

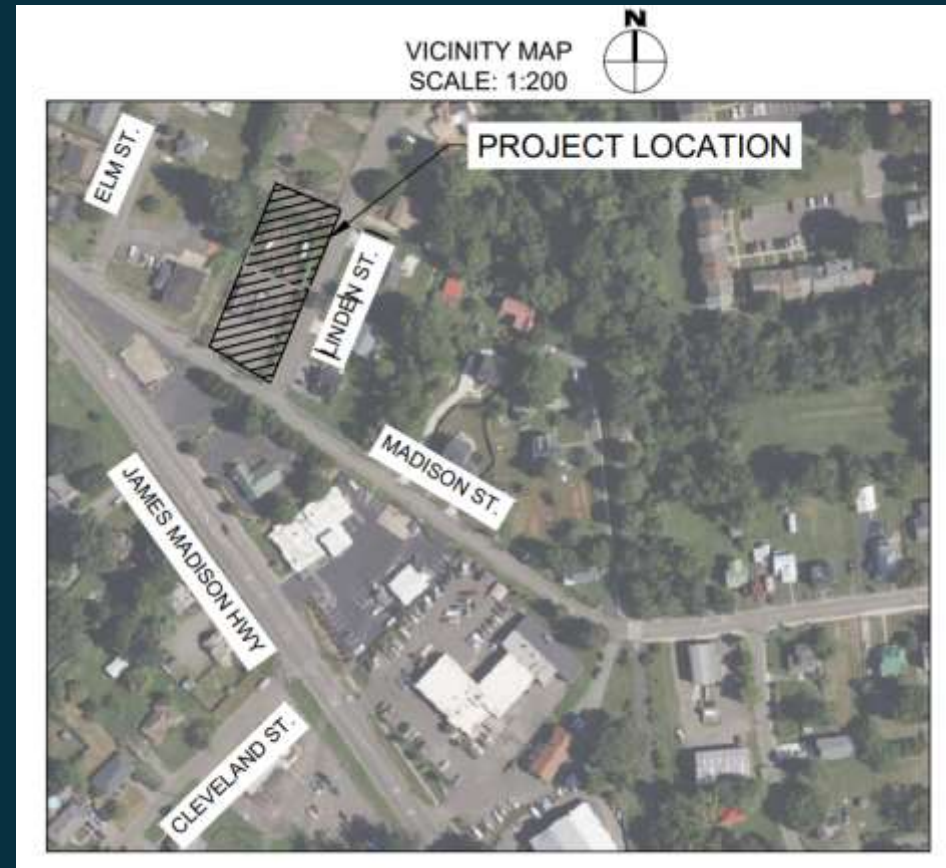


**Town Council Regular Meeting – Public Hearing for
SUP 26-1: Dominion Energy – Elm Substation
Modernization
September 8, 2026**

