

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

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

WHEREAS, the Applicant, Dominion Energy, is requesting a Special Use Permit for substation modernization and expansion for safe and reliable electric service at an existing property located on the northwest corner of Madison Street and Linden Street and hereinafter referred to as the "Property"; and

WHEREAS, the Applicant has applied for a Special Use Permit to replace outdated equipment to include enlarging the footprint of the existing substation from approximately 115' x 84' to 150' x 84' with the expansion taking place on the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

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

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

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

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

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

; and _____

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

Votes:

Ayes:

Nays:

Absent from Vote:

Absent from Meeting:

ATTEST: _____
James Lawrence, Planning Commission Secretary