



PLANNING COMMISSION REGULAR MEETING

Tuesday, July 21, 2026 at 7:00 PM

AGENDA

CALL TO ORDER AND ESTABLISHMENT OF A QUORUM.

ADOPTION OF MINUTES.

- [1.](#) June 16, 2026 Planning Commission Regular Meeting - Draft Meeting Minutes

HEARING OF PUBLIC HEARING ITEMS.

- [2.](#) ZMA 26-1 & ZMA 26-2: 18 Court Street & 10 Hotel Street

-The Applicant, Mr. Kevin Ash, is seeking a Zoning Map Amendment (ZMA) of two parcels, 18 Court Street (ZMA 2026-01) and 10 Hotel Street (ZMA 2026-02) 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 redevelopment of the 10 Hotel Street (GPIN: 6984-33-7459-000) property into a hotel.

NEW BUSINESS.

WORKSESSION ITEMS.

- [3.](#) SUP 26-1: 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.

- [4.](#) SUP 26-3: 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.

COMMENTS FROM THE COMMISSION.

COMMENTS FROM THE STAFF.

ADJOURN.



PLANNING COMMISSION REGULAR MEETING

21 Main Street

Tuesday, June 16, 2026, at 7:00 PM

MINUTES

Item 1.

A REGULAR MEETING OF THE PLANNING COMMISSION OF THE TOWN OF WARRENTON, VIRGINIA, WAS HELD ON June 16, 2026, at 7:00 PM

Regular Meeting

PRESENT

Ms. Darine Barbour, Chair, Mr. Steve Ainsworth, Mr. Raeid Ebrahim, Ms. Heather Jenkins, Zoning Administrator, Ms. Casey DeHaven, Planning Manager

ABSENT

Mr. David McGuire, Mr. James Lawrence, Secretary

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 May 19, 2026 meeting minutes with an edit to specify the public speaker comments contain additional detail to state exactly what each speaker was in favor of. The motion was seconded by Commissioner Ainsworth. The motion passed 3-0 (McGuire and Lawrence absent, Vice Chair Stewart, abstained).

UNFINISHED BUSINESS

During the March 10, 2026 Town Council work session, the Council requested the initiation of a Zoning Ordinance Text Amendment to allow Hotels (up to 30 rooms) and associated Club facilities as a by-right use in the Central Business District. This Zoning Ordinance Text Amendment initiation will take place on April 14, 2026 during the next Town Council Regular Meeting. The Zoning Ordinance Text Amendment is anticipated to include Article 3 and possibly Articles 9 and 12.

Chair Barbour introduced the unfinished business item.

Ms. Jenkins provided a detailed recap of the revisions made to ZOTA 26-1 from the deferral at the May 19, 2026 Public Hearing, specifically addressing parking requirements and definitions for types of hotels/inns/tourist homes/etc.

Vice Chair Stewart stated that he is comfortable with edits made by Ms. Jenkins. However, should we include something regarding the loss of residential units. Additionally, should we include a way to incentivize adaptive reuse projects within the CBD.

Ms. Jenkins confirmed this is already an intention within the CBD.

Vice Chair Stewart confirmed he is okay with the ZOTA 26-1 as written.

Commissioner Ainsworth asked for clarification on 30 or 40 rooms.

Ms. Jenkins confirmed she was asked to revise the document to state a total of 40 rooms by the former Town Manager and at the request of the prospective user of the Warren Green Building.

Vice Chair Stewart asked for clarification on any traffic impediments.

Ms. Jenkins confirmed there are none.

Commissioner Ainsworth asked for confirmation on this ZOTA being just for the CBD and not for the entire town.

Ms. Jenkins confirmed.

Commissioner Ainsworth asked for further clarification on how this would impact uses such as tourist homes like Airbnb or VRBO, etc.

Vice Chair Stewart stated that [uses for tourist homes] should be considered.

Commissioner Ebrahim asked for minimum tenant requirement.

Ms. Jenkins confirmed tourist homes and bnb's have maximum requirements – no more than 5 for airbnbs/tourist homes, inns are 12 guest rooms, etc.

Vice Chair Stewart asked if removing the definition of “tourist home” from by-right uses and moving it to permissible uses would be a possibility.

Ms. Jenkins confirmed it is a possibility.

Commissioner Ainsworth stated any tourist home that would require an SUP would be a major hurdle. To make this a by-right use would allow for a more well-rounded tourist industry (they would still require business license, etc.) and is more inclined to say this would be a benefit to leave as it's own use and not include tourist homes with hotels, inns, etc.

Vice Chair Stewart asked about any enforcement issues with existing tourist homes.

Ms. Jenkins stated there are unpermitted businesses in town because they do not want to go through the lengthy hurdle of an SUP process, nor can everyone afford it, so it does happen.

Ms. Jenkins stated that the Planning Commission can move tourist homes to by-right uses as part of this ZOTA 26-1.

Ms. Jenkins stated to Commissioner Ebrahim that you cannot spot rezone (re: 18 Court and 10 Hotel).

Commissioner Ainsworth stated he is inclined to think that because this is just concerning the CBD and surrounding so many businesses, it addressed lodging concerns and makes it less onerous for property owners, and this is an overall win. Keeping the status quo will not benefit the entire CBD. This will not overrun the town, this is a small district. One or two hotels will not impede businesses, traffic, etc.

Chair Barbour confirmed a by-right use for all of these types of lodging so we are not picking and choosing.

Commissioner Ainsworth introduced a motion to approve ZOTA 26-1 as written which accepts the changes to hotels not to exceed 40 rooms and to make tourist homes by-right (Resolution dated June 16, 2026)

Vice Chair Stewart seconded the motion.

All in favor, 3-1 (McGuire and Lawrence absent, Ebrahim no).

NEW BUSINESS

Ms. Jenkins provided an overview of the Zoning Ordinance Update and the public review of Module 1.

Commissioner Ainsworth asked for alternative ways to provide feedback.

Ms. Jenkins stated the website can be used if you are not comfortable using a phone or QR code, it is located on the main page of the website and anyone can provide feedback.

Vice Chair Stewart asked about specific policy decisions.

Ms. Jenkins confirmed the time for the July 16th meeting has not yet been confirmed but it will be live-streamed for those who cannot attend in person.

WORK SESSION ITEMS

Ms. DeHaven provided an overview of ZMA 26-1 and ZMA 26-2 for the request to rezone 18 Court Street and 10 Hotel Street from Public/Semi-Public (PSP) to Central Business District (CBD).

Commissioner Ebrahim asked about the intensity of the PSP zoning district.

Ms. Jenkins confirmed the intent was for government uses, typically.

Commissioner Ebrahim asked about remaining as government uses.

Ms. Jenkins stated PSP is typically reserved just for government uses.

Vice Chair Stewart stated this is a pretty straightforward rezoning, no questions.

Chair Barbour asked about capacity with 40 rooms now confirmed.

Mr. Steven Friend stated the use already associated with these buildings is able to withstand the proposed use.

Commissioner Ainsworth asked Mr. Friend to confirm if by-right versus permissible would require a permit.

Ms. Jenkins stated that if Mr. Friend states they do not have the capacity, they will not be issued a permit.

Commissioner Ebrahim asked when the Applicant would own the property.

Ms. DeHaven stated the Applicant has relayed their ownership depends on whether or not the rezoning is approved.

Chair Barbour asked for clarification on parking for overflow

Ms. Jenkins confirmed they currently meet parking requirements.

Vice Chair Stewart asked if there is potential to improve pedestrian accessibility for adequate infrastructure such as sidewalk improvements.

Ms. Jenkins confirmed that would be a requirement.

Chair Barbour asked if there will be a required loading/un-loading zoning requirements?

Ms. Jenkins confirmed that they must provide .1 spaces per/room requirements and must be near an accessible entrance to qualify.

Chair Barbour confirmed that the next public hearing will be scheduled for Tuesday July, 21st.

COMMENTS FROM THE COMMISSION.

Commissioner Ebrahim mentioned the Juneteenth celebration this weekend at Eva Walker Park.

Commissioner Ainsworth made a motion to cancel next week's meeting work session.

Vice Chair Stewart thanks staff for the on-going sidewalk improvements.

Chair Barbour does the same. Mayoral candidate discussion this weekend. Thanks to staff.

COMMENTS FROM THE STAFF.

None.

ADJOURN.

Chair Barbour moved to adjourn the meeting; Vice Chair Stewart seconded the motion. With no further business, Chair Barbour adjourned the meeting at 7:59 PM.

I hereby certify that this is a true and exact record of actions taken by the Planning Commission of the Town of Warrenton on June 16, 2026.

James Lawrence, Secretary
Planning Commission



Community Development
Department

STAFF REPORT

Commission Meeting Date:	July 21, 2026
Agenda Title:	ZMA 26-1 & ZMA 26-2: 18 Court Street and 10 Hotel Street
Requested Action:	Hold a Public Hearing
Staff Lead:	Casey DeHaven, Planning Manager
Decision Deadline:	September 24, 2026 - Unless Applicant Defers

EXECUTIVE SUMMARY

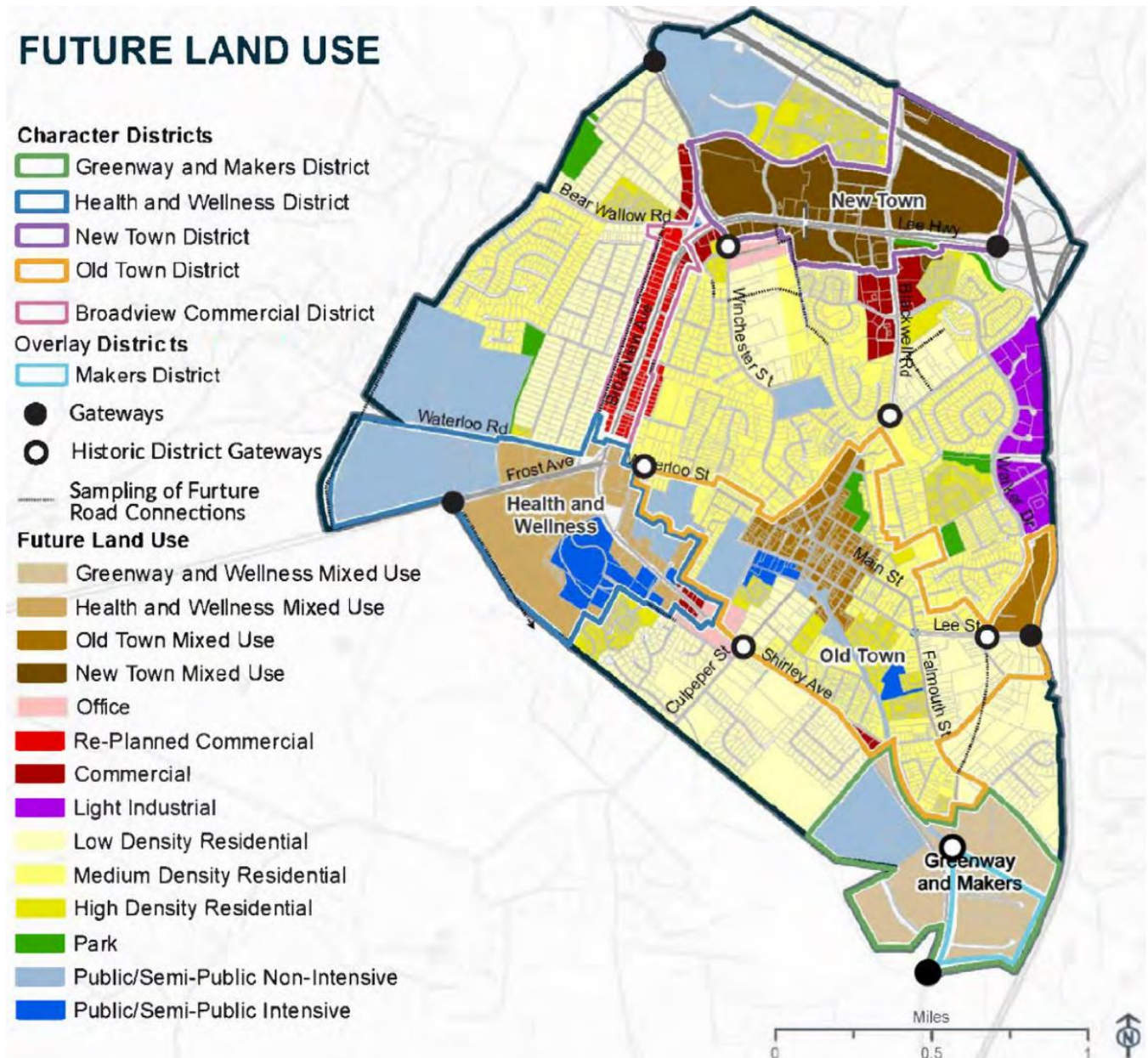
The Applicant is proposing a Zoning Map Amendment (ZMA) of two parcels from Public-Semi-Public (PSP) to Central Business District (CBD) zoning per Article 11-3.9 of the Zoning Ordinance. The proposal includes redevelopment of the 18 Court Street (GPIN: 6984-33-8623-000) property into a restaurant and redevelopment of the 10 Hotel Street (GPIN: 6984-33-7459-000) property into a hotel.

BACKGROUND

ZMA 2026-1 and ZMA 2026-2 for 18 Court Street and 10 Hotel Street, respectively, were 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 both items 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.



STAFF RECOMMENDATION

Hold a Public Hearing.

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

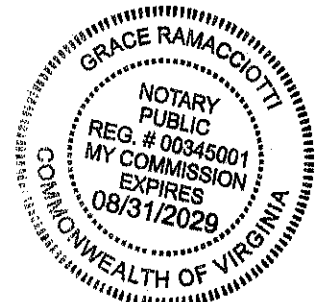
a Notary Public in and for the aforesaid hereby certify that the following person:

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.

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.

BOOK 290 PAGE 4

JAMES G. BUTLER, JR.

Certified Land Surveyor

23 CULPEPER STREET

WARRENTON, VIRGINIA 22188

PHONE: 347-3122

June 1, 1971

Description Of Bank Building Encroachment

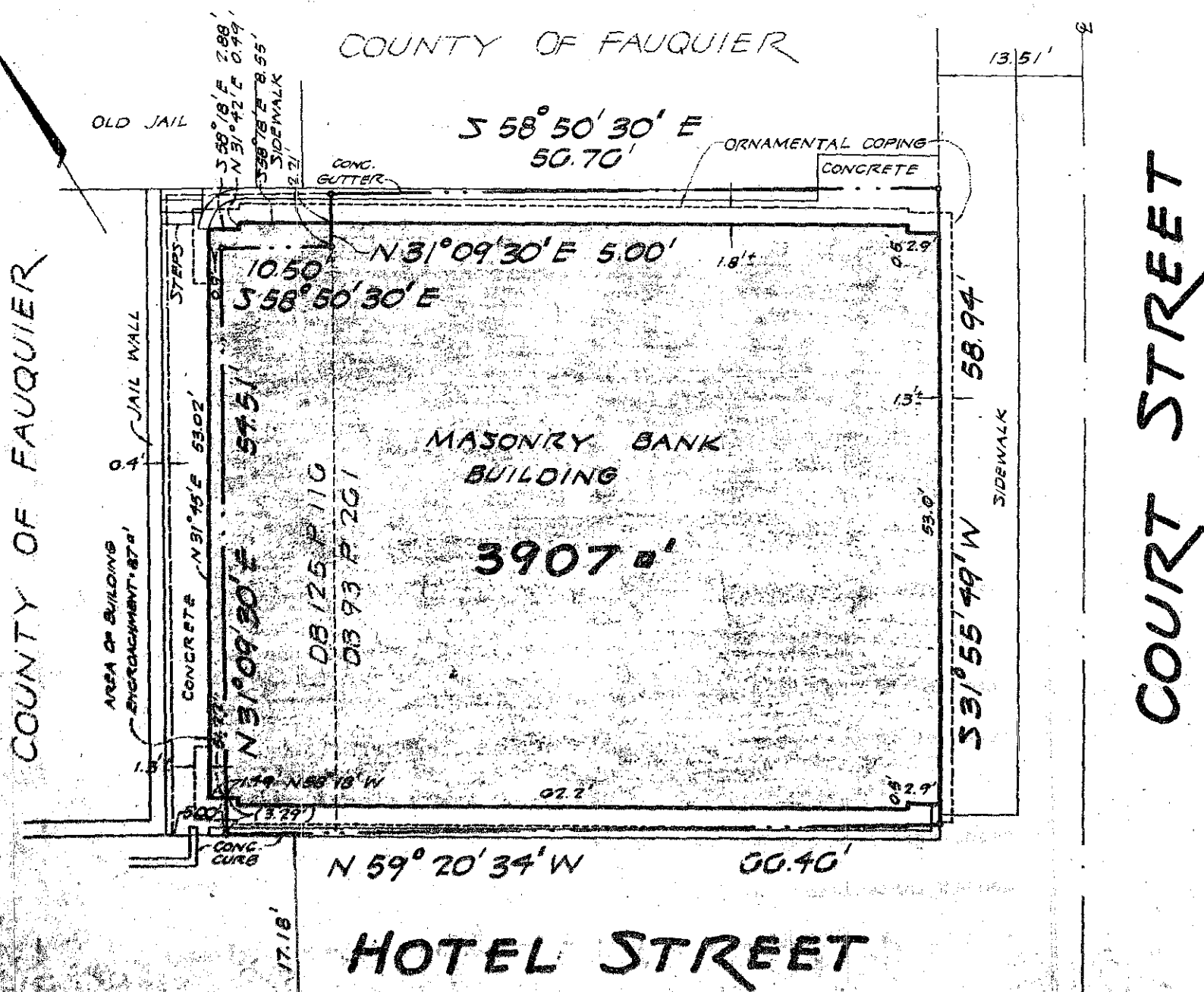
Into County Of Fauquier Property

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 $50^{\circ} 18'$ 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 5



PLAT

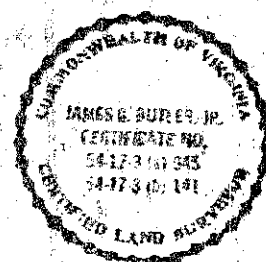
SHOWING PROPERTY OF

FAUQUIER NATIONAL BANK
OF WARRENTON
WARRENTON, VIRGINIA

SCALE: 1"=10'

APRIL 1971

JAMES G. BUTLER, JR.
 CERTIFIED LAND SURVEYOR
 WARRENTON, VIRGINIA



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

**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.

**Statement of Justification for Zoning Map Amendment
10 Hotel Street, Warrenton, Virginia 20186**

This application requests a zoning map amendment for the property located at 10 Hotel Street, Warrenton, Virginia 20186, to change the current zoning designation from Public/Semi-Public (PSP) to Central Business District (CBD).

Both Fauquier County and the Town of Warrenton previously conducted public hearings regarding the future use and disposition of this property. Following these hearings, the respective governing bodies approved the transfer and future use of the property by Madison Dale Consulting LLC for redevelopment as a hotel intended to support hospitality and visitor accommodations within the Town of Warrenton.

