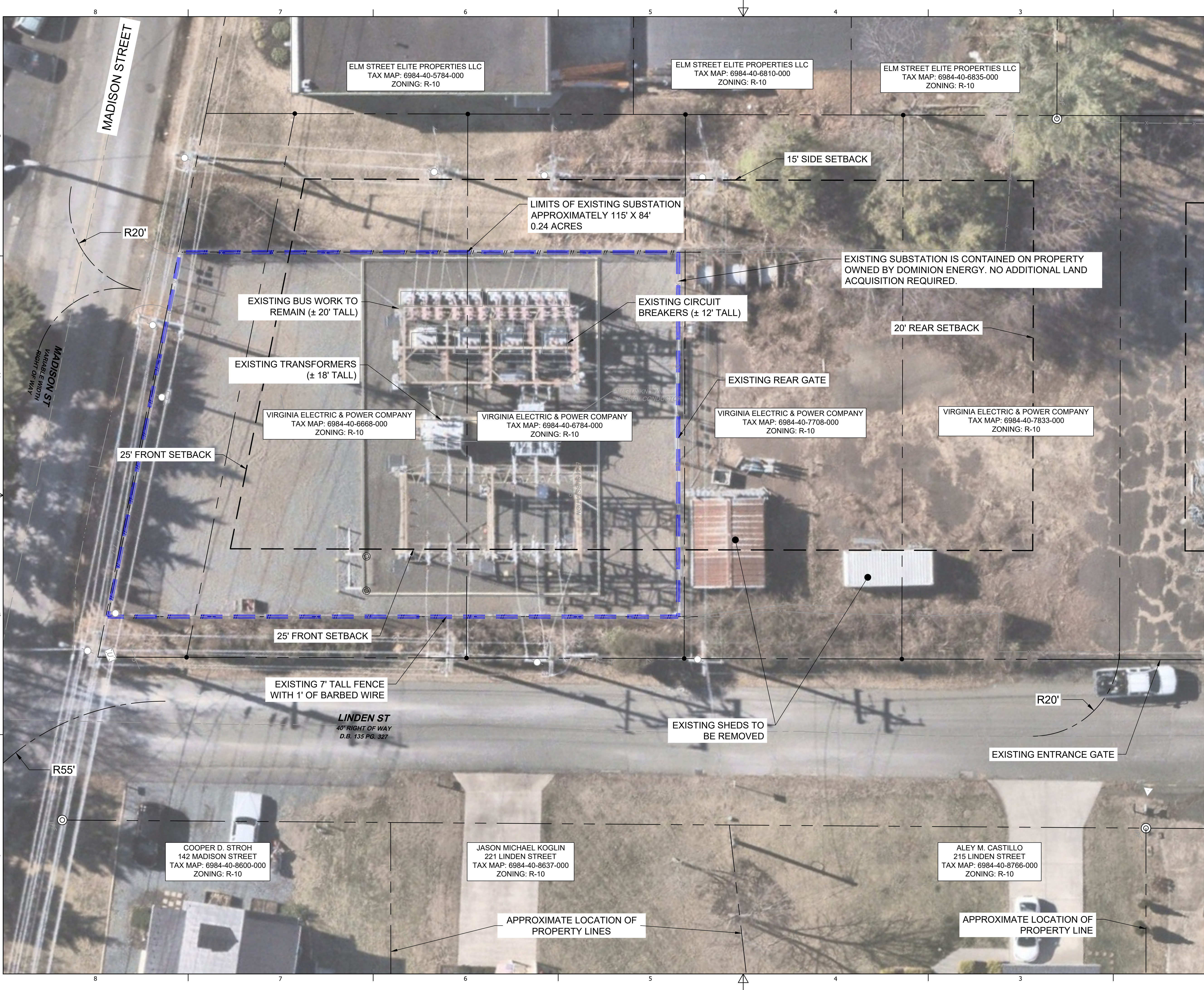
Response: A note is provided on plan Sheet 2 that the existing entrance will be upgraded to meet VDOT CG-13 Standards.

- Please provide turn radius from public street into proposed entrances.

Response: Turn radii are provided on Sheet 2 of the plan.

- I'd recommend a 2:1 slope along Madison Street and ditchline installed to provide adequate drainage for this section.

Response: Acknowledged.



VICINITY MAP
SCALE: 1:200

LEGEND

EXISTING SUBSTATION

NOTES:
- THE SUBJECT SITE LIES IN FLOOD ZONE X PER FEMA FLOOD MAP 51061C0308D.

SCALE: 1" = 10'

REV	DATE	DESCRIPTION

SUP-26-1

Kimley»Horn

© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
2035 MAYWILL STREET, SUITE 200
RICHMOND, VA 23230
PHONE: 804-673-3882
WWW.KIMLEY-HORN.COM

