PLANNING COMMISSION REGULAR MEETING

21 Main Street

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

MINUTES

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

Regular Meeting

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

The minutes laid out will be a brief recap of the agenda items. Please see recorded video for more in-depth information.

CALL TO ORDER AND ESTABLISHMENT OF A QUORUM.

The meeting opened at 7:00 PM by Chair Barbour and declared a quorum present.

ADOPTION OF MINUTES

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

UNFINISHED BUSINESS

N/A

PUBLIC HEARING ITEMS

ZMA 2026-01 & ZMA 2026-02:

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

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

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

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

Mr. Strother confirmed that is his understanding.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Mr. Strother confirmed.

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

Vice Chair Stewart stated he agrees with the majority opinion.

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

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

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

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

Vice Chair Stewart seconded Commissioner Ainsworth's amendment.

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

WORK SESSION ITEMS

SUP 26-1: Dominion Energy – Elm Substation Modernization

Chair Barbour introduced the Work Session.

Ms. DeHaven provided an overview of the project.

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

Commissioner Ainsworth asked what size are they?

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

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

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

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

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

Secretary Lawrence asked about privacy screens.

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

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

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

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

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

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

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

Commissioner Ainsworth asked about new fencing.

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

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

Vice Chair Stewart asked if we have a decibel limit?

Ms. Jenkins confirmed we do.

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

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

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

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

Vice Chair Stewart seconded the motion.

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

SUP 26-3: PlayVerse LLC

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

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

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

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

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

Vice Chair Stewart agreed; a very welcome addition.

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

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

Commissioner Ainsworth asked about any water usage increase?

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

Commissioner Ainsworth asked is there a parking assessment?

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

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

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

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

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

Chair Barbour asked can guests bring food from outside?

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

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

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

Vice Chair Stewart asked what is the timeline for opening?

Mr. Gold stated one to two months.

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

Commissioner Ebrahim seconded the motion.

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

COMMENTS FROM THE COMMISSION

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

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

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

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

COMMENTS FROM THE STAFF

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

ADJOURN

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

Commissioner Ebrahim seconded the motion.

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