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 supports hospitality-oriented development and is consistent with the Town's broader economic development goals, particularly those focused on strengthening Warrenton's downtown as a destination for visitors, business travelers, and tourism.

The development of a hotel at this location will provide needed lodging accommodations that complement the surrounding downtown businesses, cultural resources, and public amenities. In addition, the project will contribute to increased economic activity, support local commerce, and enhance Warrenton's ability to host visitors and events.

Approval of this zoning map amendment will ensure that the property's zoning designation accurately reflects its intended hospitality use while supporting the continued growth, economic vitality, and character of Warrenton's Central Business District. For these reasons, the requested rezoning is appropriate and consistent with the Town's planning objectives and the previously approved disposition of the property.

Omitted Submission Material Cover Letter

10 Hotel 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.

23

PARKING LEASE

This parking lease agreement (the "Agreement") is made as of the Effective Date, as defined below, by and between the Board of Supervisors of Fauquier County, Virginia (the "County"), a political subdivision of the Commonwealth of Virginia, and _____, a Virginia limited liability company ("Tenant").

Recitals

R1. The County owns the real property consisting of 0.1916 acres, more or less, (the "Property") located in Warrenton, Virginia at the intersection of John Marshall Street and West Lee Street, identified as Tax Map Number 6984-33-2576-000, and further identified on Exhibit A hereto. The Property is improved by a parking lot that contains approximately 21 parking spaces.

R2. In connection with the sale of the nearby Warren-Green Hotel building to Tenant, the County has agreed to lease to Tenant, and Tenant has agreed to lease from the County, all of the parking spaces upon the Property as set forth in this Agreement.

Agreement

In consideration of the promises and the mutual covenants contained herein, the parties agree as follows.

1. **Effective Date.** The Effective Date of this Agreement is the date this Agreement, or counterparts thereof, has been signed by both parties.

2. **Grant of Lease.** The County leases to Tenant, and Tenant leases from the County, the following real property improved by parking spaces:

Exclusive parking rights all of the parking spaces (the "Leased Parking Spaces") that are located upon the Property, together with the non-exclusive right over the paved portions of the Property that are not identified for parking for ingress and egress to and from the Leased Parking Spaces.

3. **Term.** The term of this Agreement shall be for five years, commencing upon the closing of Tenant's acquisition of the Warren-Green Hotel Building (the "Commencement Date"). Tenant shall have the right, by providing written notice to the County, to renew the term of this Agreement for one additional five-year term. After the expiration of the five-year initial term, including the five-year renewal term if exercised by Tenant, unless notice in writing of intent not to renew is provided by either party at least 90 days prior to the termination of the then-current term, this Agreement shall automatically renew for up to successive renewal terms of one year each.

4. **Rent.** Tenant shall pay to the County rent in monthly installment payments of \$1,000 per month in advance of the first day of each month at such location that the County may designate in writing to Tenant. If the Commencement Date is a day other than the first day of a calendar month, the first month's rent installment and the last month's rent installment shall be prorated accordingly to the number of days during which the Tenant will occupy the Leased Parking Spaces.

If a monthly installment of rent is not received before the sixth day of the month, Tenant agrees to pay as additional rent a late fee of \$100.00 for each such month.

5. **Signage.** Tenant shall have the right to install signage identifying the Leased Parking Spaces as reserved for space by Tenant, subject to (i) the County's approval of such signage, which shall not be unreasonably withheld, and (ii) any rules, regulations, or ordinances of the Town of Warrenton. Any signage installed by Tenant shall be removed by Tenant at the expiration of the term of this Agreement. In the event that Tenant fails to remove its signage at the expiration of the term of this Agreement, the County may cause such signage to be removed and charge the cost of such removal to Tenant as additional rent.

6. **Use of Property; Insurance; Indemnity.** Tenant shall only use the Leased Parking Spaces for the parking of motor vehicles. The Leased Parking Spaces may not be used for any other use unless permission is granted by the County in writing. The parking of trailers or food trucks is expressly prohibited unless permission is granted by the County in writing. Tenant shall comply with the provisions of all recorded covenants, conditions, and restrictions and all building, zoning, fire, and other governmental laws, ordinances, regulations, or rules applicable to the Leased Parking Spaces and all reasonable requirements of the carriers of insurance covering the Leased Parking Spaces that do not materially limit Tenant's uses as stated herein. The County agrees to inform Tenant of any requirements of the County's insurance carriers. Tenant shall not do anything on the Lease Parking Spaces or bring or keep anything on the Leased Parking Spaces that causes the insurance premiums for the Property to increase, injures the Property, constitutes unreasonable damage or waste, or is a nuisance (public or private) or menace. Tenant acknowledges that the Leased Parking Spaces are in good, clean, safe, and sanitary condition upon commencement of this Agreement, and, other than set forth in this Agreement, Tenant accepts the Leased Parking Spaces in "AS-IS" condition.

Tenant shall, at all times during the term of this Agreement and at Tenant's own expense,

carry general liability insurance on the Leased Parking Spaces with limits of not less than \$1,000,000.00 for injury or death to one person, and \$2,000,000.00 in the aggregate. Such insurance policy shall name the County as a named insured. A certificate of such insurance policy shall be delivered to the County promptly after the issuance of the policy and annually thereafter. If Tenant fails to provide or maintain such insurance, the County may, after requesting from Tenant production of the Certificate of such insurance policy, (but shall not be obligated to) do so and collect the cost thereof from Tenant.

All personal property, including motor vehicles, placed on the Leased Parking Spaces by Tenant or Tenant's guests, licensees, invitees, or others, shall be at the sole risk of person placing such personal property on the Leased Parking Spaces, and the County shall not be liable for the loss, destruction, theft of, or damage to such property.

7. **Alterations; Maintenance, and Repairs.** Tenant agrees that except as expressly provided otherwise herein, no changes, alterations, or improvements shall be done without the County's written consent. However, the County shall not unreasonably object to Tenant's request to make changes at Tenant's cost regarding the configuration of the Leased Parking Spaces, such as restriping the Leased Parking Spaces to increase the number of spaces or usability of spaces for Tenant's purposes. The County may require Tenant to return the Leased Parking Spaces to their original condition when this Agreement terminates or expires. Tenant shall promptly pay all sums of money due for labor, services, materials, supplies, and equipment furnished at Tenant's request with respect to the Leased Parking Spaces.

Tenant shall keep the Leased Parking Spaces in a good, clean, safe, and sanitary condition, and shall be responsible for reimbursing the County for the costs of repairing any damage other than ordinary wear and tear caused to the Leased Parking Spaces by Tenant, its agents, invitees, contractors, or guests. Tenant shall be responsible for snow and ice removal for the Leased Parking Spaces. Tenant shall be responsible for reimbursing the County for payment of any real property taxes, if any, assessed on the Leased Parking Spaces during Tenant's occupancy.

Upon the expiration or termination of this Agreement, Tenant shall deliver the Leased Parking Spaces to the County in good and clean condition, ordinary wear and tear excepted.

8. **County May Designate Alternate Location.** The County shall have the right, during the term of this Agreement, to relocate the Leased Parking Spaces by providing written notice to Tenant of the County's intention to move the Leased Parking Spaces to an alternate location. Such

alternate location must be within one-quarter mile of the Warren Green Hotel Building and have at least an equivalent amount of parking as the Property. The written notice to be provided by the County pursuant to this paragraph must be provided no less than 90 days prior to any relocation of the Leased Parking Spaces.

9. **Assignment and Subleasing.** This Agreement shall not be assigned by Tenant, nor any portion of the Leased Parking Spaces be sublet, without the prior written consent of the County.

10. **Subordination; Attornment; Non-Disturbance Agreement.** The rights of the Tenant hereunder are and shall be subject and subordinate to the lien of any mortgage or deed of trust, or the lien resulting from any other method of financing or refinancing, now or hereafter in force or placed against the Leased Parking Spaces, and to all advances made or hereafter to be made upon the security thereof and to any and all renewals, modifications, consolidations, replacements, extensions or substitutions of any such mortgage or deed of trust (the "Superior Instruments"). In the event of a foreclosure of any such mortgage, deed of trust, or other lien, or of any other action or proceeding for the enforcement thereof, or of any sale thereunder, including acquisition of the County's interest in the Leased Parking Spaces by the holder of any such mortgage, deed of trust, or other lien, Tenant shall, if requested to do so, attorn to such purchaser. Such subordination and attornment shall be automatic, without the execution of any further subordination and/or attornment agreement by Tenant. If, however, a written subordination and/or attornment agreement, consistent with this provision, is required by a mortgagee or beneficiary of a deed of trust, Tenant agrees to execute, acknowledge, and deliver the same.

11. **Estoppel Certificates.** Within ten (10) days after request therefor by the County, its agents, successors, or assigns, Tenant shall deliver, in recordable form, a certificate to any proposed mortgagee or purchaser, or to the County, together with a true and correct copy of this Agreement, certifying that this Agreement is in full force and effect with or without modification, as the case may be, the amount (if any) of prepaid rent and security deposit paid by Tenant to the County, that, to the best of Tenant's knowledge, the County has performed all of its obligations due under this Agreement and that there are no defenses, counterclaims, deductions, offsets outstanding, or other excuses for Tenant's non-performance under this Agreement, and any other fact reasonably requested by the County or such proposed mortgagee or purchaser. Tenant's failure to timely deliver such an estoppel certificate shall be conclusive upon Tenant: (i) that this Agreement is in full force and effect, without modification except as may be represented by the County; (ii) that there are no

uncured defaults in the County's performance and Tenant has no right to offset, counterclaim, defenses, or deduction against Rent or the County hereunder; (iii) that no more than one period's Rent has been paid in advance; and (iv) that no Security Deposit is held by the County. If Tenant fails to execute and deliver to the County an estoppel certificate as and when required by this paragraph, it shall constitute a material default of this Agreement. The County shall be entitled to execute such certificate on Tenant's behalf, and Tenant hereby appoints the County as Tenant's attorney-in-fact for such purpose, with full power and authority to execute, acknowledge, certify, and deliver such certificate on behalf of Tenant.

12. **Tenant's Default.** If rent or any other payment due to the County is unpaid by Tenant when due, and Tenant fails to pay such rent or other payment within five (5) days after written notice of non-payment, then the County may terminate Tenant's right to possess the Leased Parking Spaces and proceed to obtain possession of the Leased Parking Spaces and recover from Tenant damages, costs, and attorney fees as may be permitted by law.

If Tenant is non-compliant with any provision of this Agreement, other than a non-payment of rent or any other payment due the County, and Tenant shall fail to comply with such provision within twenty-one (21) days after written notice from the County specifying the act(s) and/or omission(s) constituting the non-compliance, unless the non-compliance is of such nature that it cannot be remedied within such twenty-one (21) day period and so long as Tenant commences the remedy of the non-compliance within such twenty-one (21) day period and thereafter diligently pursues the completion of same, then the County may terminate Tenant's right to possess the Leased Parking Spaces and proceed to obtain possession of the Leased Parking Spaces and recover from Tenant damages, costs, injunctive relief, and attorney fees as may be permitted by law.

If Tenant commits a default which involves a criminal or willful act which is not remediable and which poses a threat to health or safety, then the County may terminate the Tenant's right to possess the Leased Parking Spaces immediately and proceed to obtain possession of the Leased Parking Spaces and recover from Tenant damages, costs, injunctive relief, and attorney fees as may be permitted by law.

In the event that the County terminates the Tenant's right to possess the Leased Parking Spaces pursuant to this section, the unpaid rent and other amounts due to the County for the remainder of the term of this Agreement shall become due and collectable from Tenant immediately.

13. **Non-Waiver.** Any and all amounts owed to the County by Tenant, including

payment of any rent, damages, money judgment, award of attorney fees, and court costs, will be automatically accepted with reservation and will not constitute a waiver of the County's right to terminate Tenant's right to possess the Leased Parking Spaces and seek eviction. The County's acceptance of rent payments or conduct not in compliance with this Agreement shall not be interpreted as a waiver of any subsequent breach or non-compliance, and this Agreement shall continue in full force and effect.

14. **Applicable Law; Venue.** This Agreement shall be governed by and construed according to the laws of the Commonwealth of Virginia. Regardless of what venue would otherwise be permissive or required, the County and Tenant agree that all actions arising under or affecting this Agreement will be brought in the Circuit Court or General District Court of Fauquier County, Virginia, and that such venue is mutually convenient and bears a reasonable relationship to this Agreement.

15. **Entire Agreement; Amendment.** This Agreement constitutes the entire lease agreement between the County and Tenant and may be amended only by a writing signed by the parties.

16. **Tenant Authority.** If Tenant is a partnership, corporation, limited liability company, trust, or any other entity, each person executing this Agreement on behalf of Tenant warrants that (i) Tenant is validly formed and existing, is qualified to do business under the laws of the Commonwealth of Virginia, and has the full right and authority to enter into this Agreement; (ii) no other parties or individuals other than those signing this Agreement on behalf of Tenant must join in the execution of this Agreement; and (iii) he or she is duly authorized by all appropriate required action of Tenant to execute this Agreement on behalf of Tenant and to bind Tenant to its terms.

Witness the following signatures and seals:

BOARD OF SUPERVISORS OF
FAUQUIER COUNTY, VIRGINIA

Tenant:

(SEAL)

By: _____ (print name)

Title: _____ (print title)

(SEAL)

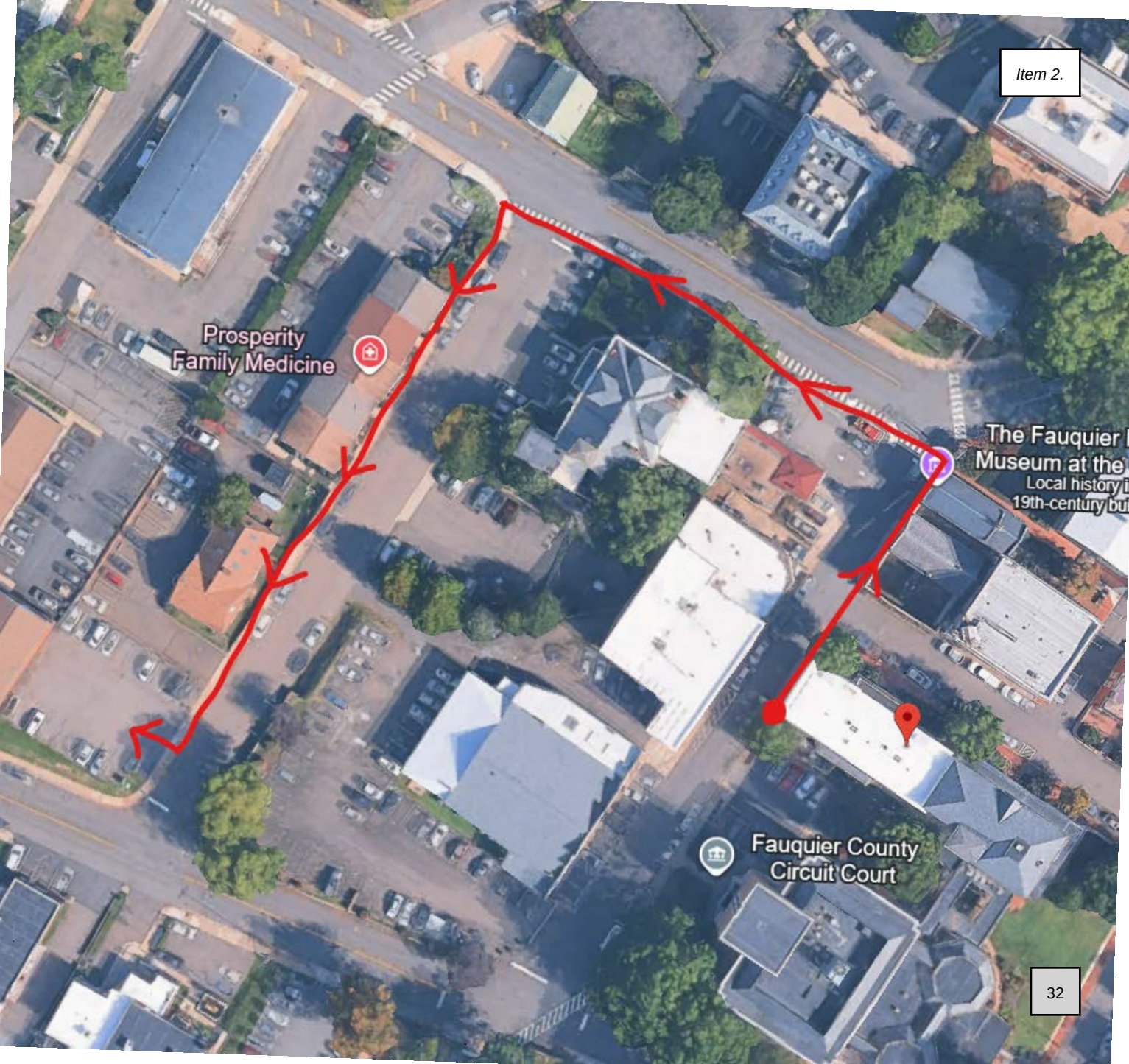
By: _____ (print name)

Title: _____ (print title)

Exhibit A







Prosperity
Family Medicine

The Fauquier
Museum at the
Local history in
19th-century building

Fauquier County
Circuit Court

Parking lot will be re-striped to accommodate 22+ parking spaces.

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 10 Hotel St, Warrenton, VA 20186

Signature of ^{Contractual Purchaser} ~~Property Owner~~: [Signature] Date: 5/19/2026

(FOR NOTARY USE ONLY)

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

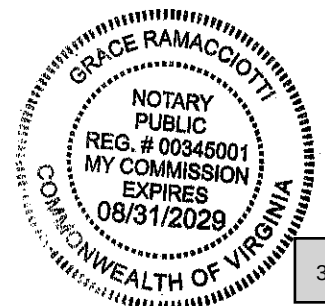
a Notary Public in and for the aforesaid hereby certify that the following person:

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: 60345001

My Commission Expires: 08/31/2029



July 21, 2026
Planning Commission
Regular Meeting

RESOLUTION TO RECOMMEND APPROVAL OF ZMA 2026-01 & ZMA 2026-02: 18 COURT STREET AND 10 HOTEL STREET PURSUANT TO SECTION 11-3.9 OF THE ZONING ORDINANCE OF THE TOWN OF WARRENTON (GPINS 6984-33-8623-000 & 6984-33-7459-000)

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) and 10 Hotel Street (GPIN 6984-33-7459-000) in the Town of Warrenton and hereinafter referred to as the "Properties"; 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 redevelop the 10 Hotel Street (GPIN: 6984-33-7459-000) property into a hotel; 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

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 and ZMA 2026-02 are 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 21st day of July 2026, recommends that Town Council approve ZMA 2026-01 and ZMA 2026-02, 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

July 21, 2026
Planning Commission
Regular Meeting

RESOLUTION TO RECOMMEND DENIAL OF ZMA 2026-01 & ZMA 2026-02: 18 COURT STREET AND 10 HOTEL STREET PURSUANT TO SECTION 11-3.9 OF THE ZONING ORDINANCE OF THE TOWN OF WARRENTON (GPINS 6984-33-8623-000 & 6984-33-7459-000)

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) and 10 Hotel Street (GPIN 6984-33-7459-000) in the Town of Warrenton and hereinafter referred to as the "Properties"; 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 redevelop the 10 Hotel Street (GPIN: 6984-33-7459-000) property into a hotel; 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

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 21st day of July 2026, recommends that Town Council deny ZMA 2026-01 and ZMA 2026-02.