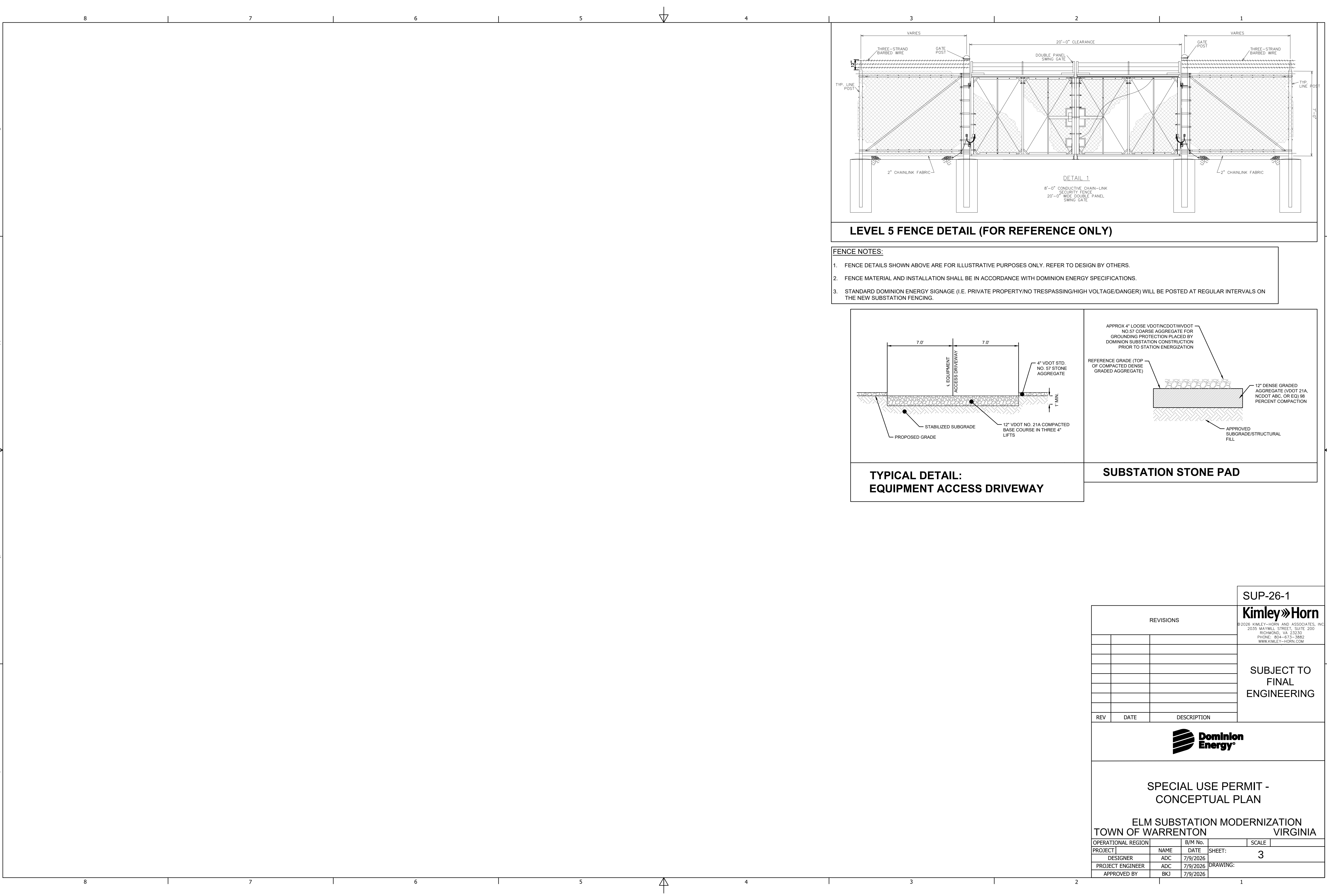
SUBJECT TO
FINAL
ENGINEERING

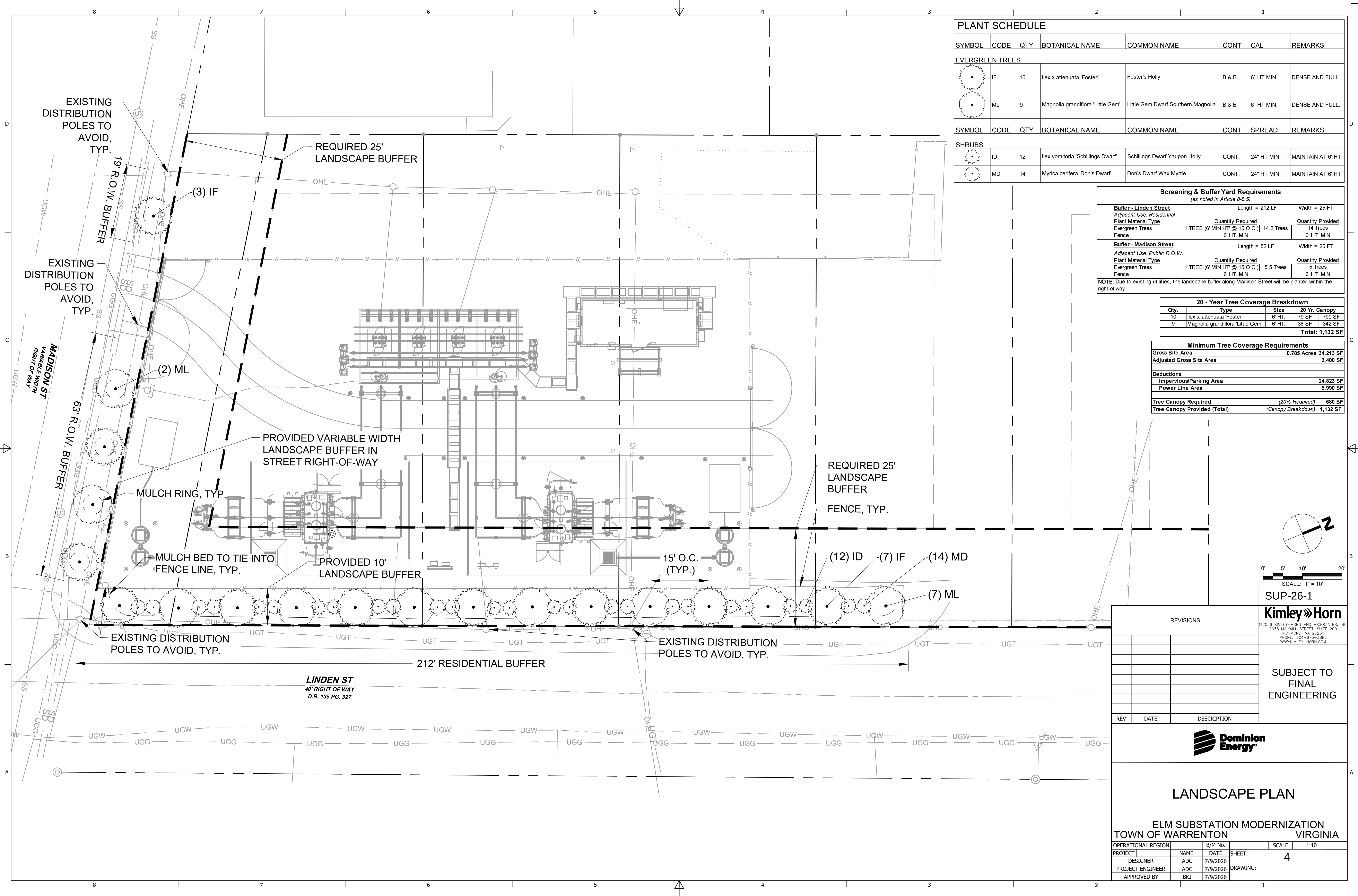
SPECIAL USE PERMIT -
EXISTING CONDITIONS

ELM SUBSTATION MODERNIZATION
TOWN OF WARRENTON VIRGINIA

OPERATIONAL REGION	B/M No.	SCALE
PROJECT	NAME	DATE
DESIGNER	ADC	7/9/2026
PROJECT ENGINEER	ADC	7/9/2026
APPROVED BY	BKJ	7/9/2026

SHEET: 1
DRAWING:



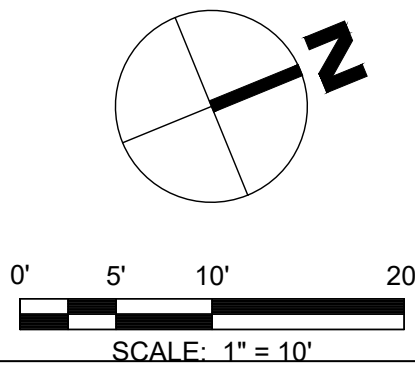


PLANT SCHEDULE							
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
EVERGREEN TREES							
	IF	10	Ilex x attenuata 'Fosteri'	Foster's Holly	B & B	6' HT MIN.	DENSE AND FULL.
	ML	9	Magnolia grandiflora 'Little Gem'	Little Gem Dwarf Southern Magnolia	B & B	6' HT MIN.	DENSE AND FULL.
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPREAD	REMARKS
SHRUBS							
	ID	12	Ilex vomitoria 'Schillings Dwarf'	Schillings Dwarf Yaupon Holly	CONT.	24" HT MIN.	MAINTAIN AT 6' HT
	MD	14	Myrica cerifera 'Don's Dwarf'	Don's Dwarf Wax Myrtle	CONT.	24" HT MIN.	MAINTAIN AT 6' HT

Screening & Buffer Yard Requirements (as noted in Article 8-8.5)			
Buffer - Linden Street		Length = 212 LF	Width = 25 FT
<i>Adjacent Use: Residential</i>			
Plant Material Type		Quantity Required	Quantity Provided
Evergreen Trees	1 TREE (6' MIN HT' @ 15 O.C.)	14.2 Trees	14 Trees
Fence	6' HT. MIN		6' HT. MIN
Buffer - Madison Street		Length = 82 LF	Width = 25 FT
<i>Adjacent Use: Public R.O.W.</i>			
Plant Material Type		Quantity Required	Quantity Provided
Evergreen Trees	1 TREE (6' MIN HT' @ 15 O.C.)	5.5 Trees	5 Trees
Fence	6' HT. MIN		6' HT. MIN
NOTE: Due to existing utilities, the landscape buffer along Madison Street will be planted within the right-of-way.			

20 - Year Tree Coverage Breakdown			
Qty.	Type	Size	20 Yr. Canopy
10	Ilex x attenuata 'Fosteri'	6' HT.	79 SF
9	Magnolia grandiflora 'Little Gem'	6' HT.	38 SF
		Total: 1,132 SF	

Minimum Tree Coverage Requirements		
Gross Site Area	0.785 Acres	34,213 SF
Adjusted Gross Site Area		3,400 SF
Deductions		
Impervious/Parking Area		24,823 SF
Power Line Area		5,990 SF
Tree Canopy Required (20% Required)		
Tree Canopy Provided (Total)	(Canopy Breakdown)	1,132 SF



SUP-26-1

Kimley»Horn

© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
2035 MAYWILL STREET, SUITE 200
RICHMOND, VA 23230
PHONE: 804-673-3882
WWW.KIMLEY-HORN.COM

REVISIONS		
REV	DATE	DESCRIPTION

SUBJECT TO
FINAL
ENGINEERING



LANDSCAPE PLAN

ELM SUBSTATION MODERNIZATION TOWN OF WARRENTON VIRGINIA			
OPERATIONAL REGION	B/M No.	SCALE	1:10
PROJECT	NAME	DATE	SHEET: 4
DESIGNER	ADC	7/9/2026	DRAWING:
PROJECT ENGINEER	ADC	7/9/2026	
APPROVED BY	BKO	7/9/2026	

August 18, 2026
Planning Commission
Regular Meeting

**RESOLUTION TO RECOMMEND APPROVAL OF SUP 26-01: DOMINION ENERGY – ELM
SUBSTATION MODERNIZATION PURSUANT TO SECTION 11-3.9 OF THE ZONING
ORDINANCE OF THE TOWN OF WARRENTON
(GPINS 6984-40-6668-000, 6984-40-6784-000, 6984-40-7708-000, 6984-40-7833-000)**

WHEREAS, Warrenton, VA (Hereinafter "the Town") is a municipal corporation located within the County of Fauquier; and

WHEREAS, the Applicant, Dominion Energy, 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 and hereinafter referred to as the "Property"; and

WHEREAS, the Applicant has applied for a Special Use Permit to replace outdated equipment to include enlarging the footprint of the existing substation from approximately 115' x 84' to 150' x 84' with the expansion taking place on the north side away from Madison Street; and

WHEREAS, the Applicant and the Applicant's representatives concluded a Pre-Application meeting with Staff on September 4, 2025; and

WHEREAS, the Planning Commission held one public work session on SUP 26-01 on July 21, 2026; and

WHEREAS, pursuant to §11-3 of the Zoning Ordinance upon petition of the Applicant for approval of a zoning amendment, the Planning Commission upon advertisement and notice properly given pursuant to §15.2-2204 of the Virginia Code held a Public Hearing on August 18, 2026; and

WHEREAS, pursuant to Virginia Code §15.2-2286.A.3, the Planning Commission has considered the proposed special use permit and now forwards its recommendation to the Town Council; and

WHEREAS, the Planning Commission finds that the Application meets the criteria for approval found in Section 11-3.10 in the Town of Warrenton Zoning Ordinance; and

WHEREAS, the Planning Commission, in consideration of all of the foregoing, is of the opinion that the application for SUP 2026-01 is to be recommended for approval to the Town Council subject to the Concept Development Plan;

NOW, THEREFORE, BE IT RESOLVED that the Warrenton Planning Commission on this 18th day of August 2026, recommends that Town Council approve SUP 2026-01, subject to an approved Concept Development Plan and otherwise as described and depicted within the application.

Votes:

Ayes:

Nays:

Absent from Vote:

Absent from Meeting:

ATTEST: _____
James Lawrence, Planning Commission Secretary

**August 18, 2026
Planning Commission
Regular Meeting**

**RESOLUTION TO RECOMMEND DENIAL OF SUP 26-01: DOMINION ENERGY – ELM
SUBSTATION MODERNIZATION PURSUANT TO SECTION 11-3.9 OF THE ZONING
ORDINANCE OF THE TOWN OF WARRENTON
(GPINS 6984-40-6668-000, 6984-40-6784-000, 6984-40-7708-000, 6984-40-7833-000)**

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WHEREAS, the Planning Commission held one public work session on SUP 26-01 on July 21, 2026; and

WHEREAS, pursuant to §11-3 of the Zoning Ordinance upon petition of the Applicant for approval of a zoning amendment, the Planning Commission upon advertisement and notice properly given pursuant to §15.2-2204 of the Virginia Code held a Public Hearing on August 18, 2026; and

WHEREAS, pursuant to Virginia Code § 15.2-2286. A.3, the Planning Commission has considered the proposed special use permit and now forwards its recommendation to the Town Council; and

WHEREAS, the Planning Commission finds that the Application does not meet the criteria for approval found in Section 11-3.10 in the Town of Warrenton Zoning Ordinance based on the following:

; and _____

NOW, THEREFORE, BE IT RESOLVED that the Warrenton Planning Commission on this 18th day of August 2026, recommends that Town Council deny SUP 2026-01.

Votes:

Ayes:

Nays:

Absent from Vote:

Absent from Meeting:

ATTEST: _____
James Lawrence, Planning Commission Secretary



STAFF REPORT

Planning Commission Meeting Date:	August 18, 2026
Agenda Title:	SUP 2026-03: PlayVerse, LLC
Requested Action:	Hold Public Hearing
Department / Agency Lead:	Community Development
Staff Lead:	Casey DeHaven, Planning Manager

EXECUTIVE SUMMARY

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.