Request

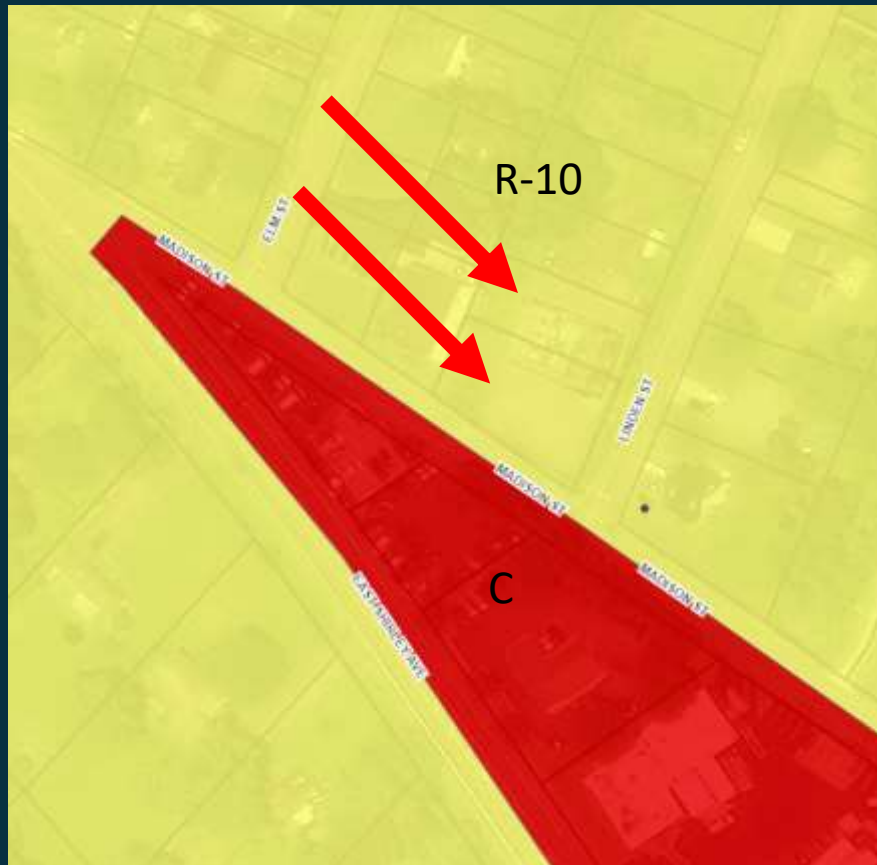
- **Dominion Energy – Elm Substation Modernization**
- **GPINS: 6984-40-6668-000 & 6984-40-6784-000**
- **Applicant: Ben Jackson, Kimley-Horn**
- **Property Owner: Virginia Electric and Power Company DBA Dominion Energy**
- SUP requesting complete station modernization to ensure safe and reliable electric 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