Votes:

Ayes:

Nays:

Absent from Vote:

Absent from Meeting:

ATTEST: _____
Darine Barbour, Planning Commission Secretary

July 14, 2026
Town Council
Public Hearing
Ordinance 2026-10

ZOTA-26-1 - AN ORDINANCE TO ADOPT A ZONING ORDINANCE TEXT AMENDMENT TO ARTICLE 3 AND ARTICLE 9 TO ALLOW HOTELS OF UP TO 40 ROOMS, AS WELL AS INNS, BED & BREAKFASTS, AND TOURIST HOMES, AS PERMITTED, BY-RIGHT USES IN THE CENTRAL BUSINESS DISTRICT

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

WHEREAS, the Warrenton Town Council (Hereinafter "Council") may, by ordinance, amend, supplement, or change the regulations of the Zoning Ordinance of the Town whenever the public necessity, convenience, general welfare or good zoning practice may require such an amendment; and

WHEREAS, such an amendment was initiated by resolution of Council in accord with the procedures and requirements of Section 11-3.9 of the Zoning Ordinance on April 14, 2026; and

WHEREAS, on May 19, 2026, the Town of Warrenton Planning Commission conducted a public hearing and considered written and oral testimony, and

WHEREAS, on June 16, 2026, the Town Of Warrenton Planning Commission held a public meeting and recommended approval of the proposed text amendment by a vote of three to one; and

WHEREAS, on July 14, 2026, the Warrenton Town Council conducted a work session and a public hearing on this matter and considered oral and written testimony; and

WHEREAS, the Warrenton Town Council finds that per the Code of Virginia §15.2-2286(A)(7) this text amendment is in the best interest of public necessity, convenience, general welfare, and good zoning practice; now, therefore, be it

ORDAINED, by the Warrenton Town Council on this 14th day of July, 2026, that the Town Council hereby adopts the following text amendment to Article 3 and Article 9 of the Town of Warrenton Zoning Ordinance as set forth herein.

Votes:

Ayes: Mr. Roy Francis; Mr. William Semple; Mr. Larry Kovalik; Ms. Michele O'Halloran; Mr. Paul Mooney; Mr. David McGuire

Nays: Mr. Eric Gagnon;

For Information:
Community Development Director,
Town Attorney

ATTEST: _____
Town Recorder

Article 3 Zoning Districts and Map

Amended by Town Council: March 11, 2008
February 12, 2013
April 12, 2016
June 14, 2016
August 9, 2016
December 11, 2018
August 11, 2020
August 10, 2021
April 12, 2022
September 13, 2022
July 14, 2026

Contents (Sections)

- 3-1 Zoning Districts Established
 - 3-1.1 Base Districts
 - 3-1.2 Overlay Districts
- 3-2 Zoning Map
- 3-3 Zoning District Boundaries
- 3-4 Requirements for Base Zoning Districts
 - 3-4.1 R-15 Residential District
 - 3-4.2 R-10 Residential District
 - 3-4.3 R-6 Residential District
 - 3-4.4 RT Residential Townhouse District
 - 3-4.5 RMF Residential Multifamily District
 - 3-4.6 R-40 Residential District
 - 3-4.7 R-E Residential District
 - 3-4.8 RO Residential Office District
 - 3-4.9 PSP Public-Semi-Public Institutional District
 - 3-4.10 C Commercial District
 - 3-4.11 CBD Central Business District
 - 3-4.12 I Industrial District
- 3-5 Requirements for Overlay Zoning Districts
 - 3-5.1 FPD - Floodplain District
 - 3-5.2 PUD - Planned Unit Development District
 - 3-5.3 HD - Historic District

3-4.11 CBD Central Business District

3-4.11.2 Permitted Uses (by-right)

- Accessory buildings
- Apartments
- Banks and other financial institutions, but not drive-in facilities
- Broadcasting stations
- Churches
- Cleaning and pressing shops limited to six (6) pressing machines, and four (4) dry cleaning machines
- Clinics - outpatient care only
- Clubs & Lodges
- Community buildings
- Historic shrines and museums
- Home Occupations
- Hotels, not exceeding 40 rooms
- Inns, Bed & Breakfasts, and Tourist Homes
- Institutional buildings
- Medical and dental offices/clinics
- Mixed Use structures
- Mobile Food Vendors subject to Article 9-24
- Offices for business or professional use
- Off-street parking and load subject to Article 7
- Open space subject to Article 9
- Parking lots, in accord with supplemental regulations in Article 9 and parking lot standards, Article 7
- Personal service stores not exceeding three thousand (3,000) square feet in gross area, or within an existing space legally used for such purposes within the previous five years.
- Restaurants, without drive-in facilities
- Retail service stores not exceeding three thousand (3,000) square feet in gross area, or within an existing space legally used for such purposes within the previous five years
- Signs subject to Article 6
- Single-family detached dwelling units
- Studios and Trade Schools
- Theaters
- Townhouses and duplexes
- Utilities related to and necessary service within the Town, including poles, wires, transformers, telephone booths, and the like for electrical power distribution of communication service, and underground pipelines or conduits

for local electrical, gas, sewer, or water service, but not those facilities listed as requiring a special use permit

- Vending machines

3-4.11.3 Permissible Uses (by special use permit upon approval of the Town Council)

- Active and passive recreation and recreational facilities
- Child care center, day care center, or nursery school
- Clubs and lodges
- Commercial parking lots and garages
- Commercial recreational establishments
- Drive-through facilities for banks and financial institutions
- Emergency housing
- Farmers markets
- Funeral homes
- Health and Fitness Facilities
- Hotels and motels, not exceeding seventy-five (75) rooms
- ~~- Hotels, Inns, Bed & Breakfasts, and Tourist Homes~~
- Medical centers and laboratories
- Parks and playgrounds.
- Printing establishments in excess of 3,000 square feet in gross area
- Rental service establishments, with no outside equipment storage.
- Retail, personal or business services, office, or restaurants in dwellings or apartment buildings
- Schools, including trade schools
- Small equipment sales and/or service operations
- Taxicab stands
- Water storage tanks, major transmission lines or pipelines, pumping or regulator stations, communications towers, and substations, and cable television facilities and accessory buildings

Article 9 Supplemental Use Regulations

Amended by Town Council: February 12, 2013

July 8, 2014

August 9, 2016

December 11, 2018

April 9, 2019

December 10, 2019

August 10, 2021

April 12, 2022

June 11, 2024

July 14, 2026

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9-5	Bed and Breakfast Facilities
9-6	Cluster Development Provisions
9-7	Home Occupations and Home Businesses
9-8	Lighting
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9-23	Massage Therapy, Establishment of Provisions for Therapists and Businesses
9-24	Mobile Food Vendors
9-25	Mixed-Use Development Option
<u>9-26</u>	<u>Lodging Uses in the Central Business District (CBD)</u>

9-26 Lodging Uses in the Central Business District (CBD)

Hotels not exceeding 40 rooms, Inns, Bed & Breakfasts, and Tourist Homes, as defined in Article 12, are permitted in the Central Business District (CBD), subject to the following additional standards.

9-26.1 Additional Standards

- A. A site development plan, meeting the requirements of Article 10 Site Development Plans, must be submitted for review and approval. The site development plan must demonstrate that:
 - 1. Parking, equivalent to 0.75 parking spaces per room for rent, is provided on the same parcel or lot as the lodging use, and/or provided via an off-site parking agreement that will assure the permanent availability of such spaces.
 - a. Off-site parking spaces must be located within a 500-foot radius of the lodging use, and provide for safe and convenient pedestrian access to and from the lodging use. Any improvements to existing pedestrian facilities that are required to provide safe and convenient access to and from the lodging use are the responsibility of the developer.
 - b. This minimum parking requirement must be met regardless of any parking reductions or credits that may be available for other permitted or permissible uses in the Central Business District as found in Article 7 Off-Street Parking and Loading.
 - c. Any off-site parking agreement used to satisfy the minimum parking requirement must be provided to the Zoning Administrator for review and approval as a part of the required site development plan submittal.
 - d. A modification or waiver to this parking requirement may be granted by Town Council upon a recommendation from the Planning Commission, in accordance with the process as outlined in Article 11, Section 11-3.10 Special Use Permits and Waivers, or as a part of an application for a Zoning Map Amendment as regulated by Section 11-3.9 Zoning Amendments.
 - 2. A loading area is provided that is adequate for guest arrival/departure, luggage loading/unloading, deliveries, valet services, and other such similar activities that generate temporary, short-term vehicular trips.
 - a. For lodging uses with greater than 12 rooms for rent, the loading area must accommodate a minimum of 0.1 passenger vehicles per room for rent.
 - b. Vehicles using such loading area shall not impede traffic. Any use of the public right-of-way for such loading area must obtain a Right-of-Way Permit from the Department of Public Works.
- B. Any accessory use that is associated with the principal lodging use, such as restaurants, meeting rooms, clubs, lodges, or event space, must provide adequate parking for that use subject to the requirements of Article 7 Off-Street Parking and Loading, where these spaces are in addition to those parking spaces required under subsection A.1 above.



**Planning Commission Regular Meeting - Public Hearing
for
ZMA 26-1 & ZMA 26-2: 18 Court Street & 10 Hotel Street
PSP-to-CBD
July 21, 2026**

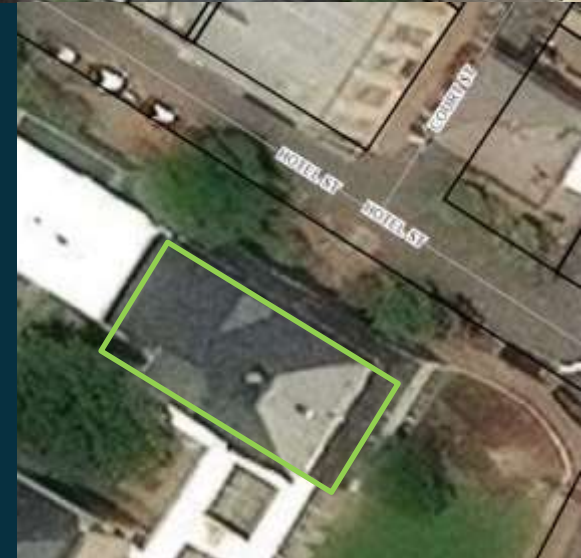
Request

Item 2.

18 Court Street & 10 Hotel Street

- **GPINS:** 6984-33-8623-000, 6984-33-7459-000
- **Applicant:** Mr. Kevin Ash, President & CEO, Madison Dale Consulting LLC
- **Property Owner:**
 - Current for 18 Court Street: Town of Warrenton
 - Current for 10 Hotel Street: Fauquier County
- ZMA to rezone 18 Court Street & 10 Hotel Street from Public/Semi-Public (PSP) to Central Business District (CBD)
- **Comprehensive Plan:** Old Town Character District and is designated as Old Town Mixed Use on the Future Land Use Map
- **100-Day Review Period:** September 24, 2026

Proposed Location

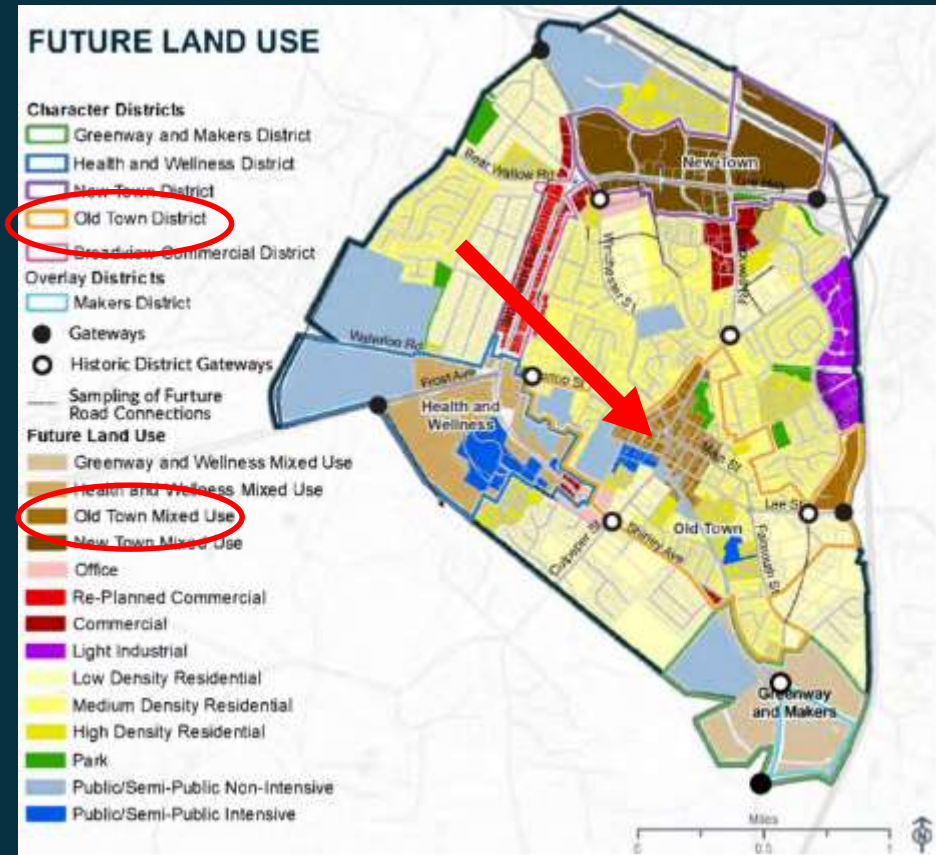


Adjacent Uses

Zoning Map



Future Land Use – Old Town



18 Court Street

Item 2.





SHOWING PROPERTY OF

FAUQUIER NATIONAL BANK
OF WARRENTON
WARRENTON, VIRGINIA

SCALE: 1"=10'

APRIL 1971

JAMES G. BUTLER, JR.
CERTIFIED LAND SURVEYOR
WARRENTON, VIRGINIA



10 Hotel Street

Item 2.



10 Hotel Street Draft Parking Lease

Item 2.



Parking lot will be re-striped to accommodate 22+ parking spaces.

10 Hotel Street

Draft Parking Lease

9-26 Lodging Uses in the Central Business District (CBD)

Hotels not exceeding 40 rooms, Inns, Bed & Breakfasts, and Tourist Homes, as defined in Article 12, are permitted in the Central Business District (CBD), subject to the following additional standards.

9-26.1 Additional Standards

- A. A site development plan, meeting the requirements of Article 10 Site Development Plans, must be submitted for review and approval. The site development plan must demonstrate that:
1. Parking, equivalent to 0.75 parking spaces per room for rent, is provided on the same parcel or lot as the lodging use, and/or provided via an off-site parking agreement that will assure the permanent availability of such spaces.
 - a. Off-site parking spaces must be located within a 500-foot radius of the lodging use, and provide for safe and convenient pedestrian access to and from the lodging use. Any improvements to existing pedestrian facilities that are required to provide safe and convenient access to and from the lodging use are the responsibility of the developer.
 - b. This minimum parking requirement must be met regardless of any parking reductions or credits that may be available for other permitted or permissible uses in the Central Business District as found in Article 7 Off-Street Parking and Loading.
 - c. Any off-site parking agreement used to satisfy the minimum parking requirement must be provided to the Zoning Administrator for review and approval as a part of the required site development plan submittal.
 - d. A modification or waiver to this parking requirement may be granted by Town Council upon a recommendation from the Planning Commission, in accordance with the process as outlined in Article 11, Section 11-3.10 Special Use Permits and Waivers, or as a part of an application for a Zoning Map Amendment as regulated by Section 11-3.9 Zoning Amendments.
 2. A loading area is provided that is adequate for guest arrival/departure, luggage loading/unloading, deliveries, valet services, and other such similar activities that generate temporary, short-term vehicular trips.
 - a. For lodging uses with greater than 12 rooms for rent, the loading area must accommodate a minimum of 0.1 passenger vehicles per room for rent.
 - b. Vehicles using such loading area shall not impede traffic. Any use of the public right-of-way for such loading area must obtain a Right-of-Way Permit from the Department of Public Works.
- B. Any accessory use that is associated with the principal lodging use, such as restaurants, meeting rooms, clubs, lodges, or event space, must provide adequate parking for that use subject to the requirements of Article 7 Off-Street Parking and Loading, where these spaces are in addition to those parking spaces required under subsection A.1 above.

Considerations for the Planning Commission

Item 2.

- Hold Public Hearing
- 100-Day Review Period: September 24, 2026
- ZOTA 26-1 Parking Requirements:
 - If the Applicant plans to redevelop the properties into a hotel, he will need to demonstrate compliance with the revised Article 9 parking standards as a part of his future site plan application, OR, if he cannot meet these standards, then he will need to either revise his application to proffer the site to the hotel use and ask for a parking modification as a part of this rezoning approval, OR once the properties are rezoned, submit a separate application for a Town Council waiver/modification.

Considerations for the Planning Commission

Item 2.

- 3-4.11 CBD Central Business District
 - 3-4.11.1 Legislative Intent
 - The intent of this district is to provide for orderly development, infill and revitalization of the central business and commerce area of the Town of Warrenton in accordance with objectives, policies, and proposals of the Comprehensive Plan of the Town; and for the logical and timely development of the land for primarily business purposes providing for higher density residential development, especially on the upper floors of structures on Main Street and encouraging a lively retail environment at the street level of Main Street. The district is designed to encourage the following:
 - Re-use of existing buildings in ways that are compatible with and supportive of the purposes of the district and of the Comprehensive Plan.
 - Preservation of the unified, historic character of the district and its function as the retail and service center for Town citizens and visitors.
 - The creation and reinforcement of the street as a public space, defined by buildings fronting the street, to create a harmonious pedestrian environment for Town citizens and visitors.
 - Mixed uses within the district, including mixed uses within single structures.
 - A uniformity of design to ensure the orderly arrangement of buildings, land uses, and parking areas, and all construction hereafter proposed for this area.
 - A cohesive interrelationship of buildings in order to ensure a harmonious environment, allowing a degree of variety in building design provided said variety is within the overall historic, human-scale design framework of the district.
 - Maximization of a beneficial interrelationship between vehicular facilities (streets and parking lots), pedestrian facilities (sidewalks, malls and plazas), and commercial establishments, with a particular focus on pedestrian, convenience and safety.
 - The provision of adequate, appropriately located off-street parking facilities.
 - The architectural design and arrangement of buildings and spaces so as to conform to the general character and plans of the district.