BACKGROUND

The Planning Commission held a Work Session on SUP 26-3 on July 21, 2026 and recommended it move to a public hearing.

STAFF RECOMMENDATION

Hold Public Hearing. 100-Day Timeclock: July 21, 2026 – October 29, 2026

Plan Warrenton 2040

Plan Warrenton 2040 designates 613 Frost Avenue and 569 Frost Avenue as being within the Broadview Commercial Character District and designated as Re-Planned Commercial. The summary of this district states *"Maintain and enhance the existing commercial corridor but add nodal development with mixed-use residential anchors and improve transitions to adjacent single-family neighborhoods. A Form-Based Transect is the best tool to transform Broadview Avenue to a neighborhood commercial corridor, with a consistent street frontage along Broadview and graceful step-downs in scale adjacent to adjoining neighborhoods."*

The majority of Commercial districts follow the *Experience Broadview Character District* policies. These are older highway Commercial areas which are encouraged to be re-planned to provide pedestrian-oriented streetscapes with parking behind buildings, interparcel connections, access and buffers between neighboring residential neighborhoods and, in certain cases, on street parking.

Legal Impact

Conditions of Approval run with the land so as to bind future. Any party or officer identified by title shall be entitled and responsible to the adopted Conditions of Approval.



TOWN OF WARRENTON

Department of Community Development

PO BOX 341
 WARRENTON, VIRGINIA 20188
<http://www.warrentonva.gov>
Permittech@warrentonva.gov
 (540) 347-2405

Land Development Application

Type of Development [select type(s) below]

Permit # _____

Planning	Zoning		
☐ Commission Permit (\$2232)	☐ Administrative Appeal	☐ Concept Plan Review	☐ Record / Vacate Plat
☐ Comprehensive Plan Amendment	☐ As-Built	☐ Easement Plat	☐ Site Development Plan
☒ Special Use Permit	☐ Bond Release/ Reduction	☐ Final Plat	☐ Variance
☐ Rezoning	☐ Bond Extension	☐ Preliminary Plat	☐ Waiver, Administrative
	☐ Boundary Adjustment	☐ Re-approval of Plat	☐ Waiver/Exception, Legislative

☐ Amendment to Existing Approved Application? If Yes, List Application S

Project Description

Project Name: Playverse LLC

Property Address (if no address, give closest cross street): 601 Frost Avenue

Purpose of Request: SUP

Zoning District:

Total Acres: 10.735

Acres for Proposed Use:

Parcel Identification Number(s): 6974-95-2114

Contact Information (Attach separate page if necessary)

All Current Owners

Name & Company: Kalis Holdings LLC

Address: 7918 Jones Branch Drive Suite 400 McLean, Virginia 22102-3919

Phone: 703 585-0100

Email: nkalis@kaliscompanies.com

All Current Applicants (if different then owner):

Name & Company: Playverse LLC

Address: 601 Frost Avenue

Phone: +15714717511

Email: ayodun2016@gmail.com

Representative (if different then owner/applicant):

Name & Company:

Address:

Phone:

Email:

OWNER(S) AFFIDAVIT (Original Signatures Required)

I have read this application, understand its intent and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission for Town of Warrenton officials and other authorized government agents on official business to enter the property to process this application.

APPLICANT(S) AFFIDAVIT (Original Signatures Required)

The information provided is accurate to the best of my knowledge. I acknowledge that all tests, studies, and other requirements of the Town of Warrenton Zoning Ordinance and Subdivision Ordinance and other requirements of review/approval agencies will be carried out at my expense. I understand that the Town may deny, approve or conditionally approve that for which I am applying.

Owner's Signature & Date:

4/10/2026

Applicant's Signature & Date:

4/10/2026
Print Owner's Name: Nicholas Kalis ManagerPrint Applicant's Name: Joe Owoye-Gold
Kalis Holdings LLC

Date Stamp

TOWN OF WARRENTON

P.O. Drawer 341
Warrenton, VA 20188
(540) 347-1101 x106
Permittech@warrentonva.gov



Item 4.

LAND USE APPLICATION: AFFIDAVIT

NO. _____

This affidavit certifies that the party listed, who is listed as the Applicant's Representative on a land use application, has been granted authorization to make an application and act on behalf of a property owner. It must be filled out completely by the property owner if another party is submitting an application(s) on the owner's behalf. This form must be notarized and must be submitted prior to issuance. Copies of affidavits are unacceptable.

I, Nicholas Kalis, Manager for Kalis Holdings LLC am the owner of the property listed below and I certify that I have granted, Joe Owoye-Gold and his architect McDonald as my duly authorized agent^s and give permission to make a land use application and act on my behalf for the following address:

601 Frost Avenue, Warrenton, Virginia 20186

for the land use application of Playverse LLC

Signature of Property Owner: *Nicholas Kalis* MANAGER Date: April 10 2026

(FOR NOTARY USE ONLY)

State/District of Virginia City/Town/County of Fairfax

a Notary Public in and for the aforesaid hereby certify that the following person:

Nicholas Kalis

appeared before me in the State/District and City/Town/County aforesaid and executed this affidavit on the following date (month, day, and year): April 10, 2026

Notary Signature: *Gregory A Pueppka* Registration Number: 324489

My Commission Expires: Dec 31, 2026





TOWN OF WARRENTON

Community Development Department

PO BOX 341
WARRENTON, VIRGINIA 20188
<http://www.warrentonva.gov>
planning@warrentonva.gov
(540) 347-2405

Special Use Permit Application Submission Checklist

Per Zoning Ordinance Article 11-3.10

Project Information		Permit # _____
Project Name:	Playverse Indoor Playground	
Owner:	Kalis Holdings LLC	
Applicant:	Playverse LLC	
Primary Contact:	Joe Owweye-Gold	
Email:	ayodun2016@gmail.com	Phone #: 571-471-7511

Application Submission Requirements

*All below listed materials are required for submission prior to application acceptance. Any elements that are not provided need to be officially addressed in a separate cover letter denoting the material and reason for not providing with the application submission. **The request for omissions to the requirements must be reviewed and approved prior to application acceptance.***

Electronic Copy of Application Submission	
Land Development Application (1 Hardcopy)	
	The applicant's name, address, phone number and email address, and signature.
	The applicant's authorized representative's name, address, phone number and email address.
	The property owner's name, address, phone number and email address and signature.
	- A summary of existing data and conditions of the property, including: - Existing zoning classification - Tax Map and parcel numbers - Address of the property - Total acreage
Statement of Justification (12 Hardcopies)	
	Compatibility of the proposed use with the existing and proposed land uses adjacent to and in the vicinity of the site and any potential impacts on the environment and on the neighborhood due to the proposed use intensity, number of participants, acreage, hours of operation, traffic, lighting, and access.

Proposed Special Use Permit Plan & Vicinity Map (12 Hardcopies, Folded)	
	• A vicinity map depicting the adjacent and nearby (within 1,000 feet) land uses, streets and other data customarily incidental to a vicinity map.
	• A proposed special use permit plan indicating the location of the anticipated structures, setback lines, street pattern, parking provisions, a screening plan, and common open space if applicable. Such plans shall be contained on sheets measuring a minimum of 18" X 24" and a maximum of 36" X 24".
	• An analysis of the impact on the Town's transportation network and the ability of adjacent streets and intersections to efficiently and safely move the volume of traffic generated by the development, along with estimates of cost and means of providing improvements required to service the proposed special use.
	• An analysis of the impact on the Town's community facilities including estimates of costs and means of providing the additional community facilities which will be needed to serve the proposed special use. Community facilities include, but shall not be limited to, sewage disposal facilities and systems, solid waste disposal facilities and systems, water supply facilities and systems, storm drainage facilities and systems, and electrical utility facilities and systems.
	• An analysis of the ability of the Town to provide police and fire protection to the proposed special use.
	• The proposed configuration and intensity of lighting facilities to be arranged in such a manner to protect the streets and neighboring properties from direct glare or hazardous interference.
	• Noise impact and abatement studies to determine potential impact on adjoining properties and neighborhoods.
	• The delineation of any necessary screening for any uses or structural features deemed to be incompatible with the objectives of this Article, the remainder of this Zoning Ordinance, or the Comprehensive Plan including walls, fences, plantings, and/or other enclosures. Other landscaping to enhance the effectiveness of the screening and to insure the compatibility of use may also be required.
	• The delineation of screening and buffering of all parking areas will be required in accordance with a landscaping plan. Parking areas forward of the established building setback line will be prohibited.
	• The delineation of major trees on the site. Except to protect the public safety, avoid property loss, or provide for required parking, all major trees forward of the building setback line may be required for preservation if their removal would diminish the character of the neighborhood.

Evaluation Criteria; Issues for Consideration (§11-3.10.3)

In considering a Special Use Permit application, the following factors should be considered. The applicant also shall address these factors in its **statement of justification**:

1. Whether the proposed Special Use Permit is consistent with the Comprehensive Plan.
2. Whether the proposed Special Use Permit will adequately provide for safety from fire hazards and have effective measures of fire control.
3. The level and impact of any noise emanating from the site, including that generated by the proposed use, in relation to the uses in the immediate area.
4. The glare or light that may be generated by the proposed use in relation to uses in the immediate area.
5. The proposed location, lighting and type of signs in relation to the proposed use, uses in the area, and the sign requirements of this Ordinance.
6. The compatibility of the proposed use with other existing or proposed uses in the neighborhood, and adjacent parcels.
7. The location and area footprint with dimensions (all drawn to scale), nature and height of existing or proposed buildings, structures, walls, and fences on the site and in the neighborhood.
8. The nature and extent of existing or proposed landscaping, screening and buffering on the site and in the neighborhood.
9. The timing and phasing of the proposed development and the duration of the proposed use.
10. Whether the proposed Special Use Permit will result in the preservation or destruction, loss or damage of any significant topographic or physical, natural, scenic, archaeological or historic feature.
11. Whether the proposed Special Use Permit at the specified location will contribute to or promote the welfare or convenience of the public.
12. The traffic expected to be generated by the proposed use, the adequacy of access roads and the vehicular and pedestrian circulation elements (on and off-site) of the proposed use, all in relation to the public's interest in pedestrian and vehicular safety, efficient traffic movement and access in case of fire or catastrophe.
13. Whether the proposed use will facilitate orderly and safe road development and transportation.
14. Whether, in the case of existing structures proposed to be converted to uses requiring a Special Use Permit, the structures meet all code requirements of the Town of Warrenton.
15. Whether the proposed Special Use Permit will be served adequately by essential public facilities, services and utilities.
16. The effect of the proposed Special Use Permit on environmentally sensitive land or natural features, wildlife habitat and vegetation, water quality and air quality.