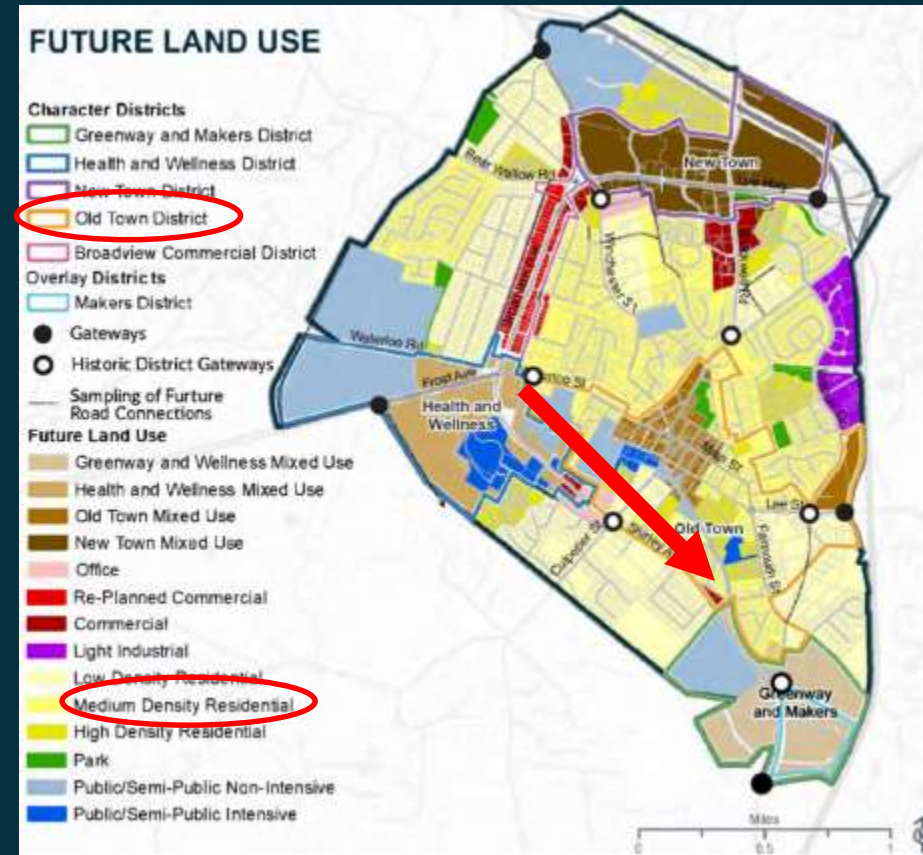


Adjacent Uses

Zoning Map



Future Land Use – Old Town

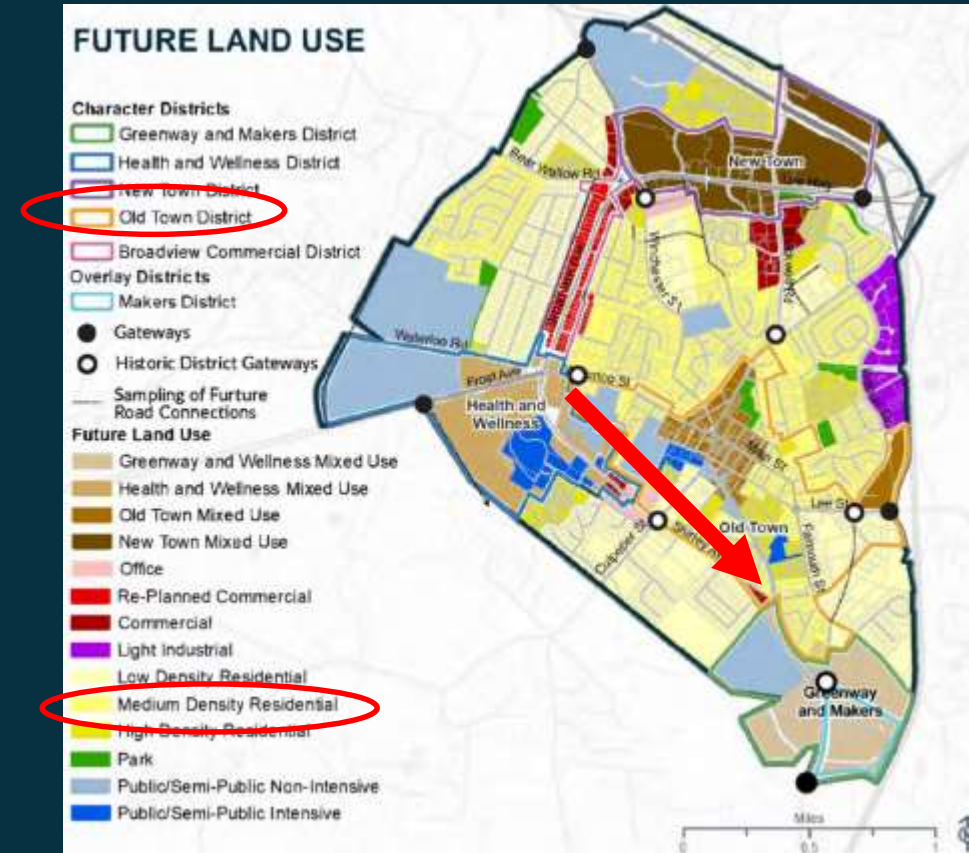


Plan Warrenton 2040

Future Land Use Overlays



Future Land Use – Old Town



Plans



Plans



Plans