3-4.11 CBD Central Business District

3-4.11.2 Permitted Uses (by-right)

- Accessory buildings
- Apartments
- Banks and other financial institutions, but not drive-in facilities
- Broadcasting stations
- Churches
- Cleaning and pressing shops limited to six (6) pressing machines, and four (4) dry cleaning machines
- Clinics - outpatient care only
- Clubs & Lodges
- Community buildings
- Historic shrines and museums
- Home Occupations
- Hotels, not exceeding 40 rooms
- Inns, Bed & Breakfasts, and Tourist Homes



**Planning Commission Regular Meeting - Public Hearing
for
ZMA 26-1 & ZMA 26-2: 18 Court Street & 10 Hotel Street
PSP-to-CBD
July 21, 2026**



**Planning Commission Regular Meeting – Work Session
for
SUP 26-1: Dominion Energy – Elm Substation
Modernization
July 21, 2026**

Request

Item 2.

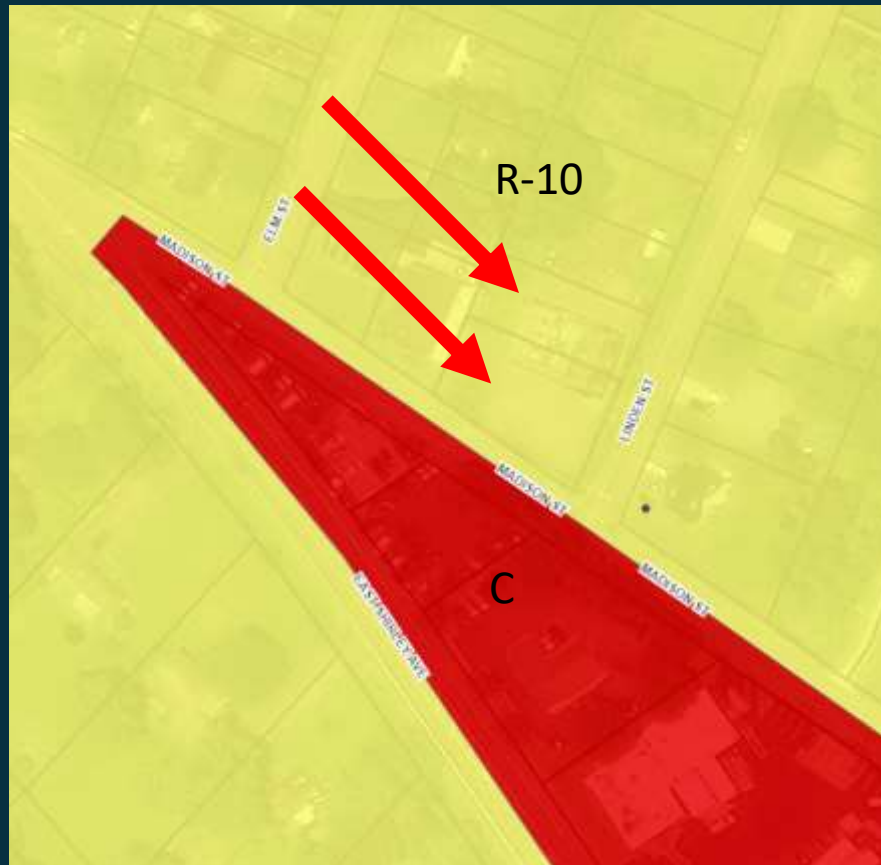
- **Dominion Energy – Elm Substation Modernization**
- **GPINS: 6984-40-6668-000 & 6984-40-6784-000**
- **Applicant: Ben Jackson, Kimley-Horn**
- **Property Owner: Virginia Electric and Power Company DBA Dominion Energy**
- SUP requesting complete station modernization to ensure safe and reliable electric service to the surrounding area.
- 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.
- 100-Day Review Period: October 29, 2026

Location

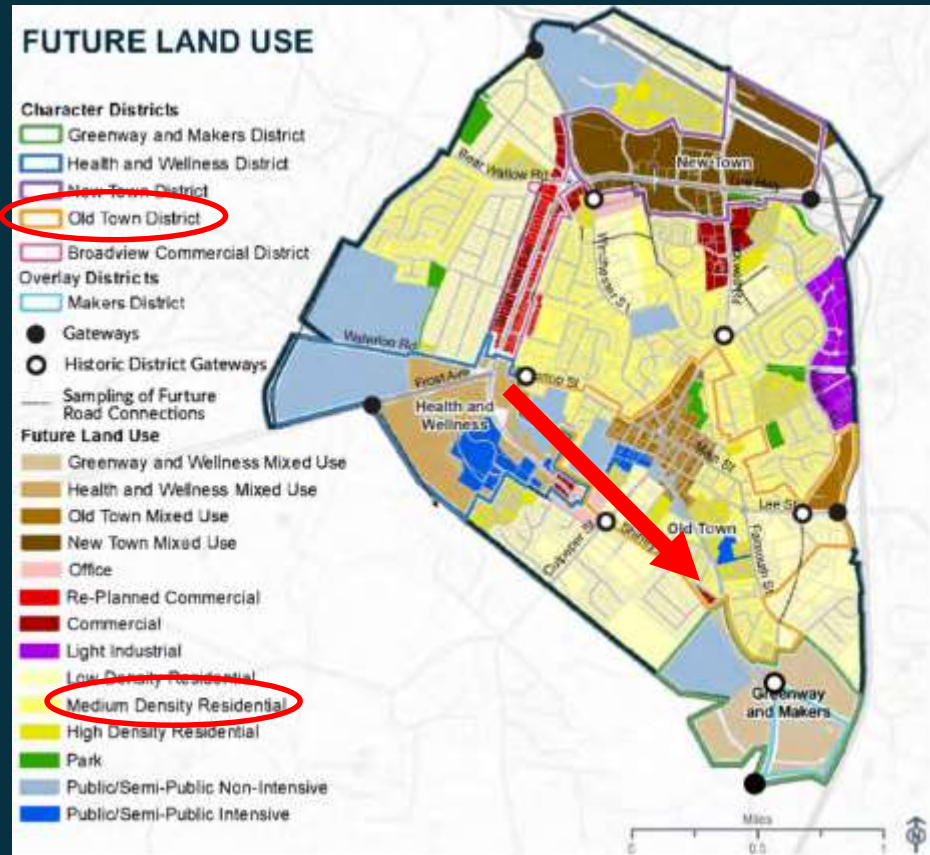


Adjacent Uses

Zoning Map



Future Land Use – Old Town



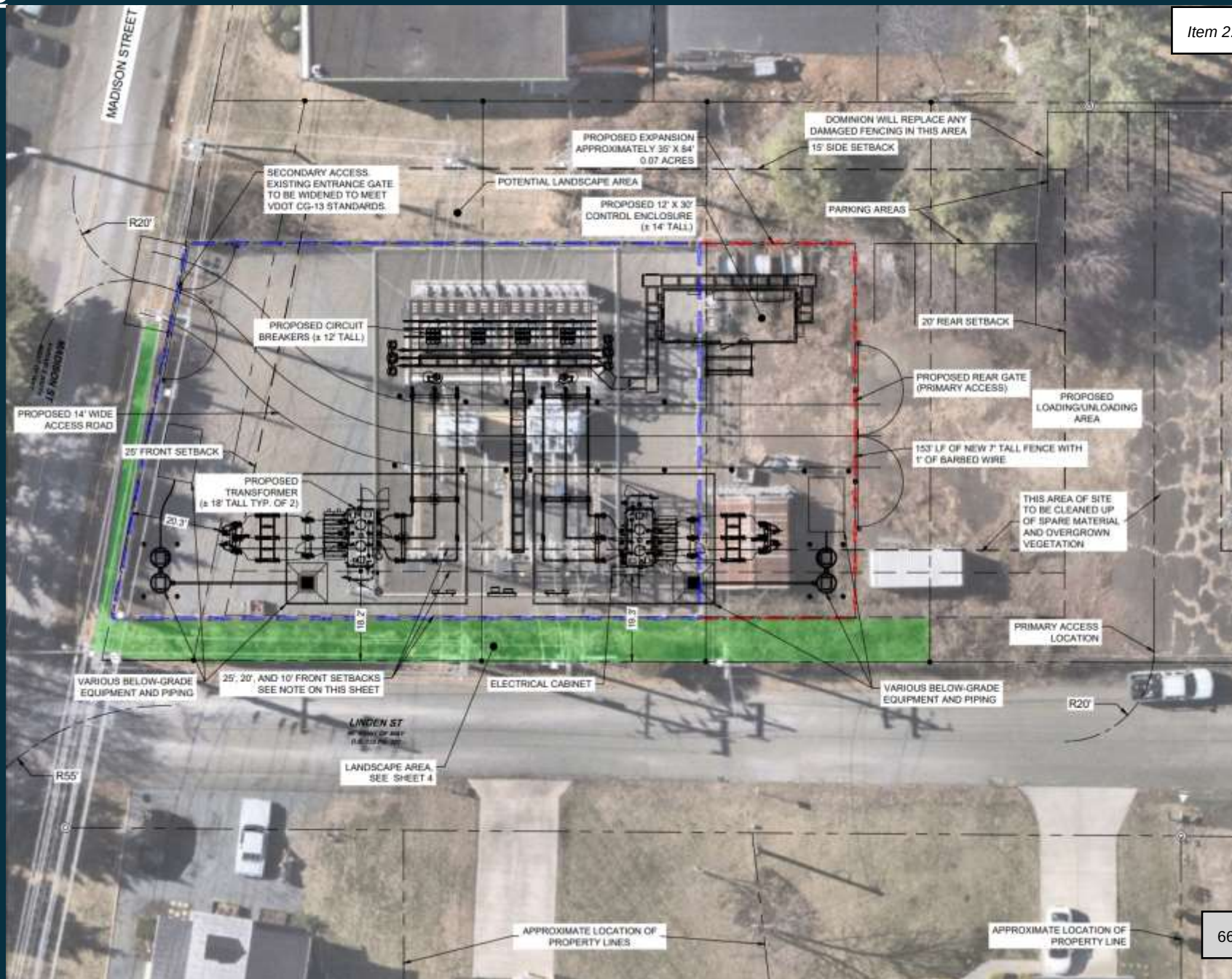


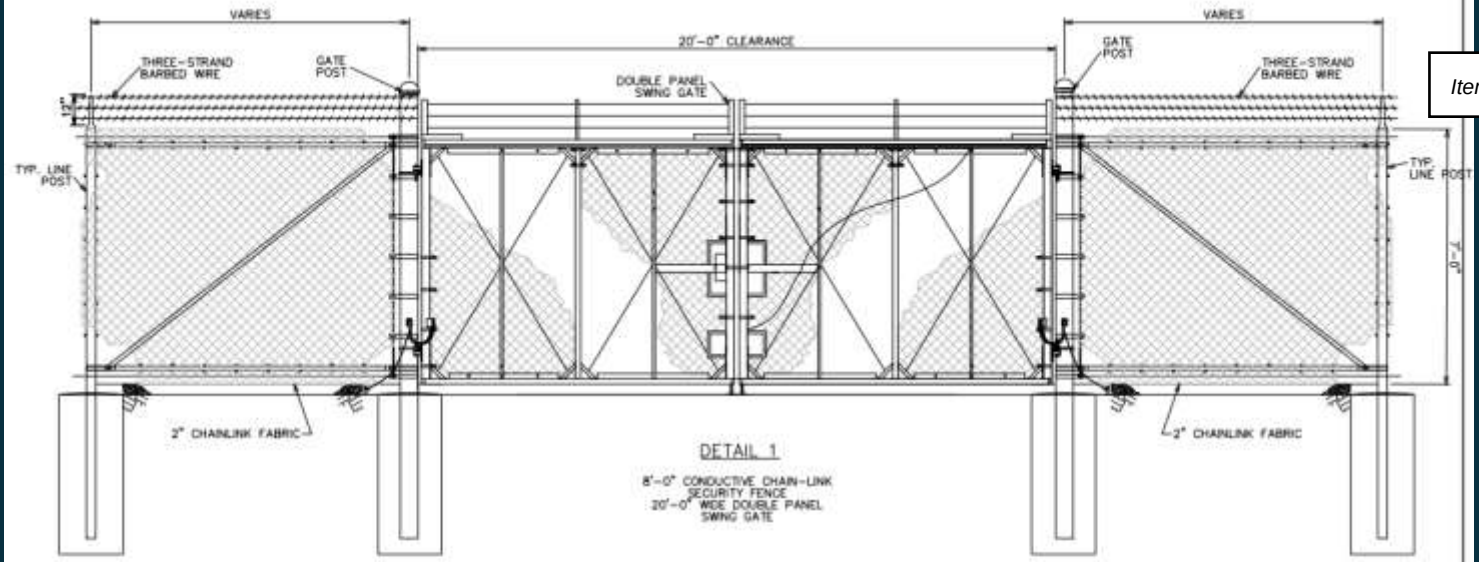








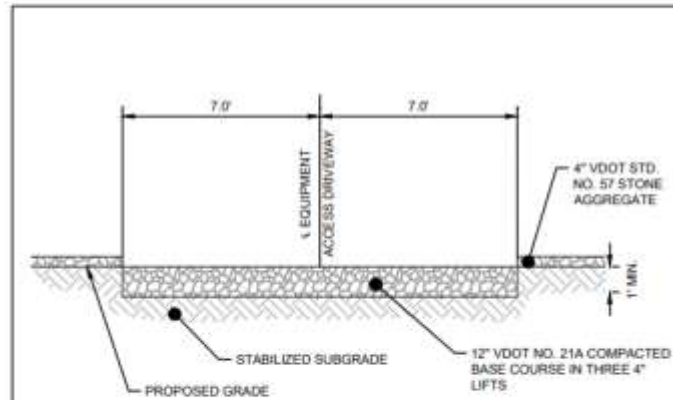




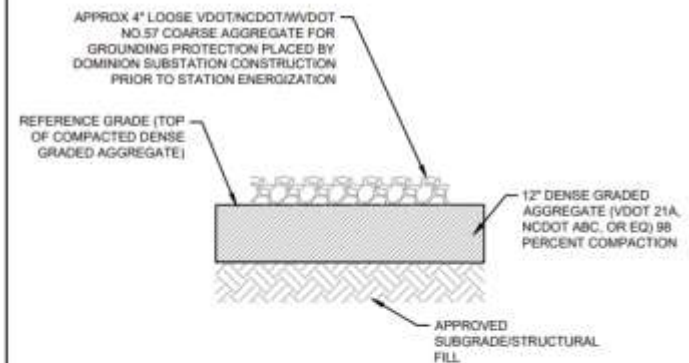
LEVEL 5 FENCE DETAIL (FOR REFERENCE ONLY)

FENCE NOTES:

1. FENCE DETAILS SHOWN ABOVE ARE FOR ILLUSTRATIVE PURPOSES ONLY. REFER TO DESIGN BY OTHERS.
2. FENCE MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH DOMINION ENERGY SPECIFICATIONS.
3. STANDARD DOMINION ENERGY SIGNAGE (I.E. PRIVATE PROPERTY/NO TRESPASSING/HIGH VOLTAGE/DANGER) WILL BE POSTED AT REGULAR INTERVALS ON THE NEW SUBSTATION FENCING.



**TYPICAL DETAIL:
EQUIPMENT ACCESS DRIVEWAY**

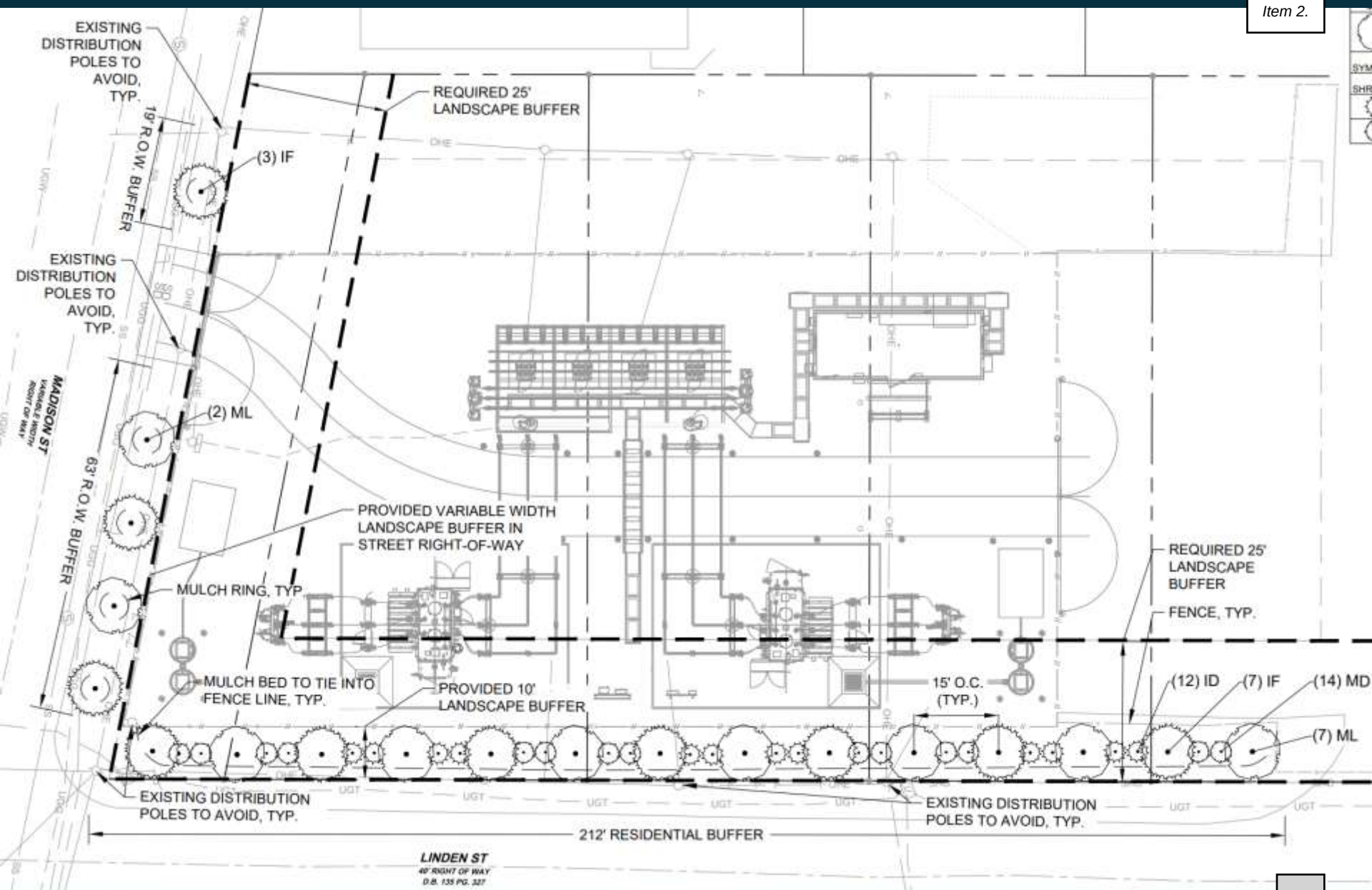


SUBSTATION STONE PAD

Existing Perimeter Fencing

Item 2.