17. Whether the proposed Special Use Permit use will provide desirable employment and enlarge the tax base by encouraging economic development activities consistent with the Comprehensive Plan.
18. The effect of the proposed Special Use Permit use in enhancing affordable shelter opportunities for residents of the Town, if applicable.
19. The location, character, and size of any outdoor storage.
20. The proposed use of open space.
21. The location of any major floodplain and steep slopes.
22. The location and use of any existing non-conforming uses and structures.
23. The location and type of any fuel and fuel storage.
24. The location and use of any anticipated accessory uses and structures.
25. The area of each proposed use.
26. The proposed days/hours of operation.
27. The location and screening of parking and loading spaces and/or areas.
28. The location and nature of any proposed security features and provisions.
29. The number of employees.
30. The location of any existing and/or proposed adequate on and off-site infrastructure.
31. Any anticipated odors which may be generated by the uses on site.
32. Refuse and service areas.

Other Required Documents/Forms	
	• Disclosure of Real Properties of Interest.
	• Certificate of Payment of Taxes, verifying that real estate taxes have been paid for all property included in the application.
	• A signed and notarized Land Use Application Affidavit when an applicant's representative is submitting an application on behalf of a property owner.
	• A record of the Pre-Application meeting.
	• All Fees as adopted by Town Council.

Special Use Permit (SUP) – Statement of Justification

**Project: PlayVerse – Children’s
Indoor Recreational Facility**

**Location: 569 Frost Avenue, Suite 601,
Warrenton Towne Center, Warrenton. VA
20186.**

Statement of Justification

This Statement of Justification is submitted in support of a Special Use Permit (SUP) application for PlayVerse, an indoor children's recreational facility located at 601 Frost Avenue, Warrenton, Virginia. PlayVerse is a family-oriented business designed to provide a safe, supervised, and engaging indoor environment, offering year-round recreational opportunities for children of Town residents and visitors.

The proposed facility will occupy an existing commercial tenant space currently designated for mercantile (retail) use. All activities will occur entirely indoors, with no exterior expansion or site modifications proposed. While the physical characteristics of the building will remain unchanged, the operational nature of the use constitutes an indoor recreational facility, which requires approval of a Special Use Permit under the Town of Warrenton Zoning Ordinance.

The proposed use is well suited to its location within an established shopping center that includes a mix of retail, service, and dining establishments. As a neighborhood-serving recreational amenity, PlayVerse is expected to function as a small-scale activity generator within the center, attracting families and encouraging cross-visitation to adjacent businesses, thereby supporting overall commercial vitality.

In addition, the facility addresses a local demand for children's indoor recreational opportunities. By providing this amenity within Town limits, the project reduces the need for residents to travel to neighboring jurisdictions for similar services, helping to retain local spending and enhance community convenience.

The proposed use aligns with the goals of the Town of Warrenton Comprehensive Plan by promoting the adaptive reuse of existing commercial space, expanding family-oriented services and community amenities, and enhancing quality of life for residents.

For these reasons, the applicant respectfully submits that PlayVerse satisfies the criteria for approval of a Special Use Permit and represents a low-impact, high-value use that is consistent with the public health, safety, and general welfare of the Town of Warrenton.

Criterion 1: Consistency with the Comprehensive Plan

The proposed PlayVerse indoor children's recreational facility is consistent with the Town of Warrenton Comprehensive Plan, which encourages commercial activity that supports families, promotes community-oriented services, and reuses existing commercial spaces. The project activates an existing tenant space within an existing shopping center, aligns goals for economic vitality, and provides a recreational amenity that serves residents without requiring new land development or construction.

Criterion 2: Compatibility with Adjacent and Nearby Land Uses

The proposed PlayVerse indoor recreational facility is compatible with adjacent retail, service, and restaurant uses within Warrenton Towne Center. As a family-oriented recreational use, it complements and supports surrounding businesses by encouraging cross-visitation. All activities occur entirely within an enclosed tenant space, ensuring no external operational impacts on neighboring properties.

Criterion 3: Appropriateness of Use in the Zoning District

The property is zoned Commercial (C), where active recreational facilities are permitted with approval of a Special Use Permit. The proposed use meets the intent of the district by providing a commercial recreational service that complements existing retail uses and contributes to the vitality of the shopping center.

Criterion 4: Impact on the Character of the Area

The proposed use will not alter the established commercial character of the area. No exterior building modifications are proposed. As an entirely indoor facility, PlayVerse does not generate external noise, light, or visual changes, and remains consistent with the existing retail environment along Frost Avenue.

Criterion 5: Traffic Generation and Roadway Capacity

Traffic generated by PlayVerse is expected to be comparable to existing retail occupancy within the shopping center. The facility employs a structured, session-based model with timed entry, staggered ingress and egress, and controlled overlap between sessions. This operational approach distributes traffic evenly and prevents peak congestion. Existing roadways and access points are adequate to support the proposed use without adverse impact.

Criterion 6: Pedestrian and Vehicular Safety

Pedestrian and vehicular access will utilize existing, established circulation patterns within the shopping center. To enhance safety, a new pedestrian crosswalk will be installed to connect the existing infrastructure directly to the facility. No changes to driving aisles, curb cuts, or access points are proposed. The facility's entrance is clearly visible and accessible, supporting safe drop-off and pedestrian movement consistent with current site conditions.

In addition, the site is served by the Gold Route of Virginia Regional Transit (Circuit Rider), which includes a stop at the shopping center. This provides an additional safe and accessible transportation option for visitors and employees, supporting multimodal access to the facility

Criterion 7: Adequacy of Parking Supply

The shared parking supply within the shopping center is adequate to support the proposed use. PlayVerse utilizes a timed-entry system with staggered scheduling, ensuring predictable and distributed parking demand. Peak usage periods occur primarily during afternoons, evenings, and weekends, complementing other tenant demand patterns and avoiding concentrated parking surges.

Criterion 8: Parking Layout, Circulation, and Access

Parking layout and circulation will remain unchanged. Existing parking aisles, striping, and access points provide efficient and safe circulation for vehicles and pedestrians. The shared parking configuration supports flexibility among tenants and does not require modification to accommodate the proposed use.

Criterion 9: Adequacy of Public Streets and Access Points

The site is served by Frost Avenue and other established public roadways that currently support the shopping center's operations. No new access points are proposed. Existing streets and access infrastructure, as illustrated in the approved site and parking plan, are adequate to support the proposed use without creating congestion or safety concerns.

Criterion 10: Impact on Public Utilities (Water, Sewer, Stormwater)

The proposed use will utilize existing water, sewer, and stormwater infrastructure serving the shopping center. As illustrated in the approved site and parking plans, no upgrades or modifications to public utilities are required. No significant increase in demand beyond typical commercial use is anticipated.

Criterion 11: Stormwater Management and Drainage

No land disturbance or exterior improvements are proposed as part of this application. Existing stormwater management facilities will continue to function as designed, and the project will not alter drainage patterns or runoff characteristics.

Criterion 12: Environmental Impacts (Air, Water, Noise)

The proposed use is entirely contained within an enclosed commercial space and does not involve emissions, hazardous materials, or outdoor operations. No food preparation or other activities that generate odors will occur on site. As such, there will be no impact on air quality, water resources, surrounding environmental conditions, or adjacent properties.

Criterion 13: Noise Impacts and Mitigation

All noise generated by PlayVerse is confined within the building. The existing structure provides sufficient sound attenuation, resulting in negligible noise levels at the exterior. No outdoor speakers or amplified sound systems are proposed, and no adverse impact on adjacent tenants or nearby properties is anticipated.

Criterion 14: Lighting Impacts and Compliance

No changes to exterior lighting are proposed. All lighting associated with the facility is internal and contained within the tenant space. As such, the use does not generate glare or light spill affecting adjacent properties or public areas

Criterion 15: Signage and Visual Impacts

PlayVerse proposes minimal and compliant signage consisting of:

- Approximately 1-inch-high decal lettering on the glass entry door, and
- Approximately 24-inch-high lettering mounted on the existing sign panel above the storefront.

All signage will conform to Town of Warrenton regulations and will be consistent with the design and scale of existing tenant signage within the shopping center, resulting in no adverse visual impact.

Criterion 16: Landscaping and Buffering

Existing landscaping within the shopping center will remain unchanged. The proposed use does not require additional buffering, as it is located within an established commercial setting with adequate separation from residential uses.

Criterion 17: Screening of Service Areas and Utilities

No new service areas are proposed. Existing dumpsters and refuse areas, including trash bins located along the rear of the shopping center building, are already screened and will continue to operate in compliance with Town requirements.

Criterion 18: Building Design and Architectural Compatibility

The project involves interior tenant improvements only. The exterior building design will remain consistent with the existing shopping center architecture, ensuring compatibility with surrounding development.

Criterion 19: Scale, Massing, and Site Layout

The proposed use does not change the scale, massing, or layout of the existing building or site. The facility fits within the existing tenant space and maintains the established development pattern as approved and built.

Criterion 20: Hours of Operation

PlayVerse will operate using a phased, demand-driven schedule aligned with peak family activity while minimizing off-peak impacts:

- Monday–Thursday: 2:00 PM – 8:00 PM
- Friday: 2:00 PM – 9:00 PM
- Saturday: 10:00 AM – 9:00 PM
- Sunday: 10:00 AM – 7:00 PM

Weekday mornings (10:00 AM – 2:00 PM) will be reserved for low-impact uses such as homeschool groups and private bookings.

To accommodate operational flexibility, PlayVerse requests permitted hours of:

- 9:00 AM – 10:00 PM (Sunday–Thursday)
- 9:00 AM – 11:00 PM (Friday–Saturday)

These hours remain consistent with commercial activity patterns and do not introduce late-night impacts.

