



Office of the Town Manager
Christopher E. Martino

Warrenton Town Council
Carter Nevill, Mayor
Roy Francis, Ward 1
William Semple, Ward 2
Larry Kovalik, Ward 3
Michele O'Halloran, Ward 4
Eric Gagnon, Ward 5
Paul Mooney, At Large
David McGuire, At Large

STAFF REPORT

Council Meeting Date:	March 10 th , 2026
Agenda Title:	Hotel Developer Presentation
Requested Action:	Receive the Information from the presentation
Department / Agency Lead:	Town Manager's Office
Staff Lead:	Christopher E. Martino, Interim Town Manager

EXECUTIVE SUMMARY

The Town Council will receive a presentation regarding a proposed boutique hotel project involving the Warren Green building (10 Hotel Street) and the Town-owned property at 18 Court Street. The developer, who recently secured a Letter of Intent from the Fauquier County Board of Supervisors for 10 Hotel Street, intends to return the historic building to a hotel use featuring approximately 25 rooms, a membership club, and a restaurant. The developer is requesting that the Town consider a Zoning Ordinance Text Amendment to allow these uses "by-right" in the Central Business District (CBD).

BACKGROUND

On February 12th, 2026, the Fauquier County Board of Supervisors approved a letter of intent for the sale of the Warren Green building at 10 Hotel Street. The interested developer, Hotelburg, aims to revitalize the site and is also looking to incorporate 18 Court Street into the project to house the club and restaurant components.

Both properties are currently zoned Public Semi-Public (PSP). To facilitate the project, a rezoning to Central Business District (CBD) would be required for both parcels. While the CBD district currently allows hotels and clubs, they are presently classified as Special Permit Uses rather than by-right.

STAFF RECOMMENDATION

Staff recommends that Council receive the presentation and provide feedback on the requested text amendment. If Council is amenable to the developer's proposal, the developer with either submit an application for a Zoning Ordinance Text Amendment or staff can request that the Town Council formally initiate the Zoning Ordinance Text Amendment during an upcoming regular meeting.

Service Level/Collaborative Impact

This project represents a significant multi-jurisdictional collaboration between the County, Town, and the private applicant to repurpose historic assets in the downtown core.

Policy Direction/Warrenton Plan 2040

The proposal aligns with goals of historic preservation and economic revitalization of the downtown area by returning a landmark building to its original historic use as a hotel.

Fiscal Impact

The project would return both 10 Hotel Street and 18 Court Street to the tax rolls and potentially generate significant Transient Occupancy Tax (TOT) and meals tax revenue for the Town.

Legal Impact

The project requires a two-step legislative process: Legal impacts will be outlined by the Town Attorney

ATTACHMENTS

- 1.
- 2.
- 3.