**Planning Commission Regular Meeting – Work Session
for
SUP 26-1: Dominion Energy – Elm Substation
Modernization
July 21, 2026**



**Planning Commission Regular Meeting – Work
Session for
SUP 26-3: PlayVerse, LLC.
July 21, 2026**

Request

Item 2.

- **PlayVerse LLC**

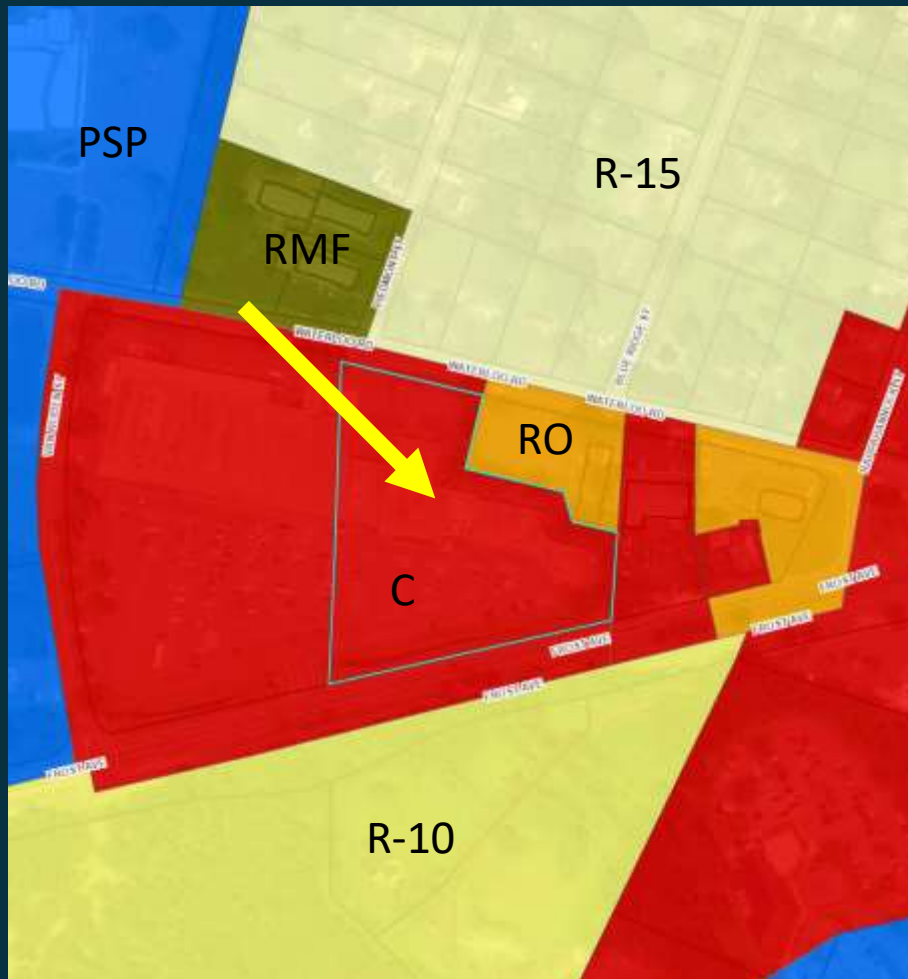
- The shopping center is split between two parcels on Frost Avenue, 613 Frost Avenue (6974-85-8166-000) & 569 Frost Avenue (6974-95-2114-000) and zoned to the Commercial (C) district. The combined parcels are approximately 10.738 acres.
- Applicant: PlayVerse LLC, Mr. Joe Owoeye-Gold
 - Property Owner: Kalis Holdings LLC
- SUP requesting a change in use of an existing building 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.
- 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
- 100-Day Review Period: October 29, 2026

Location

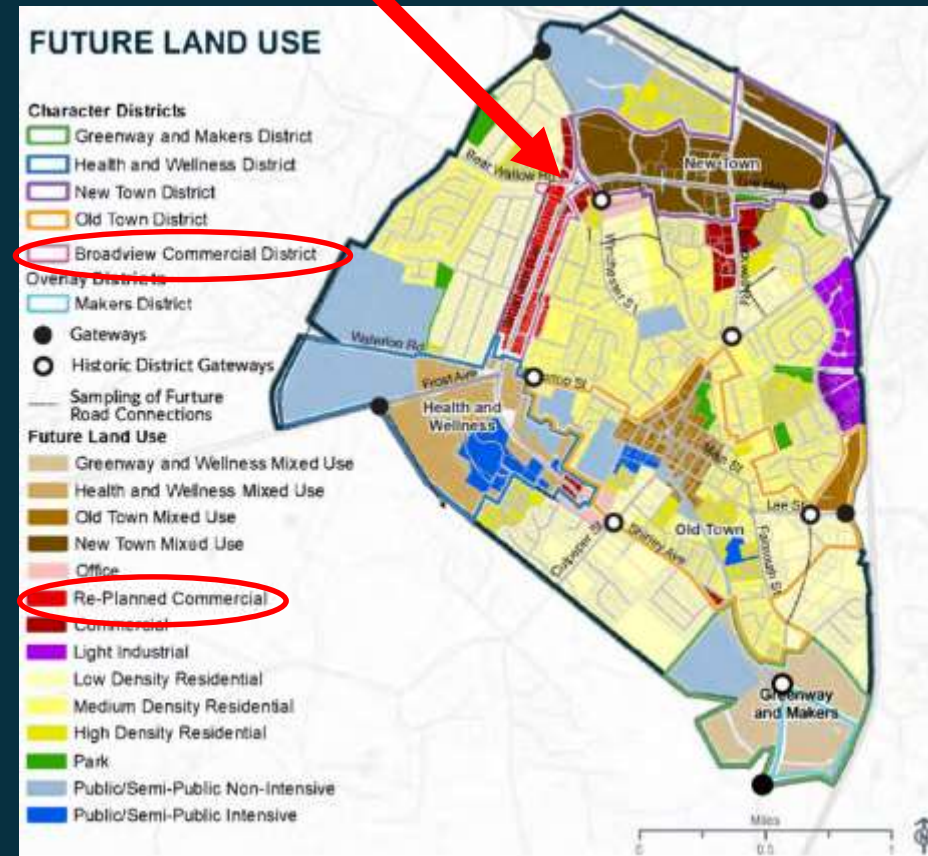


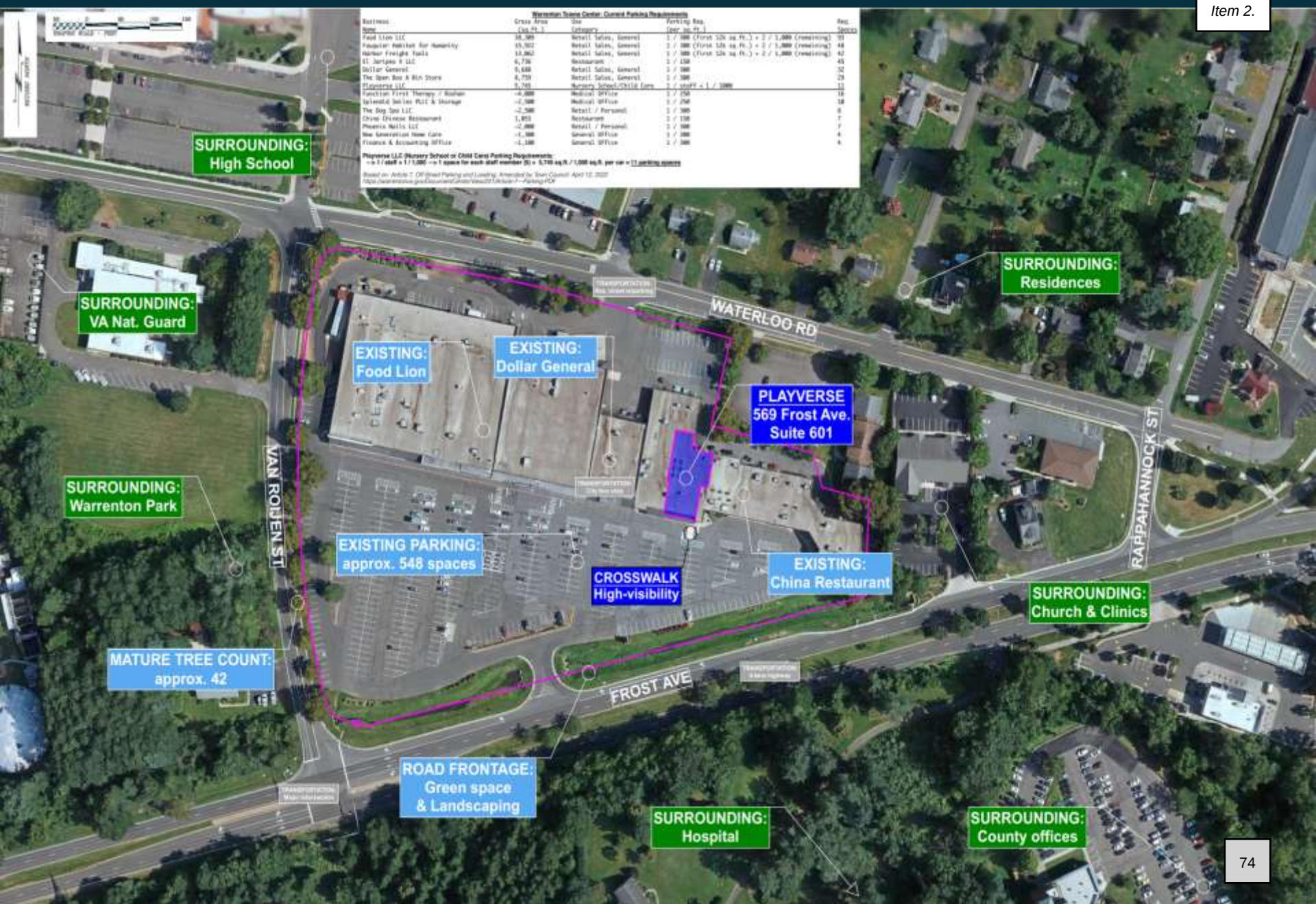
Adjacent Uses

Zoning Map



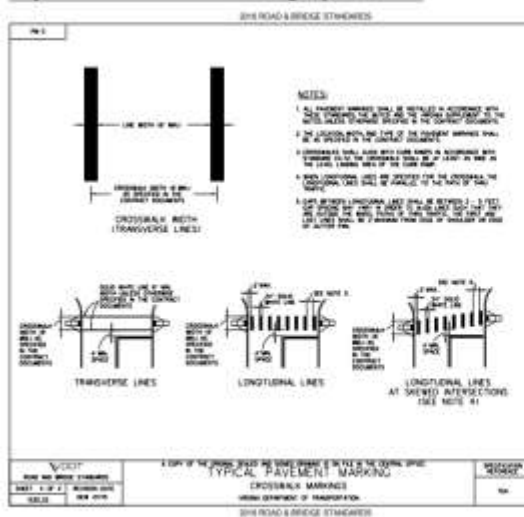
Future Land Use – Old Town



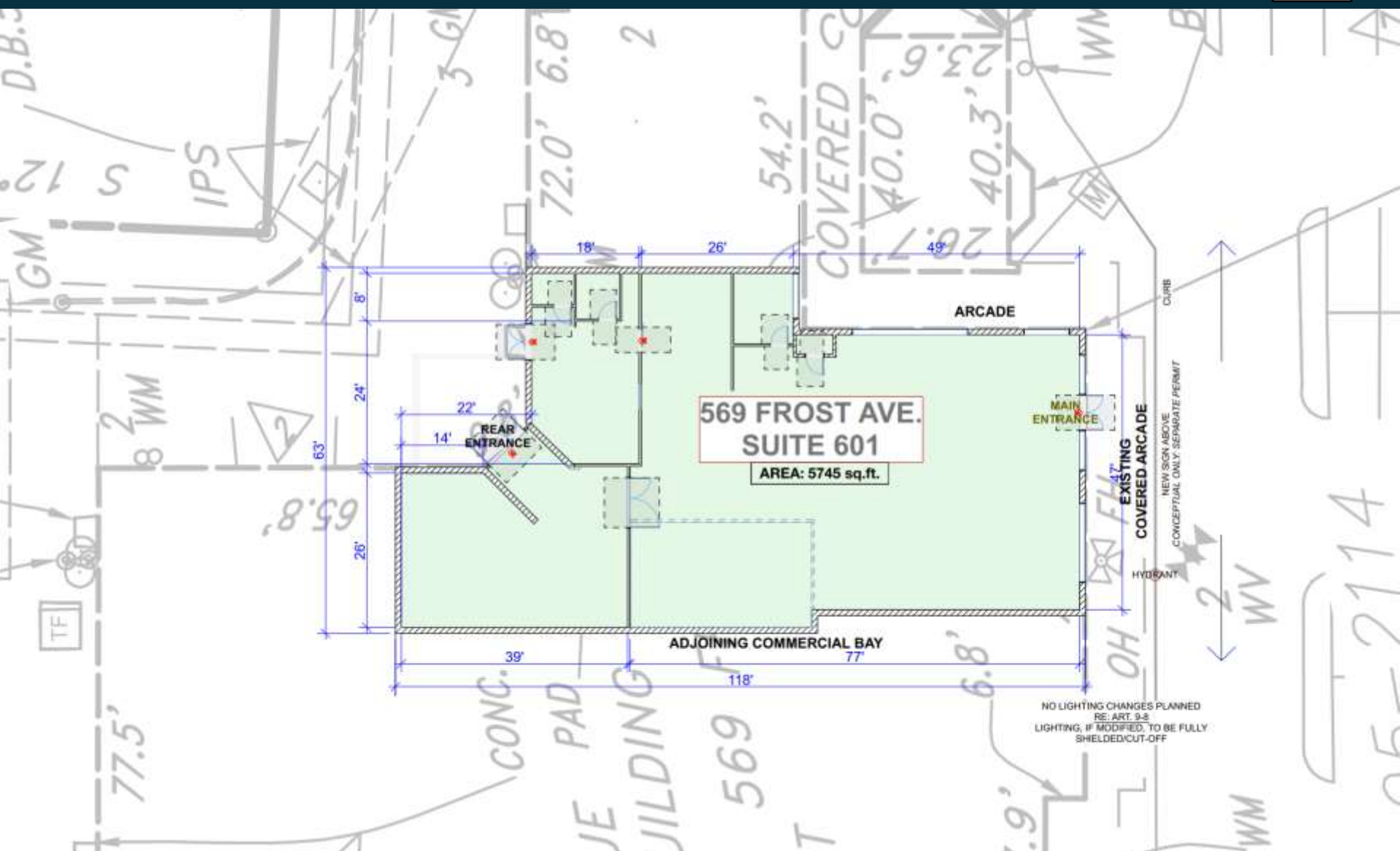




PlayVerse Entrance Crosswalk Design Specifications









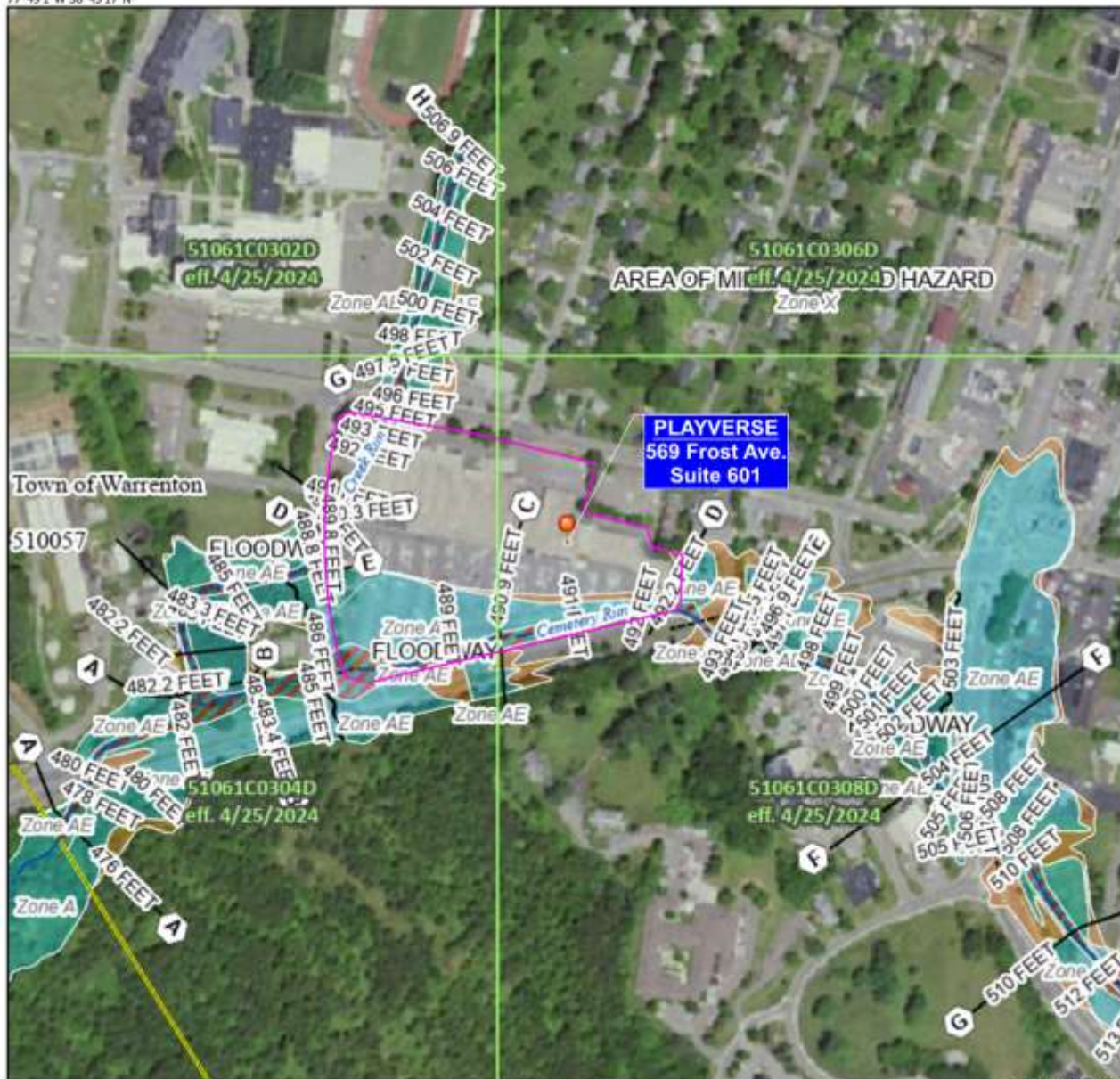


National Flood Hazard Layer FIRMeTte



Item 2.