Criterion 21: Intensity of Use and Occupancy

The intensity of the proposed use is appropriate for the size and configuration of the existing tenant space and remains comparable to retail occupancy. Occupancy will be established and

regulated in accordance with the Virginia Uniform Statewide Building Code and Fire Code requirements.

PlayVerse will actively manage capacity to ensure safe operations and compliance with approved occupancy limits. Operations will be supported by a maximum of five (5) employees onsite during peak periods, ensuring adequate supervision, safety monitoring, and controlled facility operations. The resulting level of activity does not represent an over-intensification of the site.

To demonstrate the managed nature of the facility, the following table outlines the estimated concurrent visitor load during operational hours

Day Range	Off-Peak Load Range (Concurrent Guests)	Peak Load Range (Concurrent Guests)
Monday – Thursday	0 – 30 guests	30 – 45 guests
Friday	0 – 40 guests	50 – 70 guests
Saturday	0 – 10 guests	35 – 85 guests
Sunday	0 – 5 guests	25 – 75 guests

- **Note on Load Structure:** Off-peak loads account for early morning staff preparation buffers and tightly managed, low-impact private cohorts (e.g., homeschool groups). Peak loads reflect standard family recreational hours when public schools are out of session.
- **Projections Disclaimer:** The ranges provided above represent operational estimates under typical, baseline business conditions. These figures do not account for external anomalies, including economic shutdowns, unexpected public health restrictions, or extreme fluctuations in business acceleration/blossomness. Actual daily occupancy remains strictly regulated by the building's official life-safety and fire code thresholds

Criterion 22: Safety, Security, and Emergency Access

The facility will comply with all applicable safety and fire code requirements. Existing emergency access routes serving the shopping center will remain unobstructed, and the site provides adequate access for emergency vehicles.

Interior plans identify key safety features, including the existing fire hydrant located in the arcade along the front of the unit and designated fire extinguisher locations within the tenant space. Onsite staff will monitor operations and ensure adherence to safety protocols.

Criterion 23: Fire Protection and Life Safety

PlayVerse will meet all Virginia Uniform Statewide Building Code and fire safety requirements. The tenant space is located within an existing, code-compliant commercial building equipped with approved fire protection systems.

Interior plans identify access to an existing fire hydrant located in front of the unit and include designated fire extinguisher locations within the space. All fire suppression systems, exits, and life safety features will remain compliant and will be verified through the building permit process.

Criterion 24: ADA Accessibility and Universal Design

The facility will be designed to meet current ADA accessibility standards. Any required upgrades to entrances, restrooms, or interior circulation will be addressed as part of the architectural and building permit review.

Criterion 25: Impact on Public Services (Police, Fire, EMS)

The proposed use is not expected to place an undue burden on police, fire, or emergency medical services. Indoor recreational facilities generally generate minimal service calls and operate similarly to other commercial uses in the area.

Criterion 26: Economic Impact and Community Benefit

PlayVerse contributes positively to the local economy by activating an existing commercial space, generating employment, and increasing foot traffic within the shopping center. The facility provides a family-oriented recreational amenity that supports surrounding retail and restaurant businesses and aligns with the Town's goals for economic development and community welfare.

Criterion 27: Effect on Property Values

The proposed use will not have a negative affect on surrounding property values. By utilizing an existing, fully serviced commercial space and introducing a family-oriented indoor recreational amenity, PlayVerse enhances the overall attractiveness, functionality, and convenience of the shopping center and increases its value to the surrounding community.

Criterion 28: Phasing and Timing of Development

The project will be completed in a single phase consisting of interior improvements and equipment installation. Upon approval of the Special Use Permit and applicable permits, PlayVerse anticipates opening within approximately eight (8) weeks. No exterior construction or long-term phased development is proposed.

Criterion 29: Compliance with Applicable Ordinances and Codes

The applicant commits to full compliance with all applicable Town of Warrenton ordinances, the Zoning Ordinance, and the Virginia Uniform Statewide Building Code.

Criterion 30: Ability to Meet Conditions of Approval

The applicant acknowledges and agrees to comply with any reasonable conditions imposed as part of SUP approval to ensure compatibility with surrounding uses and protection of the public interest.

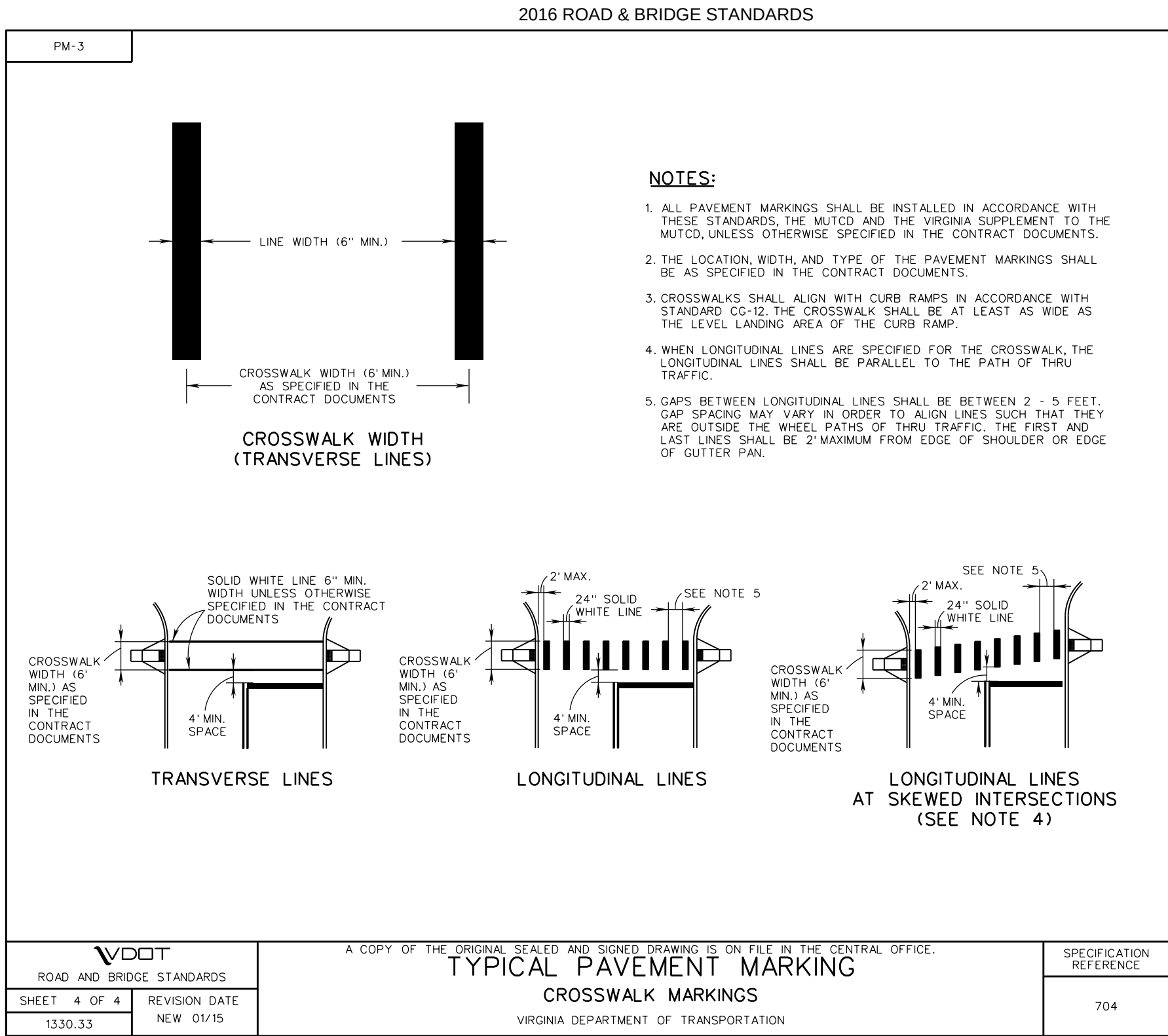
Criterion 31: Mitigation of Potential Adverse Impacts

Potential impacts related to traffic, parking, and occupancy are mitigated through PlayVerse's operational model, including timed entry sessions, staggered arrivals and departures, and controlled occupancy levels. As an entirely indoor use with no external effects, the facility presents no significant adverse impacts to the surrounding area.

Criterion 32: Public Health, Safety, and General Welfare

The proposed PlayVerse facility with its family friendly business model promotes public health and general welfare by providing a safe, indoor recreational environment for children and families. The facility will operate under established safety protocols, with employees trained in child safety, emergency procedures, and facility operations. Daily activities will be supervised and managed by trained personnel with experience in safety and professional facility management, ensuring responsible operations that are compatible with the surrounding commercial area.

PlayVerse Entrance Crosswalk Design Specifications





TOWN OF WARRENTON

Community Development Department

PO BOX 341
WARRENTON, VIRGINIA 20188
<http://www.warrentonva.gov>
permittech@warrentonva.gov
(540) 347-2405

Item 4.

Pre-Application Meeting Request

Project Name: _____

Type of Application: _____

PIN #(s): _____

Parcel Address: _____ Acreage: _____

Existing Zoning: _____ Proposed Zoning: _____ Ward: _____

Contact Information: *Note: Email will be the primary method of contact unless otherwise specified.*

Representative (to be principal contact): _____

Phone #: _____ Cell #: _____ Email: _____

Applicant(s): _____

Representative (to be principal contact): _____

Phone #: _____ Cell #: _____ Email: _____

Applicant(s): _____

Representative (to be principal contact): _____

Phone #: _____ Cell #: _____ Email: _____

Applicant(s): _____

Representative (to be principal contact): _____

Phone #: _____ Cell #: _____ Email: _____

Applicant(s): _____

By this submission, I hereby grant permission for Town of Warrenton officials to enter the property for purposes solely related to this application.

(Please initial)

Requested Date of Pre-Application Meeting: _____ Number attending: _____

Names of attendees: _____

Note: Property Owner, Applicant/Developer and Project Planner/Engineer/Attorney/Surveyor should attend.

