PLANNING COMMISSION REGULAR MEETING

Tuesday, November 17, 2026 at 7:00 PM

AGENDA

CALL TO ORDER AND ESTABLISHMENT OF A QUORUM.

ADOPTION OF MINUTES.

1. Planning Commission Meeting Minutes from August 18, 2026 DRAFT

HEARING OF PUBLIC HEARING ITEMS.

NEW BUSINESS.

WORKSESSION ITEMS.

COMMENTS FROM THE COMMISSION.

COMMENTS FROM THE STAFF.

2.

ADJOURN.

PLANNING COMMISSION REGULAR MEETING

21 Main Street

Tuesday, August 18, 2026, at 7:00 PM

MINUTES

A REGULAR MEETING OF THE PLANNING COMMISSION OF THE TOWN OF WARRENTON, VIRGINIA, WAS HELD ON August 18, 2026, at 7:00 PM

Regular Meeting

PRESENT	Ms. Darine Barbour, Chair, Mr. Ryan Stewart, Vice Chair, Mr. James Lawrence, Secretary, Mr. Raeid Ebrahim, Ms. Heather Jenkins, Zoning Administrator, Ms. Casey DeHaven, Planning Manager
ABSENT	Mr. Steve Ainsworth, 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 7:01 PM by Chair Barbour and declared a quorum present.

ADOPTION OF MINUTES

Commissioner Ebrahim moved to approve the July 21, 2026 meeting minutes with an edit to specify the public speaker's comments contain additional detail to state exactly what each speaker was in favor of. The motion was seconded by Vice Chair Stewart. The motion passed 3-0 (McGuire and Ainsworth absent).

PUBLIC HEARINGS

SUP 26-03: 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.

Chair Barbour opened the public hearing at 7:06pm

Chair Barbour closed the public hearing at 7:07pm with no speakers signed up or present.

Secretary Lawrence made a motion to approve SUP 26-3 as written.

Commissioner Ebrahim seconded the motion.

All ayes (Ainsworth and McGuire absent)

SUP 26-01: 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.

Commissioner Ebrahim asked the Applicant to confirm that the only things happening is an upgrade to equipment and buffering but no increase in density.

Christa (Kimley-Horn) confirmed that is the case.

Chair Barbour opened the public hearing at 7:11pm.

Chair Barbour closed the public hearing at 7:12pm with no speakers signed up or present.

Vice Chair Stewart introduced a motion for approval of SUP 26-1 as written.

Secretary Lawrence seconded the motion.

Commissioner Ebrahim stated that any increase to transmission lines would require a separate application.

All ayes (Ainsworth and McGuire absent)

ZMA 26-01: 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.

Ms. DeHaven provided an overview of the rezoning request.

Commissioner Ebrahim requested clarification as whether there a difference between this public hearing and the first review of ZMA 26-01 from the July meeting.

Ms. DeHaven confirmed there is no difference and clarified that due to an initial discrepancy with the property's GPN, the Planning Commission will need to review ZMA 26-01 a second time.

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

Chair Barbour closed the public hearing at 7:17pm with no speakers signed up or present.

Secretary Lawrence introduced a motion for approval as written.

Vice Chair Stewart seconded the motion.

All ayes (Ainsworth and McGuire absent)

WORK SESSION

Secretary Lawrence introduced a motion to cancel the Work Session for Tuesday, August 25, 2026 with no items on the agenda.

Commissioner Ebrahim seconded the motion.

All ayes (Ainsworth and McGuire absent)

COMMENTS FROM PLANNING COMMISSION

Commissioner Ebrahim stated that the wave of construction on Main Street has made it difficult for businesses, and encouraged the Planning Commission and community to support those businesses during this time.

COMMENTS FROM STAFF

None

ADJOURN

Commissioner Ebrahim introduced a motion to adjourn at 7:20pm.

Vice Chair Stewart seconded the motion.

All ayes (Ainsworth and McGuire absent)