77°49'1"W 38°43'17"N



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

77°48'24"W 38°42'49"N

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, X, AE
	With BFE or Depth Zone AE, AO, AH, VE, AR
	Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD	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
OTHER AREAS	NO SCREEN Area of Minimal Flood Hazard Zone X
	Effective LOMRs
GENERAL STRUCTURES	Area of Undetermined Flood Hazard Zone D
	Channel, Culvert, or Storm Sewer
OTHER FEATURES	Levee, Dike, or Floodwall
	Cross Sections with 1% Annual Chance Water Surface Elevation
MAP PANELS	Coastal Transect
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature
	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 elements do not appear: basemap imagery, flood zone legend, scale bar, map creation date, community identifier, FIRM panel number, and FIRM effective date. Map image unmapped and unmodernized areas cannot be used for regulatory purposes.



**Planning Commission Regular Meeting – Work
Session for
SUP 26-3: PlayVerse, LLC.
July 21, 2026**



STAFF REPORT

Planning Commission Meeting Date:	July 21, 2026
Agenda Title:	SUP 2026-01: Dominion Energy – Elm Substation Modernization
Requested Action:	Hold Work Session
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.

STAFF RECOMMENDATION

Hold Work Session. 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.



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.

Dominion Energy – Elm Substation Modernization – May 2026

Town of Warrenton, VA – Special Use Permit (SUP-26-1)

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. The existing fence around the substation is 7' tall with 1' of barbed wire and the proposed 153 linear feet of new fenceline will match the existing fence (7' tall with 1' of barbed wire). Fences over 6' tall are 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.

Access Narrative

Access During Construction

Access to the site during construction will primarily be made via the existing entrance gate on Linden Street. Secondary access will be provided off Madison Street. It is anticipated that 10+ vehicles could access the site daily during construction for material deliveries. 6-10 personnel are anticipated to be on site daily.

Loading and unloading will take place within the existing paved area outside of the substation (see SUP Exhibit). Daily construction traffic will primarily consist of passenger vehicles and pickup trucks. The largest vehicles anticipated during construction will be dump trucks, low-boy trailers, cement mixers, roll-off dumpsters, and wheeled cranes. Maintenance of traffic (MOT) and traffic control plans will be provided with the site plans as necessary.

Access After Construction

Once construction is complete, there will not be daily access to the site. It is estimated that 1 trip will be made to the site every month, dependent upon station needs, that will primarily consist of pickup trucks. This site will not

permanently store any additional material or vehicles. Primary access to the site will continue to be from the existing gate off Linden Street, with occasional use from the entrance off Madison Street.

Erosion and Sediment Control and Stormwater Management

Dominion Energy is a holder of Standards and Specifications for Erosion and Sediment Control and Stormwater Management that have been approved by the Virginia Department of Environmental Quality. Dominion Energy, rather than the Town of Warrenton, is responsible for self-administration to ensure compliance with these Standards & Specifications. The Town of Warrenton shall not conduct erosion and sediment control nor stormwater management reviews for this project. However, the Town of Warrenton is an MS-4 community, and therefore may comment on the plans due to any potential pollutants that may leave the site to ensure preventative measures are in place to prevent illicit discharge.

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 existing transformers have a factory tested sound level of 63dB at a distance of 6 feet. The proposed transformers have a maximum guaranteed sound level of 61dB at a distance of 6 feet. 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.



Picture 1 - Example photo of substation perimeter fence signage.

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. The intent is for the new security fence to match the existing security fence that is there now.



Picture 2 - 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. Because of impacts to the operation of the station it would cause, we therefore respectfully request a Variance to this requirement. We propose a variable width landscape buffer along Madison Street and an 8' wide landscape buffer along Linden Street. 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 replace it with upgraded/new evergreen plantings 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. Primary access to the site will be provided by the existing gate off Linden Street.

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. The attached SUP Exhibit identified areas for parking and loading during construction.

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.

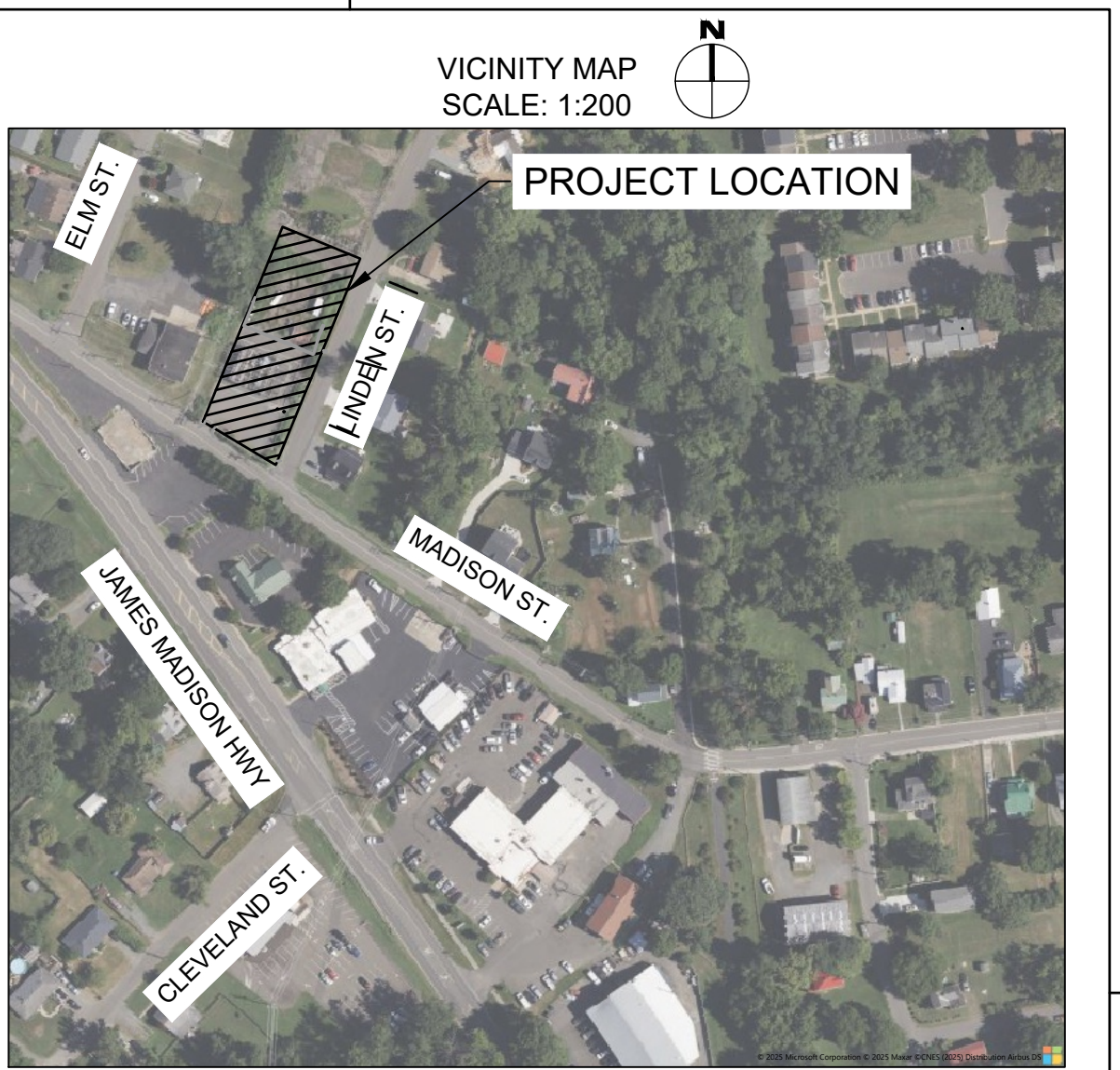
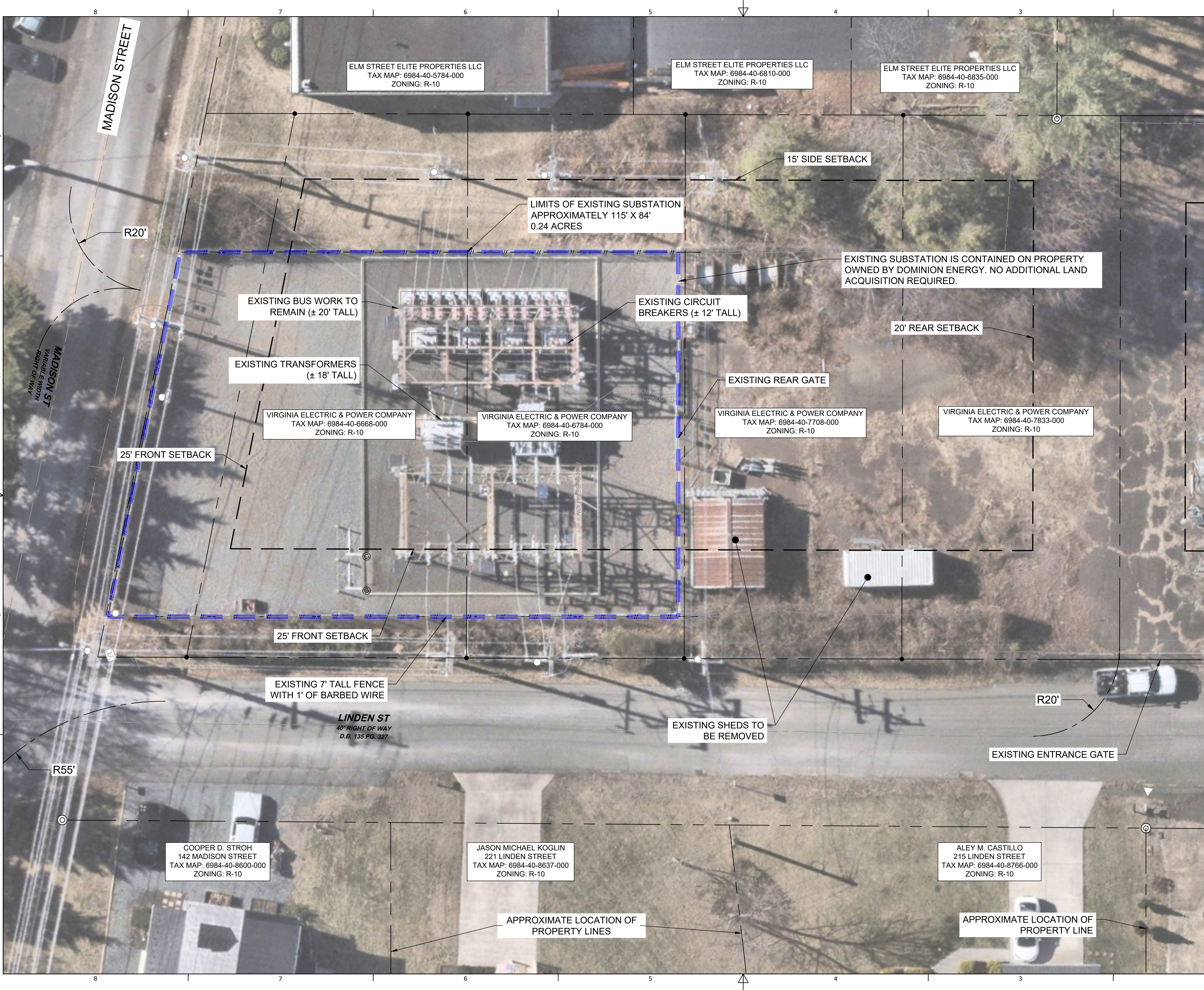
- a. See the attached SUP concept plan for the location of existing and proposed infrastructure. There is no off-site infrastructure proposed.

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.



LEGEND

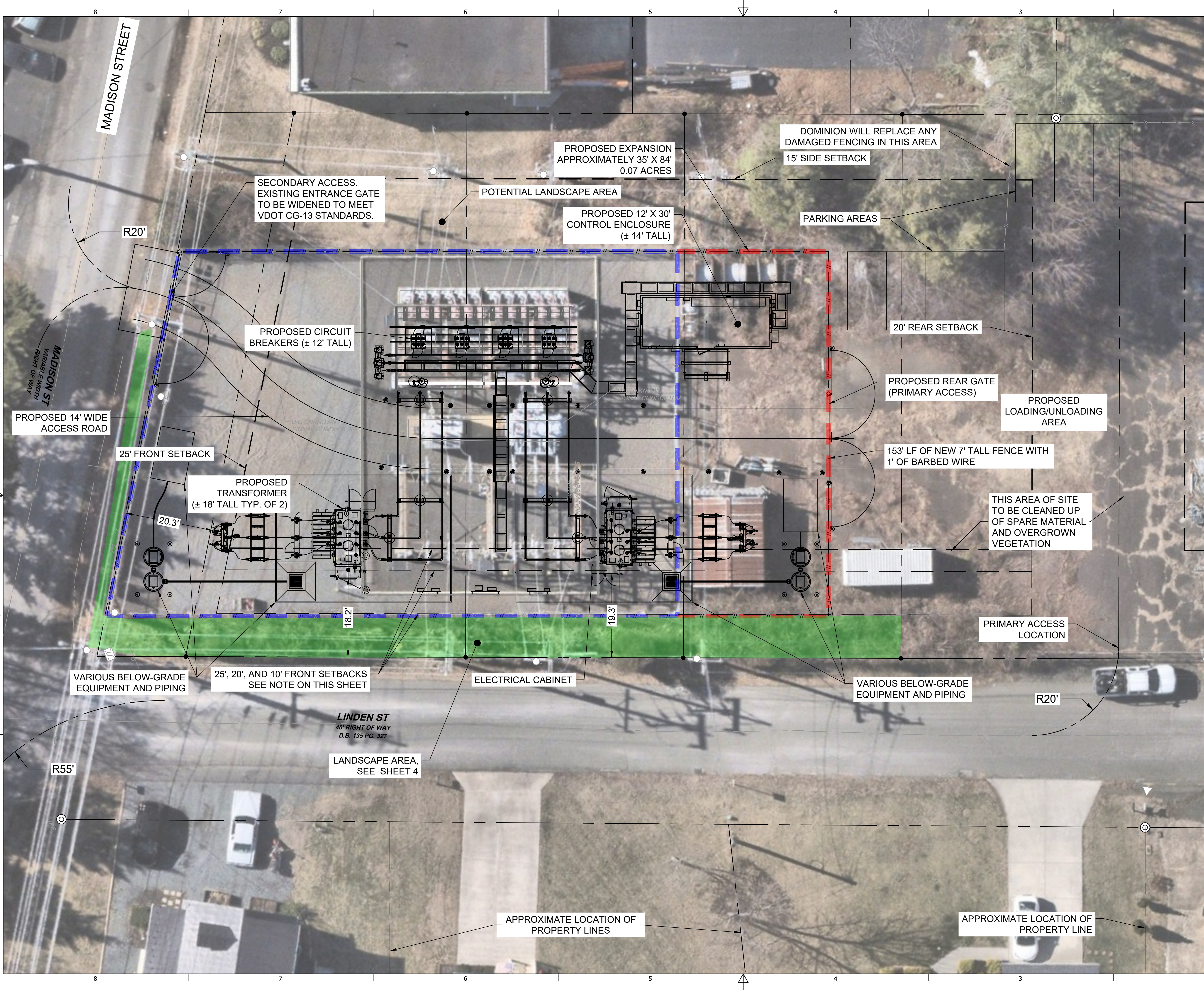
EXISTING SUBSTATION

NOTES:

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

REVISIONS			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
REV	DATE	DESCRIPTION	Dominion Energy

SPECIAL USE PERMIT - EXISTING CONDITIONS				
ELM SUBSTATION MODERNIZATION TOWN OF WARRENTON VIRGINIA				
OPERATIONAL REGION	B/M No.	SCALE	SHEET: 1	
PROJECT	NAME	DATE	DRAWING:	
DESIGNER	ADC	7/9/2026		
PROJECT ENGINEER	ADC	7/9/2026		
APPROVED BY	BKJ	7/9/2026		



VICINITY MAP
SCALE: 1:200

PROJECT LOCATION

LEGEND

- EXISTING SUBSTATION
- SUBSTATION EXPANSION
- LANDSCAPE AREA

NOTES:

- THE SITE CURRENTLY HAS 2 FRONTAGES ON MADISON AND LINDEN STREET. ONCE LOTS HAVE BEEN CONSOLIDATED, THE FRONTAGE ON MADISON ST. WILL REMAIN UNCHANGED AT 25', AND THE SECONDARY FRONTAGE ON LINDEN ST. WILL BE REDUCED FROM 25' TO 20'. WE ARE PROPOSING ADDITIONAL REDUCTION OF THE SETBACK ON LINDEN ST. FROM 20' TO 10' DUE TO PROXIMITY OF PROPOSED EQUIPMENT TO THE PROPERTY LINE. REDUCTION REQUIREMENT IS SUBJECT TO FINAL ENGINEERING.
- DOMINION ENERGY IS A HOLDER OF STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL AND STORMWATER MANAGEMENT THAT HAVE BEEN APPROVED BY THE VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY. DOMINION ENERGY, RATHER THAN THE TOWN OF WARRENTON, IS RESPONSIBLE FOR SELF-ADMINISTRATION TO ENSURE COMPLIANCE WITH THESE SPECIFICATIONS. THE TOWN OF WARRENTON SHALL NOT CONDUCT EROSION AND SEDIMENT CONTROL NOR STORMWATER MANAGEMENT REVIEWS FOR THIS PROJECT. SHOULD A E&S OR SWM PLAN BE REQUIRED BASED ON THE CRITERIA IN THE APPROVED STANDARDS AND SPECIFICATIONS, THE REVIEW WILL BE PERFORMED BY DEQ.
- THE TOWN OF WARRENTON IS AN MS-4 COMMUNITY AND MAY COMMENT ON THE PLANS DUE TO ANY POTENTIAL POLLUTANTS THAT MAY LEAVE THE SITE TO ENSURE PREVENTATIVE MEASURES ARE IN PLACE TO PREVENT ILLICIT DISCHARGE.
- SITE SIGNAGE AND SITE LIGHTING SHALL BE ADDRESSED AT THE TIME OF SITE PLAN DEVELOPMENT.