Does anyone in your party have special needs? ☒ No ☐ Yes, list: _____

Have you discussed this proposal with anyone on staff? ☐ No ☒ Yes, who? _____

Is this an active project in the Town or subject to prior approvals? ☒ No ☐ Yes, list: _____

Projected Traffic Generation (vehicle trips per day): _____ Is there a Floodplain on this property? _____



TOWN OF WARRENTON

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PO BOX 341
WARRENTON, VIRGINIA 20188
<http://www.warrentonva.gov>
TELEPHONE (540) 347-2405
permittech@warrentonva.gov

Pre-Application Meeting Submission:

Required Materials:

- ☐ 3 copies of this **Pre-Application Meeting Form**, including a complete description of the proposed project.
- ☐ 3 copies **Description of Project**, complete out below or attach.
- ☐ 3 copies **Specific Issues to Discuss Relative to the Project**, complete below or attach.
- ☐ 3 copies of a **Concept Plan** showing the generalized layout of the proposed development, including lots and/ or buildings, anticipated use, access points, open space areas, off-street parking, improvements to existing streets, stormwater areas and similar information. The amount of information needed will depend on the scope of the project. Engineered plans are not expected at this stage and the information should derive from existing data sources such as the County GIS system and existing surveys.

The Concept Plan should be no larger than 24" x 36", use a standard engineering scale between 1" = 10' and 1" = 200', and include:

- ☐ Date of plan and north arrow.
- ☐ Current use of project parcel(s) and adjacent parcels. Total project site acreage.

- ☐ **Digital PDF Copy** of all submission materials (*Please note, if provided, Flash Drives will be returned*)

Recommended Materials:

Please include as much of the following information as possible. The more information that is provided, the better able Staff will be to identify issues and problem areas. If you have any questions or need help in obtaining information, please call Community Development Staff.

- ☐ Topographic contours with intervals no greater than 5 feet.
- ☐ Existing drainage facilities, including major culverts, ponds and streams.
- ☐ The Health Department would like the location of all wells and location (or approximate) of the drainfield.
- ☐ All existing restrictions on the use of the land, including easements and covenants.
- ☐ Soil information from County maps.

All items listed above should be submitted by **4:00 p.m.**, two weeks prior to the requested meeting date.

Please mail or deliver the above items to:

Community Development
PO Box 341 (Mailing Address)
21 Main Street (Physical Location)
Warrenton, VA 20186



TOWN OF WARRENTON

Community Development Department

PO BOX 341
WARRENTON, VIRGINIA 20188
<http://www.warrentonva.gov>
TELEPHONE (540) 347-2405
permittech@warrentonva.gov

Item 4.

Description of Project:

Please be as complete as possible; type, use, number of units/lots, square footage, phasing, number of employees, other descriptive relevant information

Specific Issues to Discuss Relative to the Project:

Official Office use Only: _____ Received Stamp:

Scheduled Meeting Date: _____

Time: _____

Location: _____

Scheduled by: _____

SPECIAL USE PERMIT PLANS
FOR
PLAYVERSE INDOOR PARK
TOWN OF WARRENTON, VIRGINIA

PREPARED BY
MACDONALD ARCHITECTURE & TECHNOLOGY

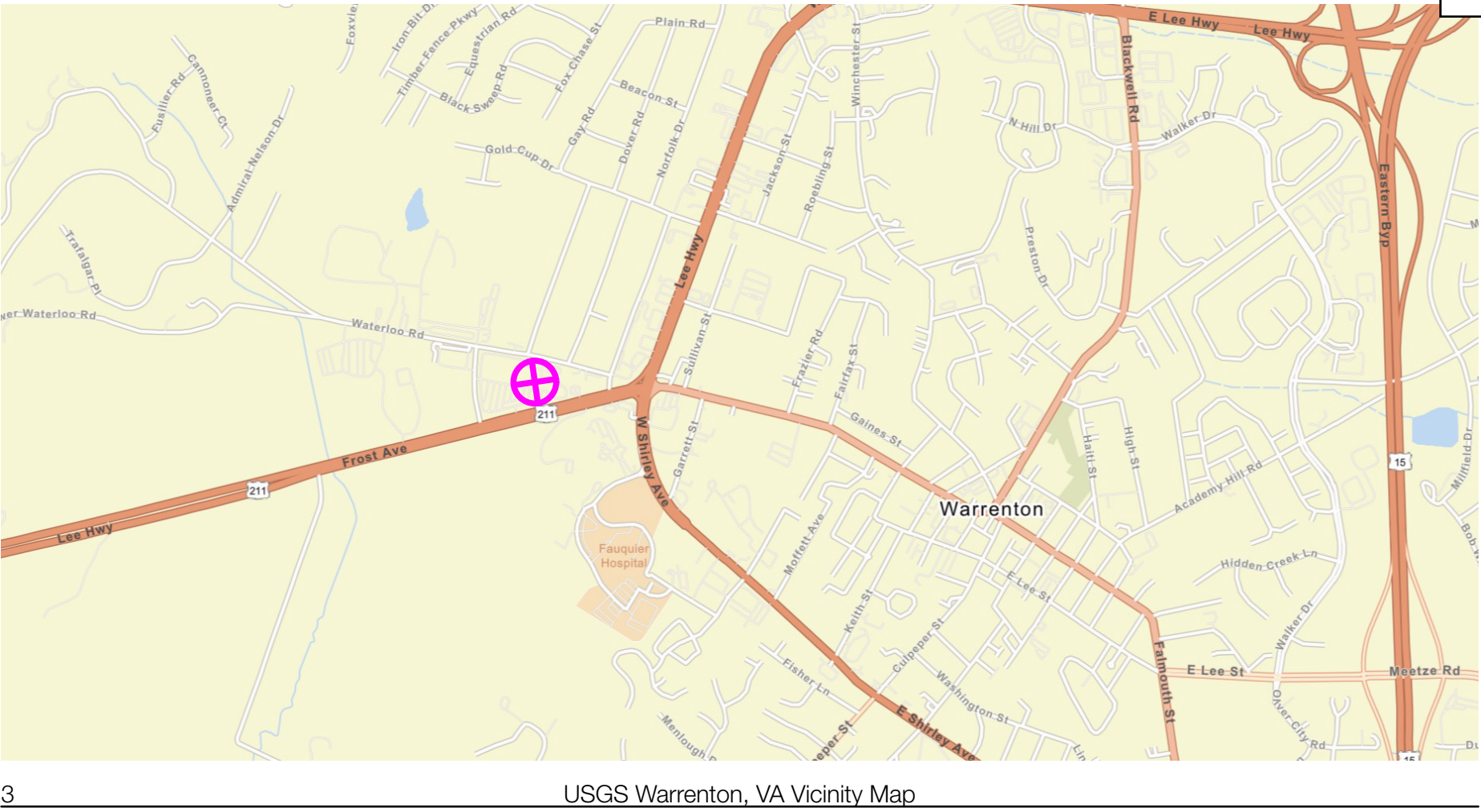
14115 Lovers Lane
Suite 157A Building B
Culpeper VA 22701
+1 540 349 5004
info@macdonaldarchitects.com



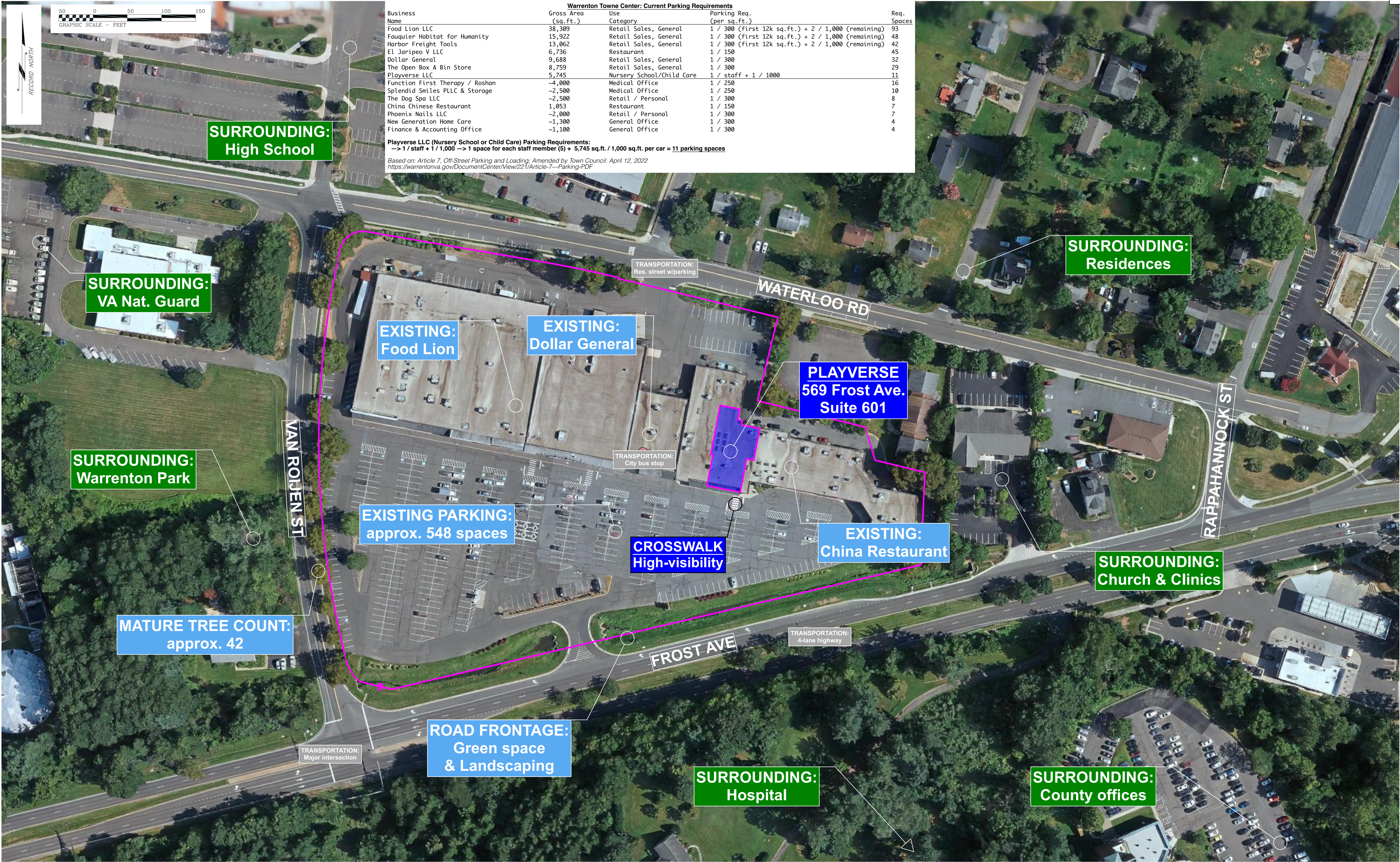
FOR
PLAYVERSE LLC
569 Frost Avenue, Suite 601
Warrenton VA 20186

