

**RESOLUTION TO RECOMMEND APPROVAL OF SUP 26-03: PLAYVERSE LLC PURSUANT TO
SECTION 11-3.9 OF THE ZONING ORDINANCE OF THE TOWN OF WARRENTON
(GPINS 6974-85-8166- 000 & 6974-95-2114-000)**

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

WHEREAS, the Applicant, Mr. Joe Owoeye-Gold of PlayVerse LLC, is requesting a Special Use Permit to allow for an active recreation facility for children in an existing tenant space on the subject property, a shopping center which is split between two parcels on Frost Avenue, 613 Frost Avenue (6974-85-8166- 000) & 569 Frost Avenue (6974-95-2114-000) and hereinafter referred to as the "Property"; and

WHEREAS, the Applicant and the Applicant's representatives concluded a Pre-Application meeting with Staff on January 14, 2026; and

WHEREAS, the Planning Commission held one public work session on SUP 26-03 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 meets the criteria for approval found in Section 11-3.10 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 SUP 2026-03 is to be recommended for approval to the Town Council subject to the Concept Development Plan;

NOW, THEREFORE, BE IT RESOLVED that the Warrenton Planning Commission on this 18th day of August 2026, recommends that Town Council approve SUP 2026-03, 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