SCALE: 1" = 10'

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

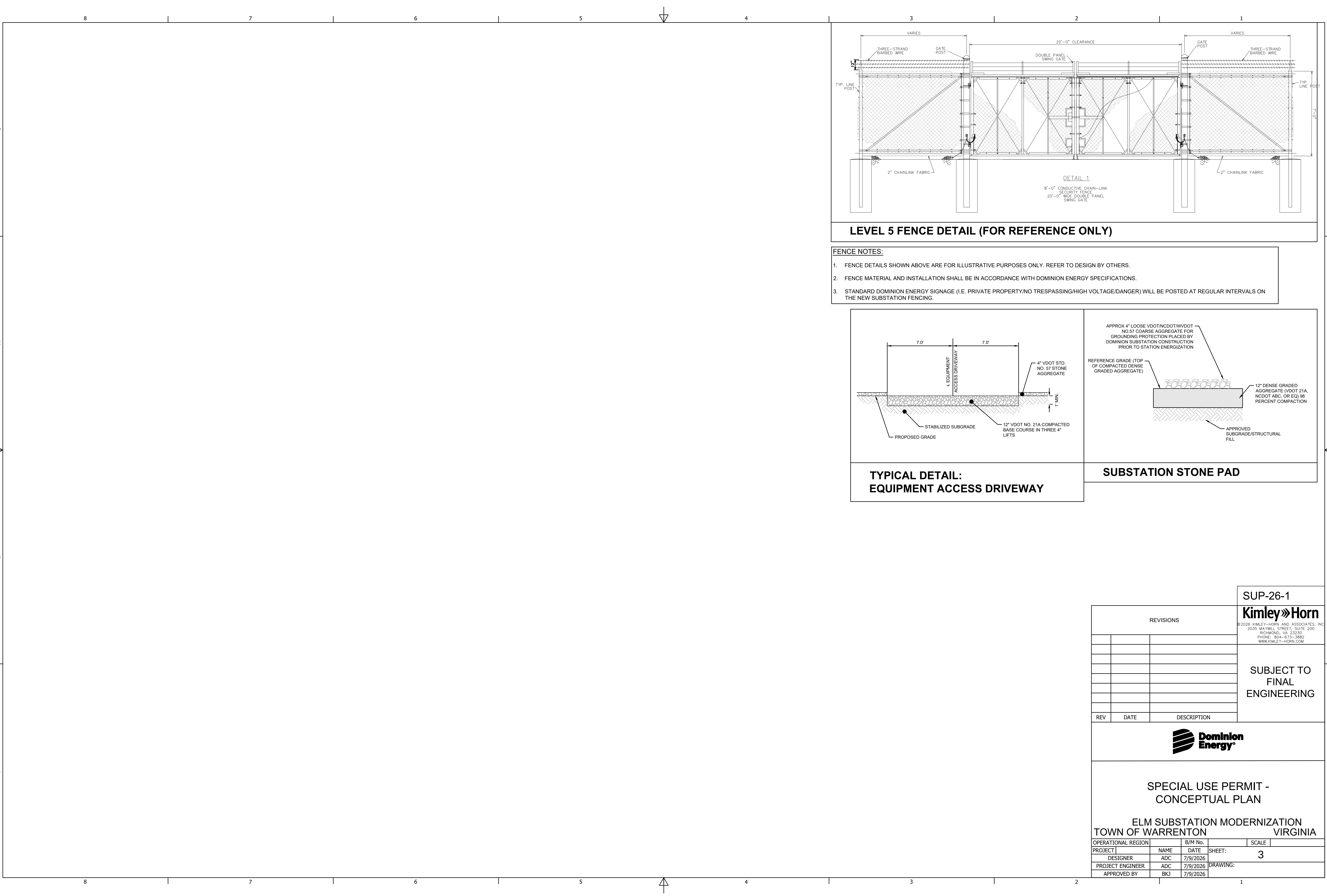
Dominion Energy

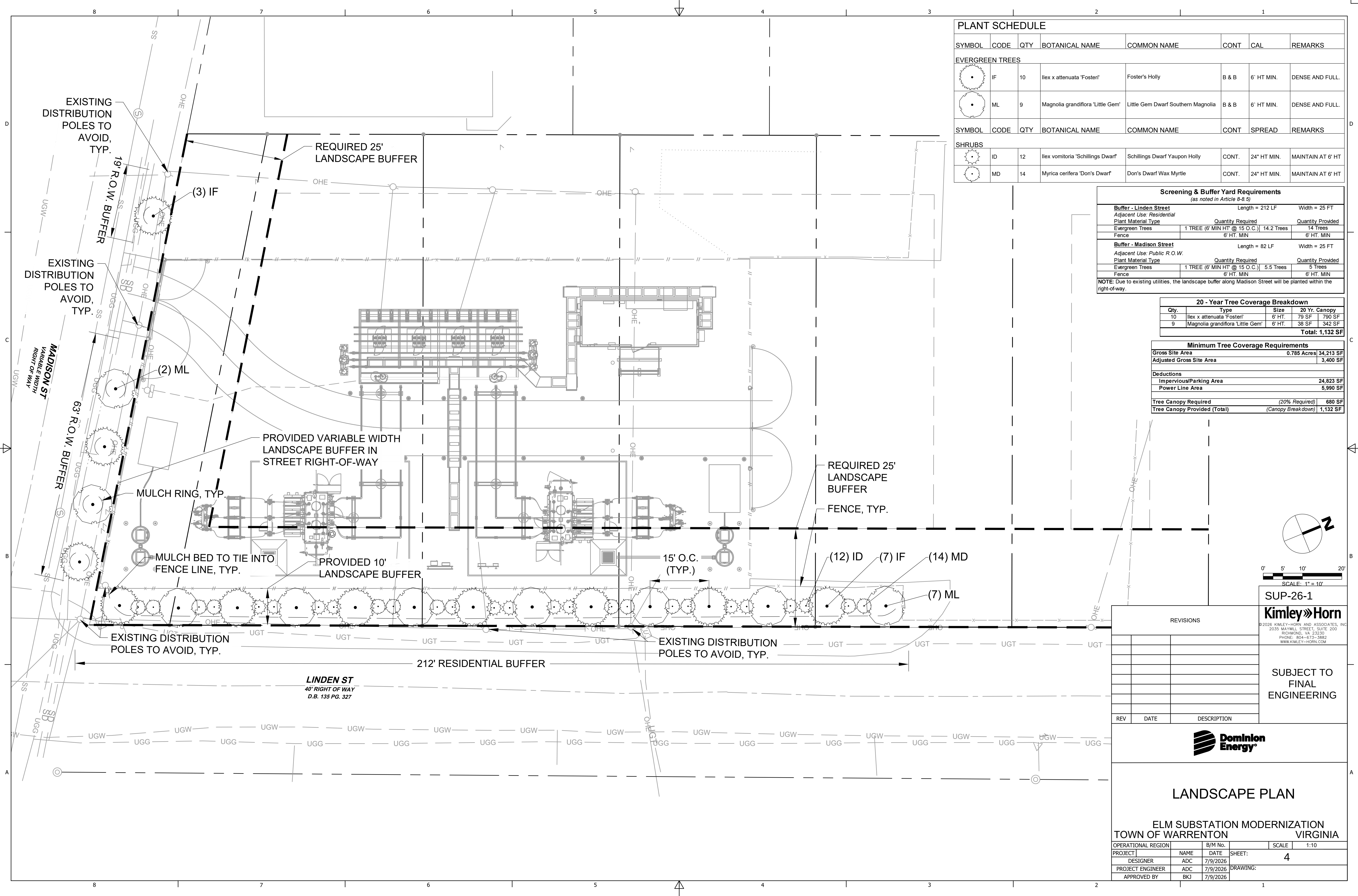
SPECIAL USE PERMIT -
CONCEPTUAL PLAN

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	BKO	7/9/2026

SHEET: 2
DRAWING:



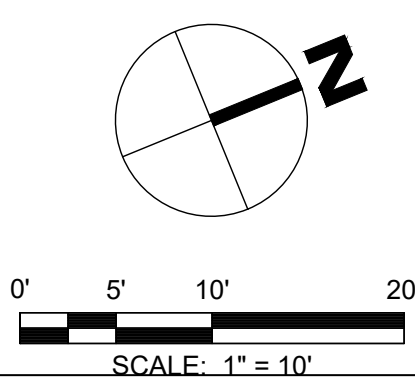


PLANT SCHEDULE							
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
EVERGREEN TREES							
	IF	10	Ilex x attenuata 'Fosteri'	Foster's Holly	B & B	6' HT MIN.	DENSE AND FULL.
	ML	9	Magnolia grandiflora 'Little Gem'	Little Gem Dwarf Southern Magnolia	B & B	6' HT MIN.	DENSE AND FULL.
SYMBOL	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

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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	

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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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

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GPIN: 6984/ 40/ 7833/ 000/

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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

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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)**

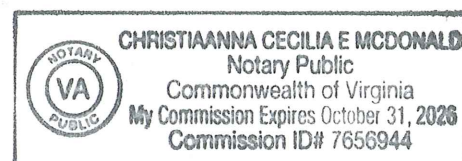
State/District of Virginia City/Town/County of Henrico

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: [Signature] Registration Number: 7656944

My Commission Expires: 10/31/26





STAFF REPORT

Planning Commission Meeting Date:	July 21, 2026
Agenda Title:	SUP 2026-03: PlayVerse, LLC
Requested Action:	Hold Work Session
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

Zoning Ordinance Review

The following analysis is based on the relevant Articles of the Zoning Ordinance.

Article 6- Signs

Advisory Staff comment remains: Signage is noted within the statement of justification and throughout the plan, but there are not enough details provided to determine if the signage will meet the standards under Article 6 of the Zoning Ordinance. **Staff recommend an approval condition that all signage shall be required to obtain separate permits.**

Article 9-8- Lighting

Advisory Staff comment remains: The applicant indicated that there were no exterior site lighting changes.

- ***As a recommendation, Zoning staff recommend that a condition of approval be added to any resolution approving the requested Special Use Permit to require fully-shielded, full cut-off light fixtures should fixture alterations be necessary.***

Article 10-2- Development or Land Use Requiring a Site Development Plan

Advisory Staff Comment remains: ***The applicant will be required to submit for a minor revision to the property's existing site development plan (SDP-1985-00) to show the high-visibility crosswalk.***

STAFF RECOMMENDATION

Hold Work Session. 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.

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.

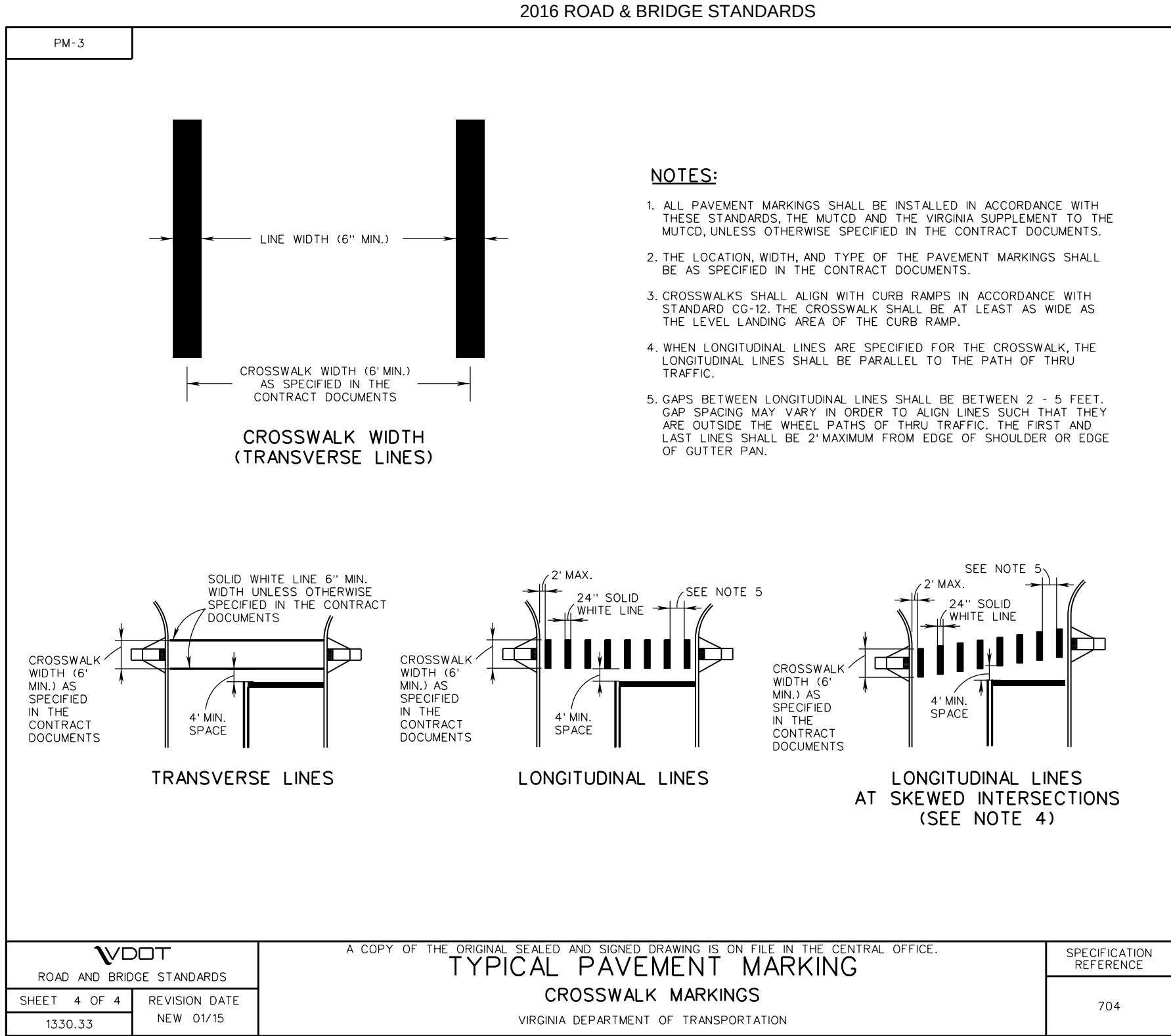
Criterion 31: Mitigation of Potential Adverse Impacts

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



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

PREPARED BY
MACDONALD ARCHITECTURE & TECHNOLOGY

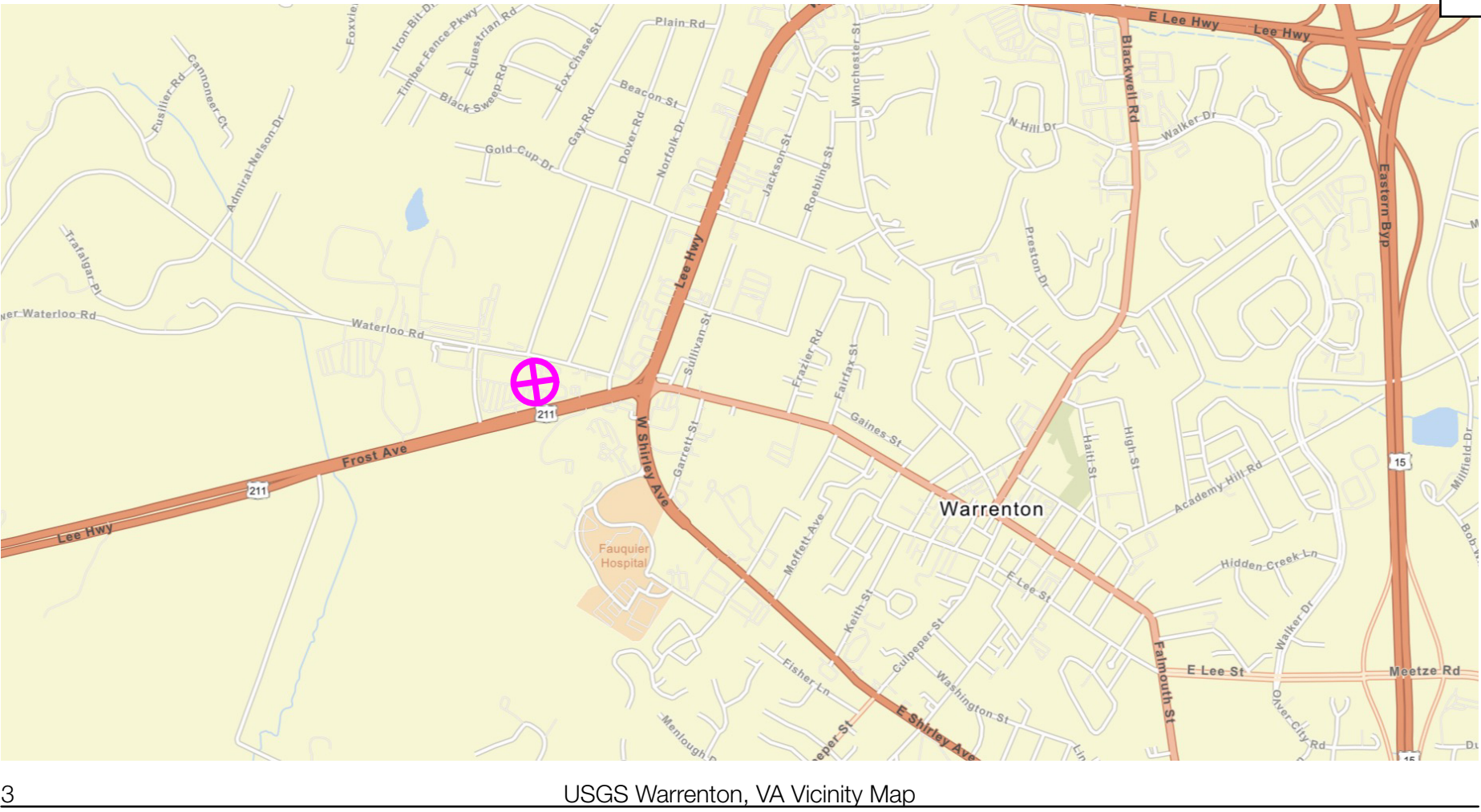
14115 Lovers Lane
Suite 157A Building B
Culpeper VA 22701
+1 540 349 5004
info@macdonaldarchitects.com



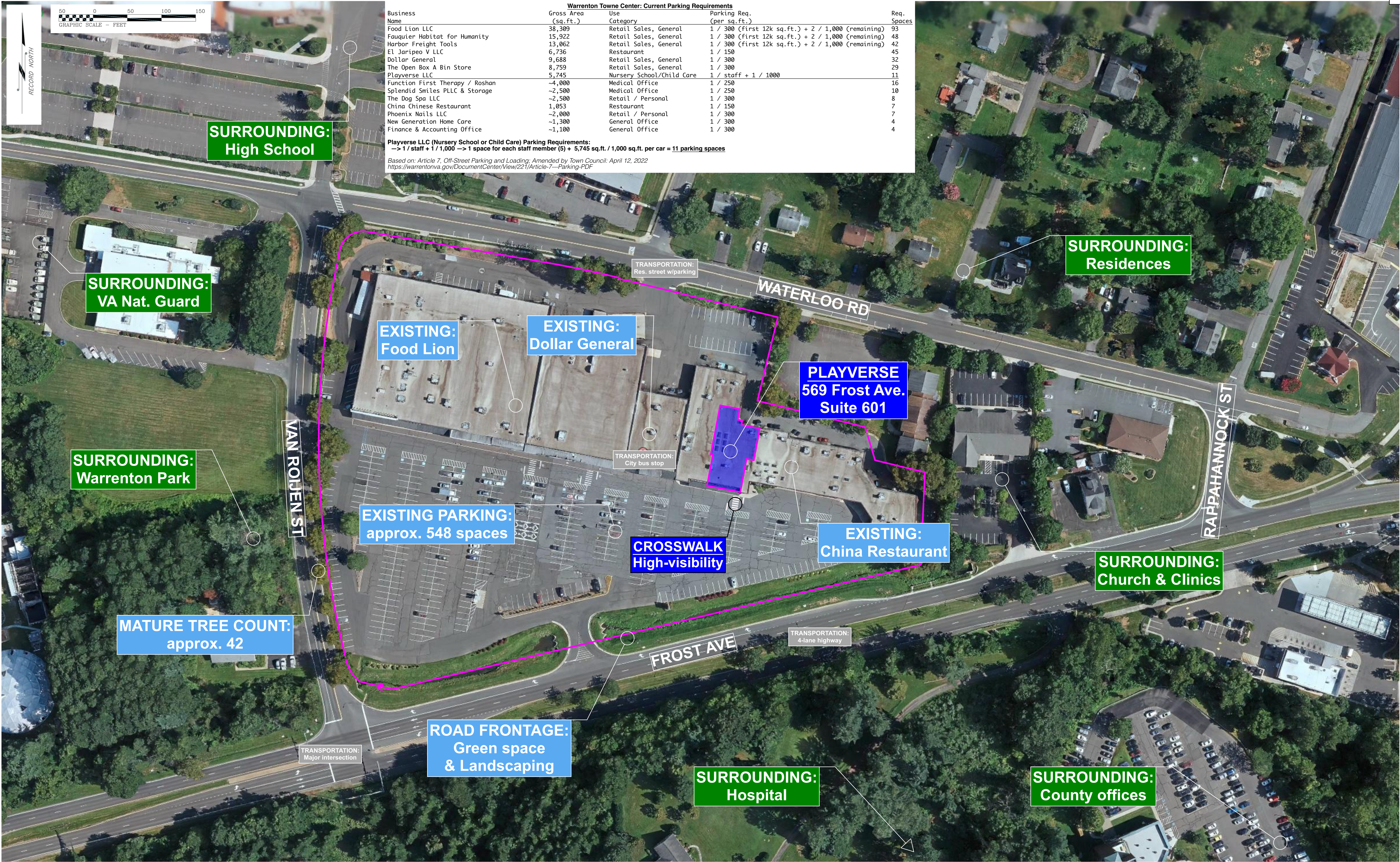
FOR
PLAYVERSE LLC
569 Frost Avenue, Suite 601
Warrenton VA 20186