AT
KALIS HOLDINGS LLC
7918 Jones Branch Drive
Suite 400
McLean, VA 22102-3319

JUNE 26, 2026



SHEET INDEX	
SUP Submission: SUP 26-3	
11.00	Cover Page
11.01	Site Aerial View
11.02	Crosswalk
11.03	As-Built Plan
11.04	Future Build-Out Plan
Addendum DRH SITE PLAN	
Addendum FEMA FLOODPLAIN	

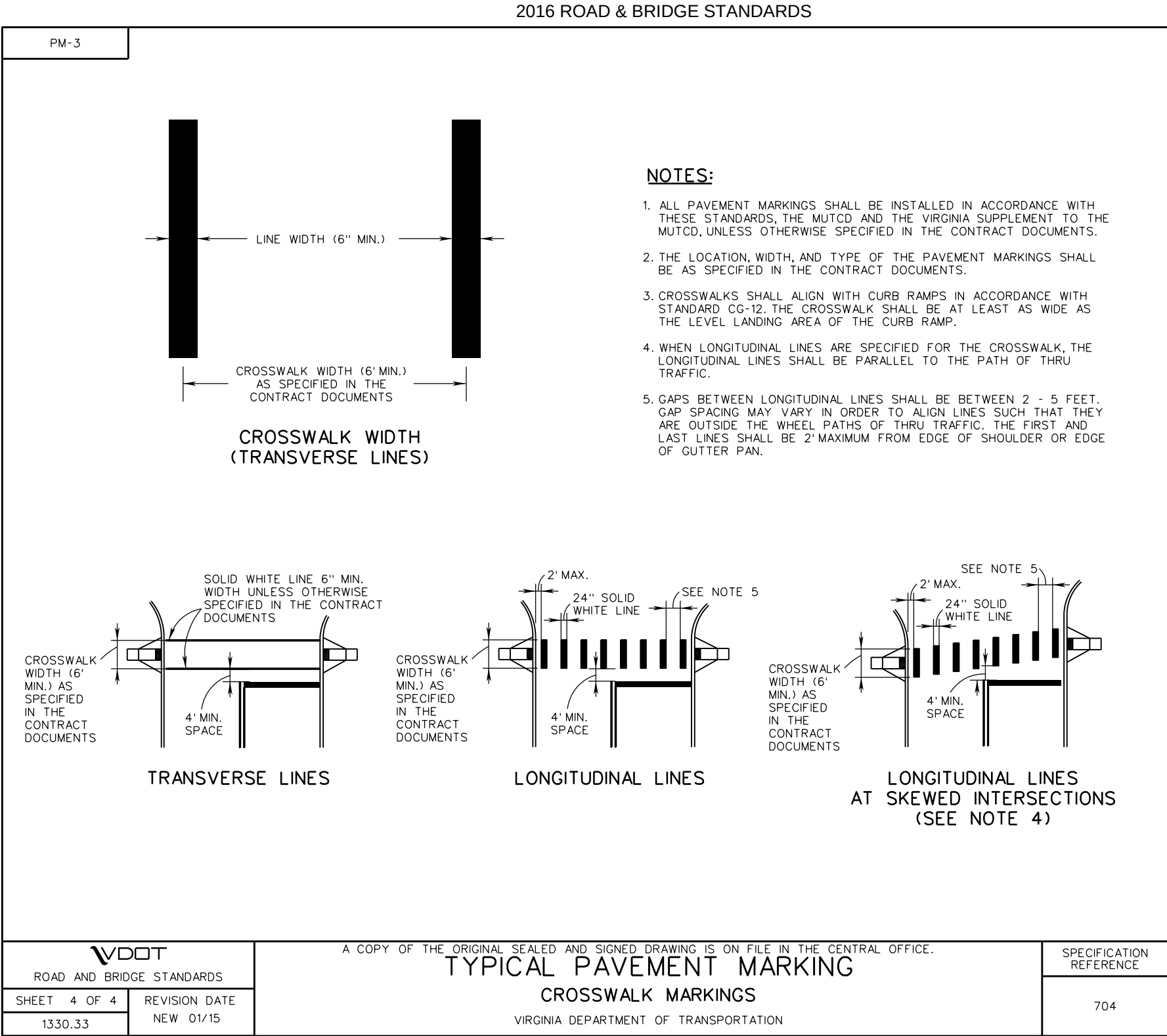


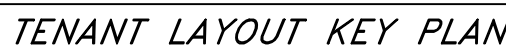
Warrenton Towne Center: Current Parking Requirements				
Business Name	Gross Area (sq. ft.)	Use Category	Parking Req. (per sq. ft.)	Req. Spaces
Food Lion LLC	38,309	Retail Sales, General	1 / 300 (first 12k sq.ft.) + 2 / 1,000 (remaining)	93
Fauquier Habitat for Humanity	15,922	Retail Sales, General	1 / 300 (first 12k sq.ft.) + 2 / 1,000 (remaining)	48
Harbor Freight Tools	13,062	Retail Sales, General	1 / 300 (first 12k sq.ft.) + 2 / 1,000 (remaining)	42
El Jarapeo V LLC	6,736	Restaurant	1 / 150	45
Dollar General	9,688	Retail Sales, General	1 / 300	32
The Open Box A Bin Store	8,759	Retail Sales, General	1 / 300	29
Playverse LLC	5,745	Nursery School/Child Care	1 / staff + 1 / 1000	11
Function First Therapy / Roshan	~4,000	Medical Office	1 / 250	16
Splendid Smiles PLLC & Storage	~2,500	Medical Office	1 / 250	10
The Dog Spa LLC	~2,500	Retail / Personal	1 / 300	8
China Chinese Restaurant	1,053	Restaurant	1 / 150	7
Phoenix Nails LLC	~2,000	Retail / Personal	1 / 300	7
New Generation Home Care	~1,300	General Office	1 / 300	4
Finance & Accounting Office	~1,100	General Office	1 / 300	4

Playverse LLC (Nursery School or Child Care) Parking Requirements:
--> 1 / staff + 1 / 1,000 --> 1 space for each staff member (5) + 5,745 sq.ft. / 1,000 sq.ft. per car = 11 parking spaces

Based on: Article 7, Off-Street Parking and Loading; Amended by Town Council; April 12, 2022
<https://warrentonva.gov/DocumentCenter/View/221/Article-7---Parking-PDF>

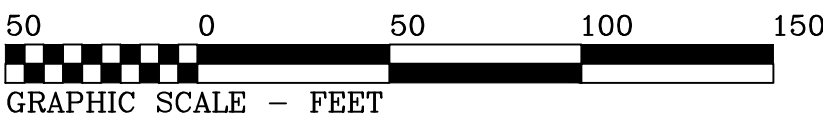
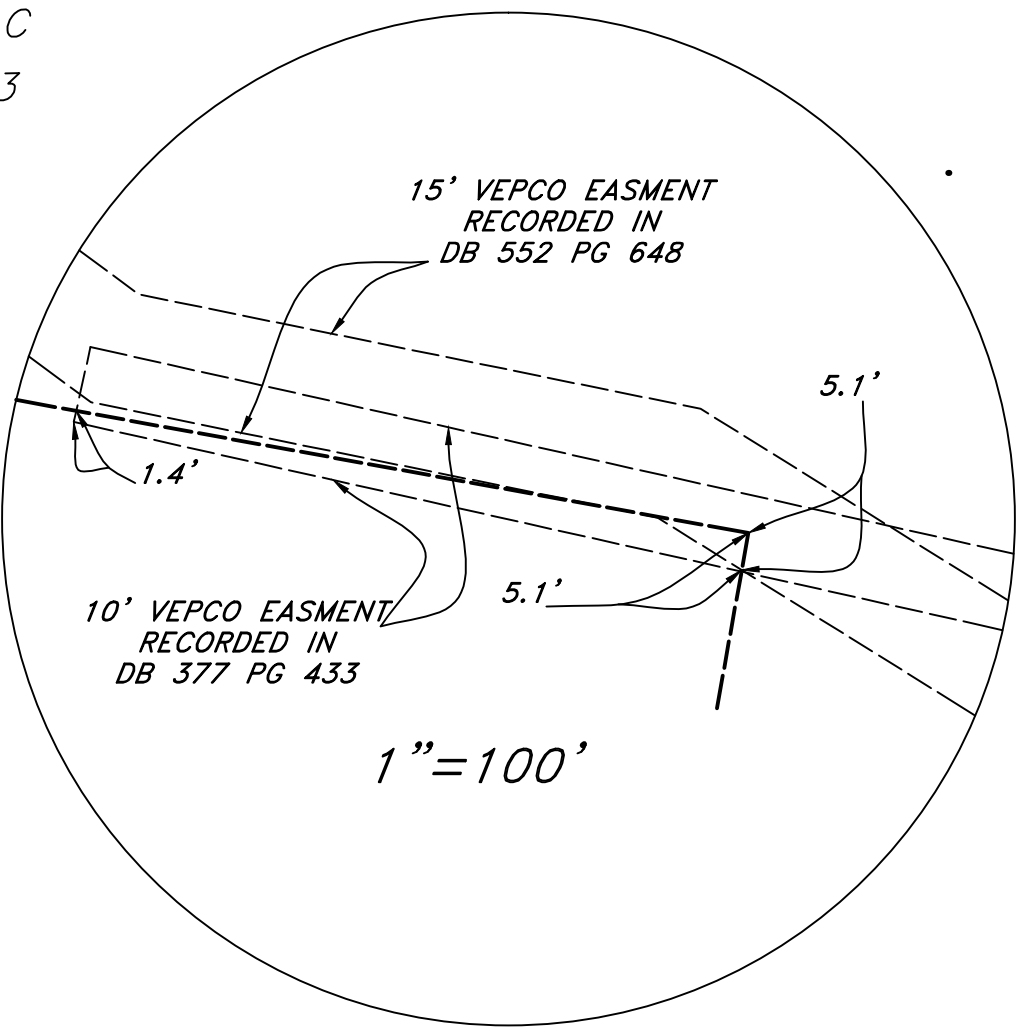
PlayVerse Entrance Crosswalk Design Specifications