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

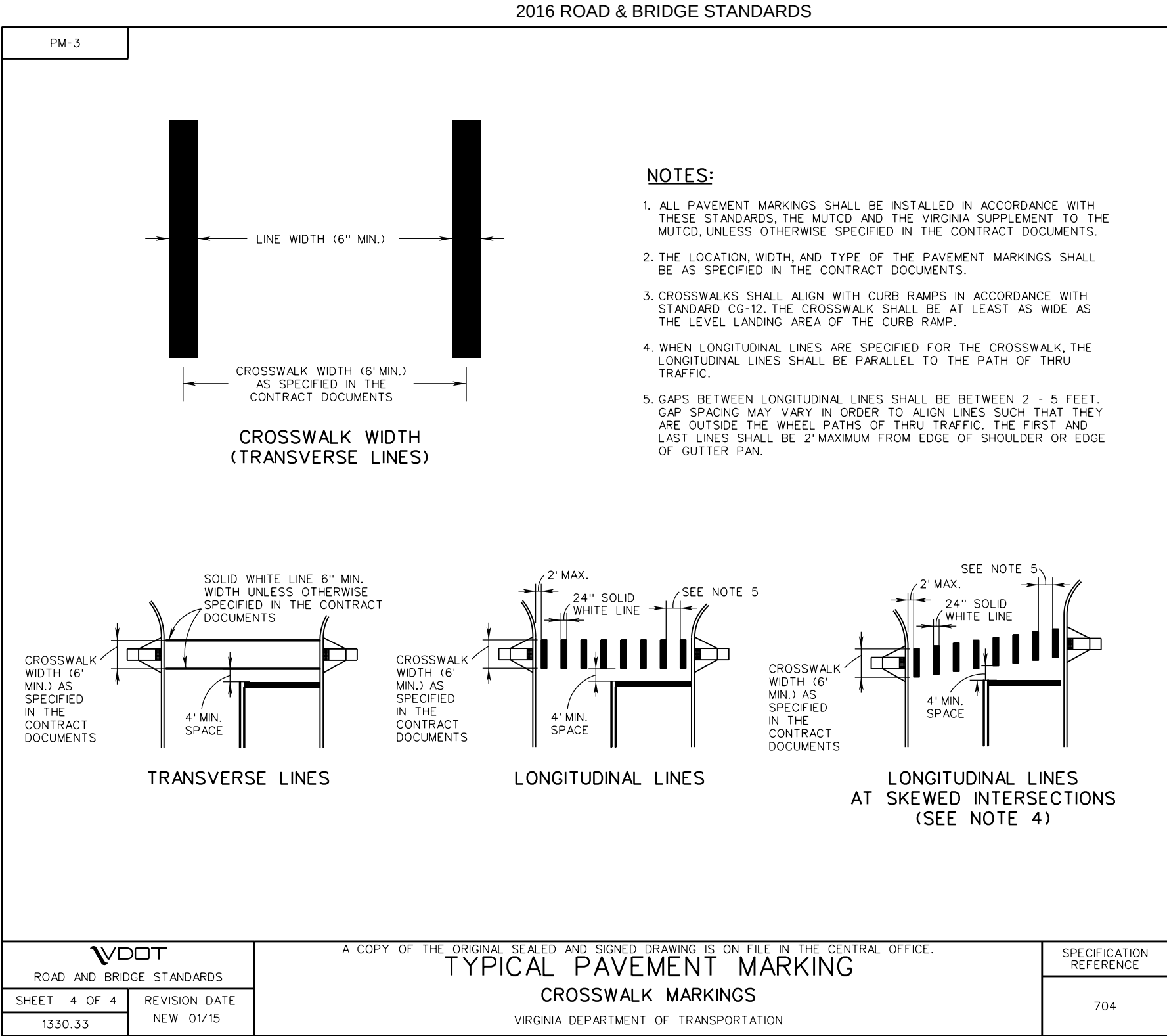
JUNE 26, 2026



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	



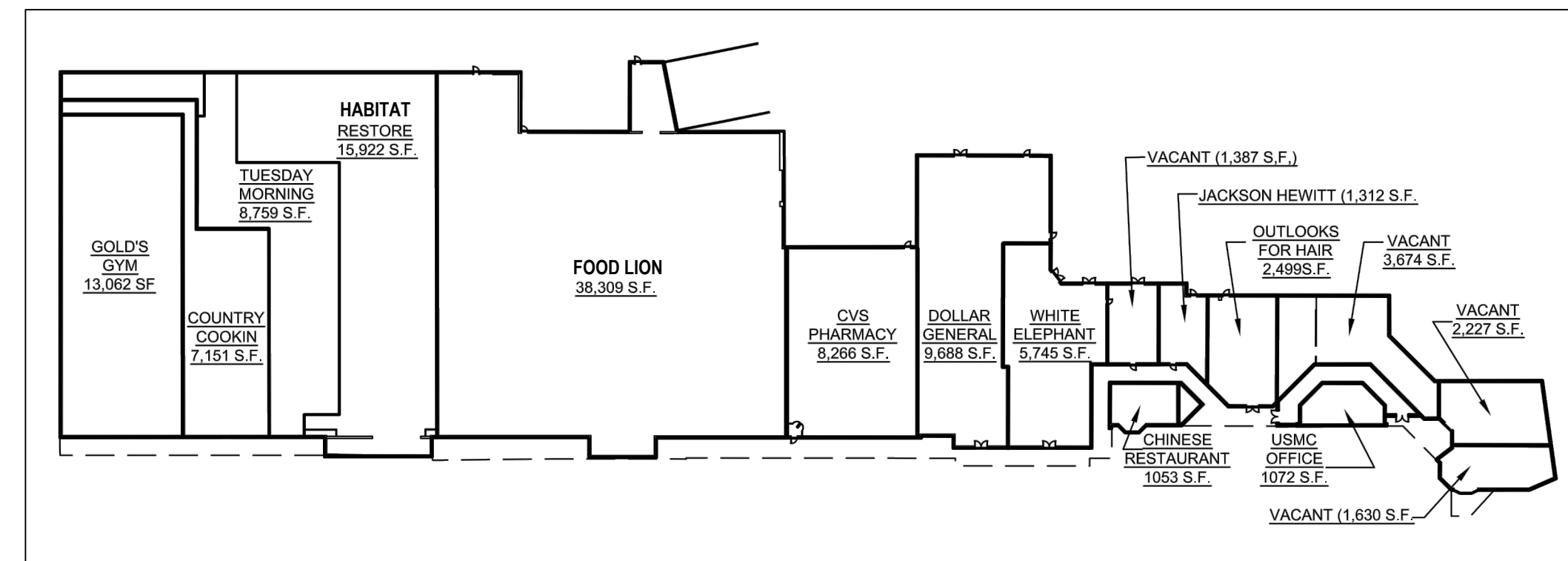
PlayVerse Entrance Crosswalk Design Specifications



LEGEND

Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
C1	61.03'	1.13'	2.26'	2°07'19" W	2.26'	S 76°50'36" W
C2	61.03'	21.18'	40.77'	38°16'45" W	40.02'	N 33°08'11" W
C3	1365.00'	292.65'	576.57'	24°12'05" W	572.29'	N 01°53'48" W
C4	37.00'	36.09'	57.20'	88°34'21" E	51.67'	N 54°29'09" E
C5	1756.56'	60.95'	121.85'	3°58'29" E	121.83'	S 79°14'43" E

- △ TRAVERSE
 ○ SIGN
 — MAJOR ID SIGN
 FH: FIRE HYDRANT
 GM: GAS METER
 ○ BOLLARD POST
 LP: LIGHT POLE
 PP: POWER POLE
 ↓ GUY ANCHOR
 TF: TRANSFORMER
 ○ IPS: IRON PIPE SET
 ○ IPF: IRON PIPE FOUND
 —E— U.G. ELECTRIC LINE
 OH: OVERHANG
 ○ STM MH: STORM MANHOLE
 □ PEDISTAL
 WV: WATER VALVE
 WM: WATER METER
 IRRIGATION VALVE
 PARKING SPACES
 STORM GRATE
 HANDICAP PARKING
 ELECTRIC METER
 CO: SANITARY CLEAN OUT
 SAN MH: SANITARY MANHOLE
 CONC. PAD: CONCRETE PAD



TENANT LAYOUT KEY PLAN

WARRENTON TOWNE CENTER TENANTS

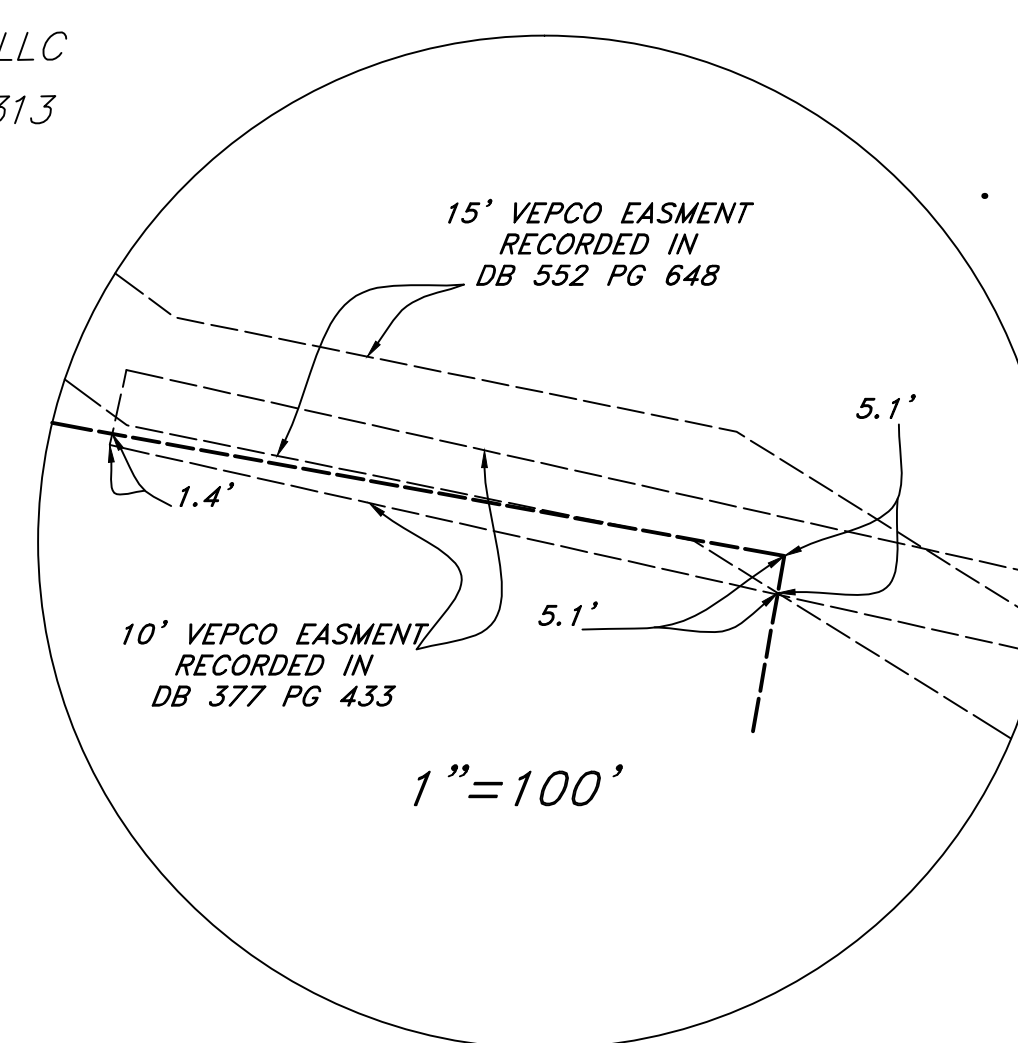
Name of Tenant	Gross Area (S.F.)	Lease Area (75%)	Parking Req.	# Spaces Req.
1. Gold's Gym	13,062	9,797	1/200 s.f.	49
2. Country Cooking	7,151	5,363	1/150 s.f.	36
3. Tuesday Morning	8,759	6,569	1/200 s.f.	33
4. Restore	15,922	11,942	1/400 s.f.	29
5. Food Lion	38,309	28,731	1/250 s.f.	127
6. CVS Pharmacy	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)				

TOTAL AREA
 10.735 ACRES
 OR
 467604 SQ. FEET
 641 FROST AVENUE

P.I.N.6974-95-5121
 N/F STEELE ENTERPRISES
 DEEDBOOK 885 PAGE 1644

P.I.N.6974-95-6047
 N/F CANNON PROF. CTR. LLC
 DEEDBOOK 1264 PAGE 2313

DETAIL OF EASEMENT ENCROACHMENTS



KALIS
 Development Corporation

ALTAIACSM RE-CERT SURVEY
 ON THE LAND OF
 Kalis Holdings LLC.
 SITUATED IN TOWN OF WARRENTON
 FAUQUIER COUNTY, VIRGINIA



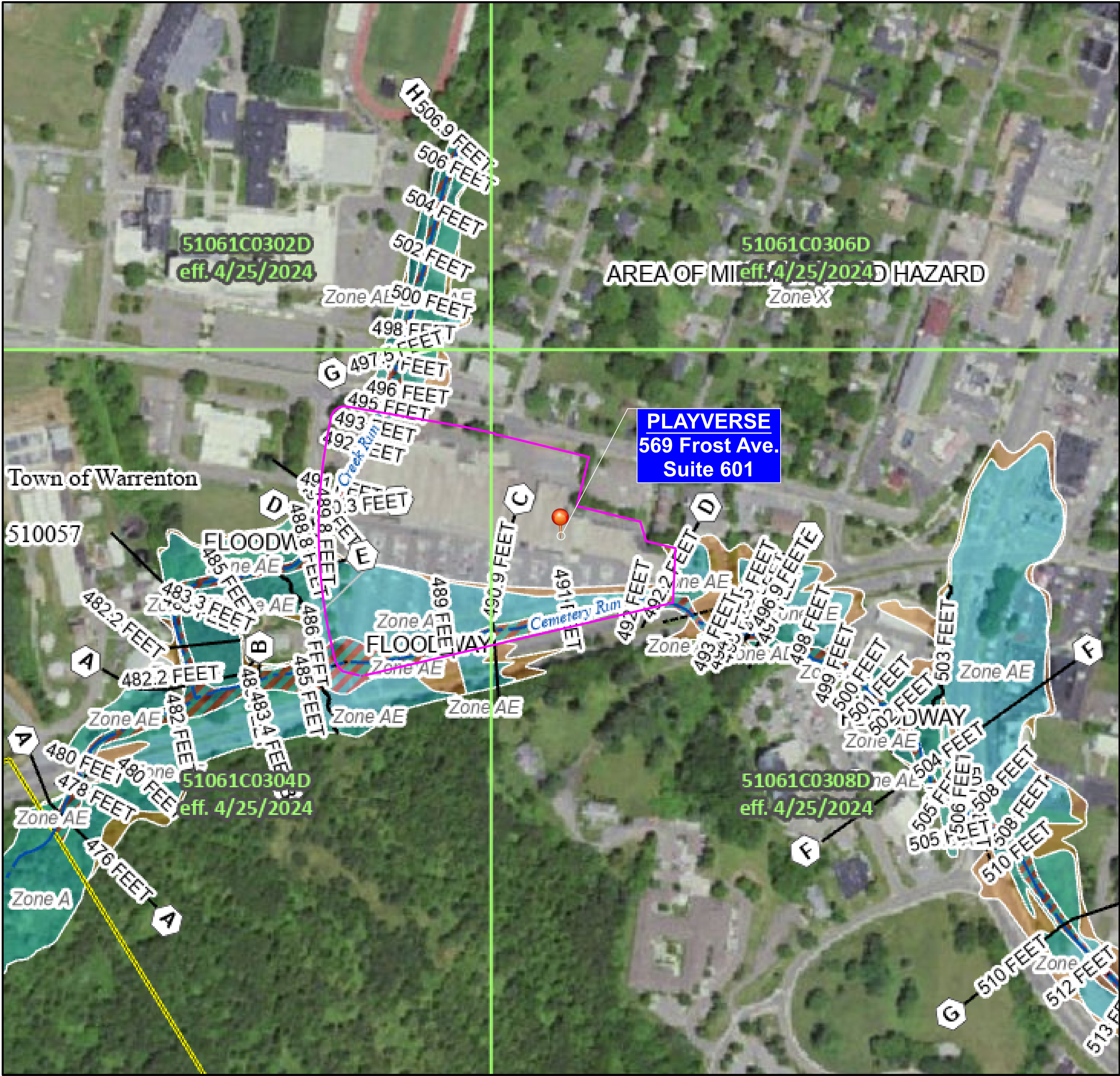
DESIGNED BY
 DRH
 DRAWN BY
 DRH
 SCALE
 1"=50'
 DATE
 02/02/13
 FWA JOB NO.
 213007.00
 DRAWING NO.
 AS-02
 REVISED DATE

SHEET 2 OF 2

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

OTHER AREAS OF FLOOD HAZARD

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*

OTHER AREAS

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

20.2 Cross Sections with 1% Annual Chance Water Surface Elevation

17.5 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.



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 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 Pucppka* Registration Number: 324489

My Commission Expires: Dec 31, 2026