WARRENTON TOWNE CENTER TENANTS

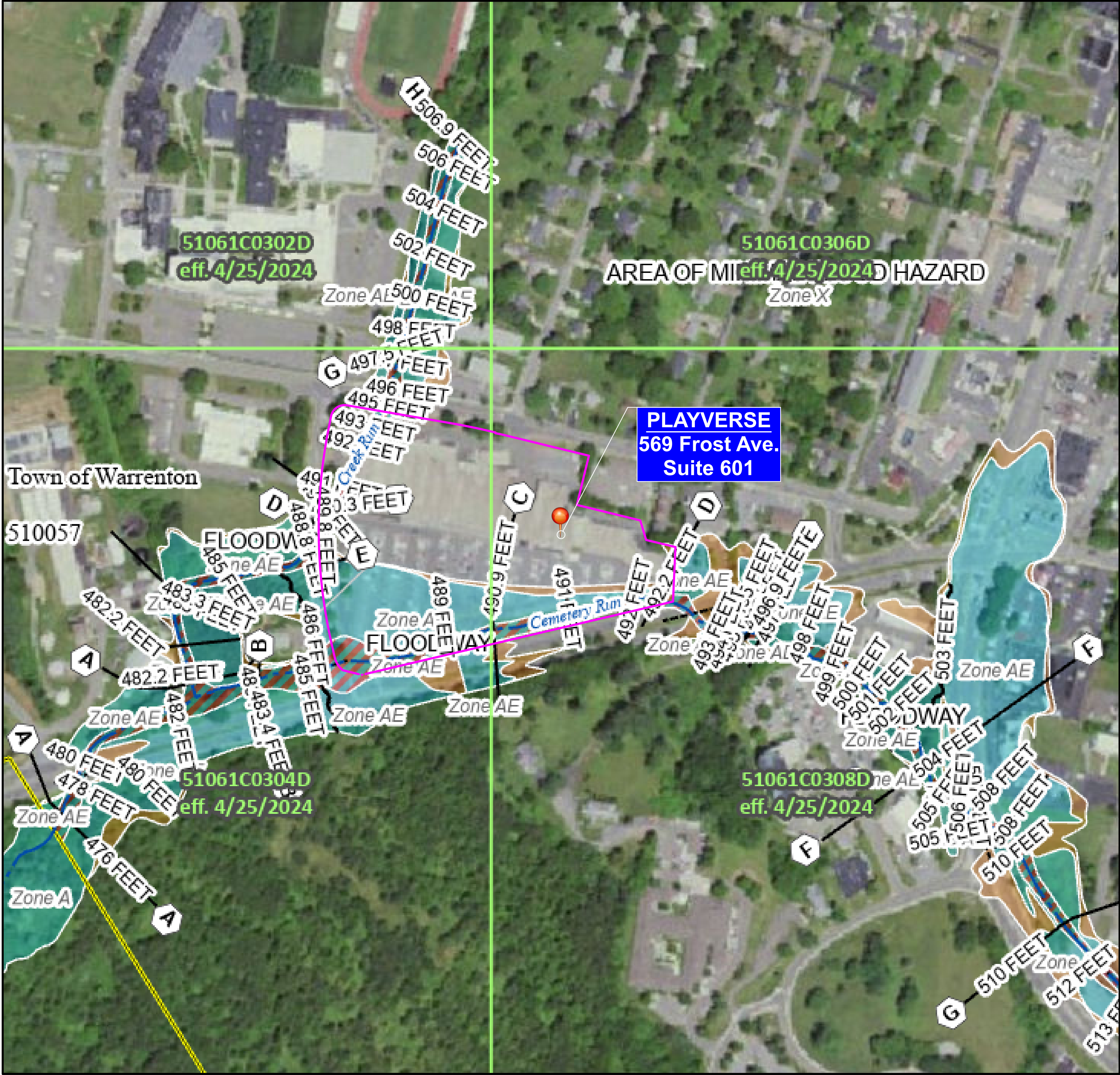
Name of Tenant	Gross		
	Gross Area (S.F.)	Lease Area (75%)	Parking Req. # Spaces Req.
1. Gold's Gym	13,062	9,797	1/200 s.f. 49
2. Country Cooking	7,151	5,363	1/150 s.f. 36
3. Tuesday Morning	8,759	6,569	1/200 s.f. 33
4. Restore	15,922	11,942	1/400 s.f. 29
5. Food Lion	38,309	28,731	1/250 s.f. 127
6. CVS Pharmacy	8,266	6,200	1/200 s.f. 31
7. Dollar General	9,688	7,266	1/200 s.f. 36
8. White Elephant	5,745	4,308	1/200 s.f. 22
9. China Restaurant	1,053	790	1/200 s.f. 6
10. USMC Recruiting Office	1,072	804	1/300 s.f. 4
11. Jackson Hewitt	1,312	984	1/300 s.f. 4
12. Outlooks for Hair	2,499	1,874	1/200 s.f. 10
13. Vacant	8,918	7,134	1/200 s.f. 36
14. Ground Lease Avail (bank)	2,400	1,800	1/250 s.f. 8
Total Required:			431
Total Provided:			520
(Including 103 compact & 14 Handicapped Spaces)			



National Flood Hazard Layer FIRMette



77°49'1"W 38°43'17"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

Without Base Flood Elevation (BFE)
Zone A, V, A99

With BFE or Depth *Zone AE, AO, AH, VE, AR*

Regulatory Floodway

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*

Future Conditions 1% Annual Chance Flood Hazard *Zone X*

Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*

Area with Flood Risk due to Levee *Zone D*

NO SCREEN

Area of Minimal Flood Hazard *Zone X*

Effective LOMRs

Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES

Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall

OTHER FEATURES

Cross Sections with 1% Annual Chance Water Surface Elevation

Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

MAP PANELS

Digital Data Available

No Digital Data Available

Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **6/15/2026 at 10:44 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

85

August 18, 2026
Planning Commission
Regular Meeting

RESOLUTION TO RECOMMEND APPROVAL OF SUP 26-03: PLAYVERSE LLC PURSUANT TO SECTION 11-3.9 OF THE ZONING ORDINANCE OF THE TOWN OF WARRENTON (GPINS 6974-85-8166- 000 & 6974-95-2114-000)

WHEREAS, Warrenton, VA (Hereinafter "the Town") is a municipal corporation located within the County of Fauquier; and

WHEREAS, the Applicant, Mr. Joe Owoeye-Gold of PlayVerse LLC, is requesting a Special Use Permit to allow for an active recreation facility for children in an existing tenant space on the subject property, a shopping center which is split between two parcels on Frost Avenue, 613 Frost Avenue (6974-85-8166- 000) & 569 Frost Avenue (6974-95-2114-000) and hereinafter referred to as the "Property"; and

WHEREAS, the Applicant and the Applicant's representatives concluded a Pre-Application meeting with Staff on January 14, 2026; and

WHEREAS, the Planning Commission held one public work session on SUP 26-03 on July 21, 2026; and

WHEREAS, pursuant to §11-3 of the Zoning Ordinance upon petition of the Applicant for approval of a zoning amendment, the Planning Commission upon advertisement and notice properly given pursuant to §15.2-2204 of the Virginia Code held a Public Hearing on August 18, 2026; and

WHEREAS, pursuant to Virginia Code § 15.2-2286. A.3, the Planning Commission has considered the proposed special use permit and now forwards its recommendation to the Town Council; and

WHEREAS, the Planning Commission finds that the Application meets the criteria for approval found in Section 11-3.10 in the Town of Warrenton Zoning Ordinance; and

WHEREAS, the Planning Commission, in consideration of all of the foregoing, is of the opinion that the application for SUP 2026-03 is to be recommended for approval to the Town Council subject to the Concept Development Plan;

NOW, THEREFORE, BE IT RESOLVED that the Warrenton Planning Commission on this 18th day of August 2026, recommends that Town Council approve SUP 2026-03, subject to an approved Concept Development Plan and otherwise as described and depicted within the application.

Votes:

Ayes:

Nays:

Absent from Vote:

Absent from Meeting:

ATTEST: _____
James Lawrence, Planning Commission Secretary

August 18, 2026
Planning Commission
Regular Meeting

**RESOLUTION TO RECOMMEND APPROVAL OF SUP 26-03: PLAYVERSE LLC PURSUANT TO
SECTION 11-3.9 OF THE ZONING ORDINANCE OF THE TOWN OF WARRENTON
(GPINS 6974-85-8166- 000 & 6974-95-2114-000)**

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WHEREAS, the Applicant and the Applicant's representatives concluded a Pre-Application meeting with Staff on January 14, 2026; and

WHEREAS, the Planning Commission held one public work session on SUP 26-03 on July 21, 2026; and

WHEREAS, pursuant to §11-3 of the Zoning Ordinance upon petition of the Applicant for approval of a special use permit, the Planning Commission upon advertisement and notice properly given pursuant to §15.2-2204 of the Virginia Code held a Public Hearing on August 18, 2026; and

WHEREAS, pursuant to Virginia Code § 15.2-2286. A.3, the Planning Commission has considered the proposed special use permit and now forwards its recommendation to the Town Council; and

WHEREAS, the Planning Commission finds that the Application does not meet the criteria for approval found in Section 11-3.10 in the Town of Warrenton Zoning Ordinance based on the following:

; and _____

NOW, THEREFORE, BE IT RESOLVED that the Warrenton Planning Commission on this 18th day of August 2026, recommends that Town Council deny SUP 2026-03.

Votes:

Ayes:

Nays:

Absent from Vote:

Absent from Meeting:

ATTEST: _____
James Lawrence, Planning Commission Secretary