Plans

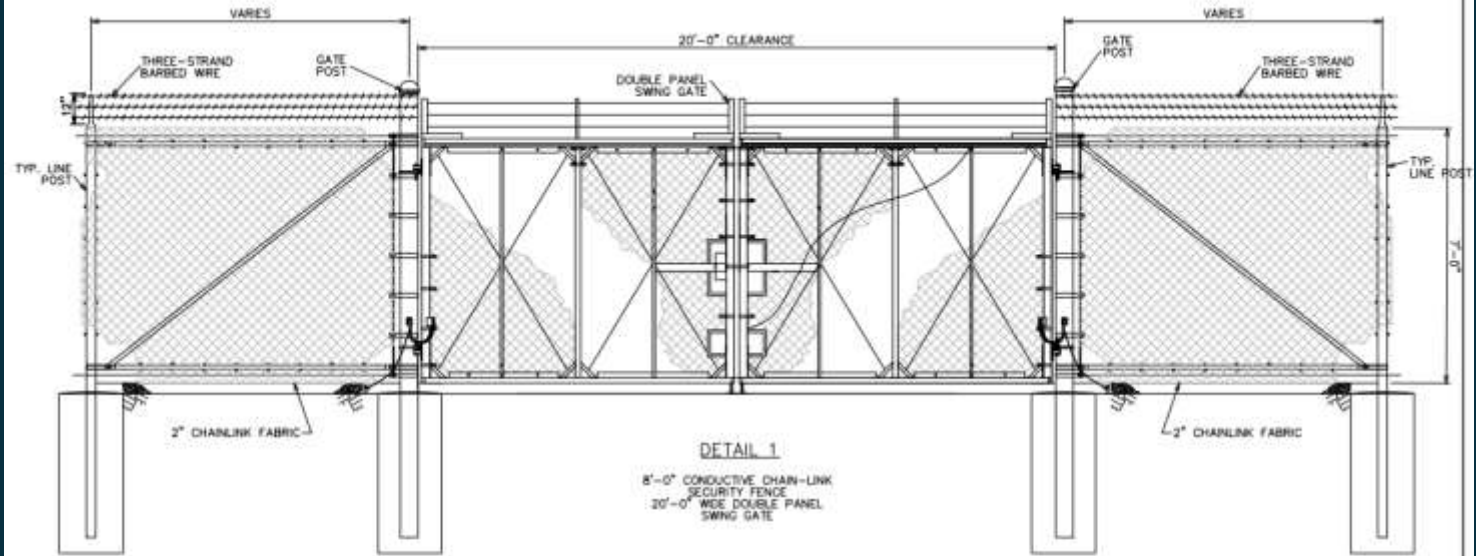


Plans



Plans

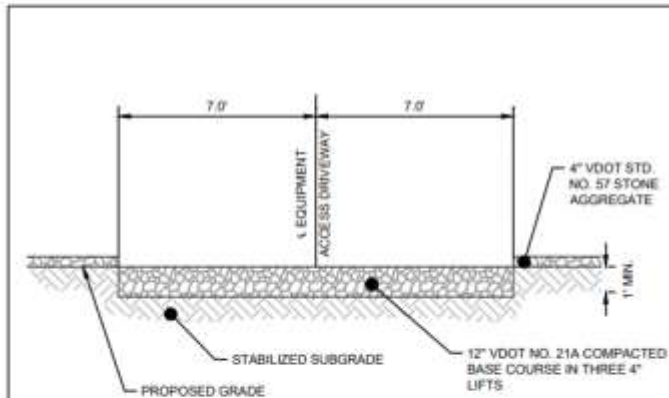




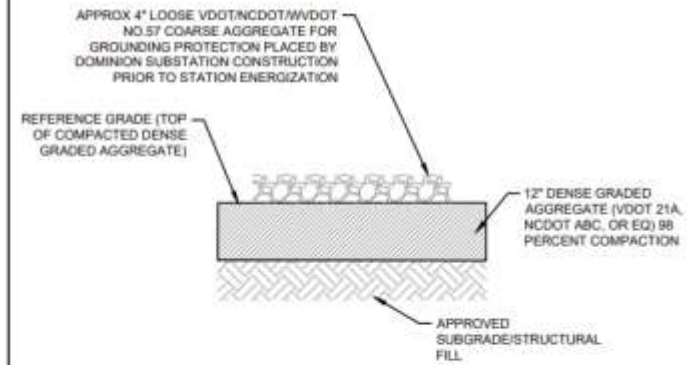
LEVEL 5 FENCE DETAIL (FOR REFERENCE ONLY)

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**

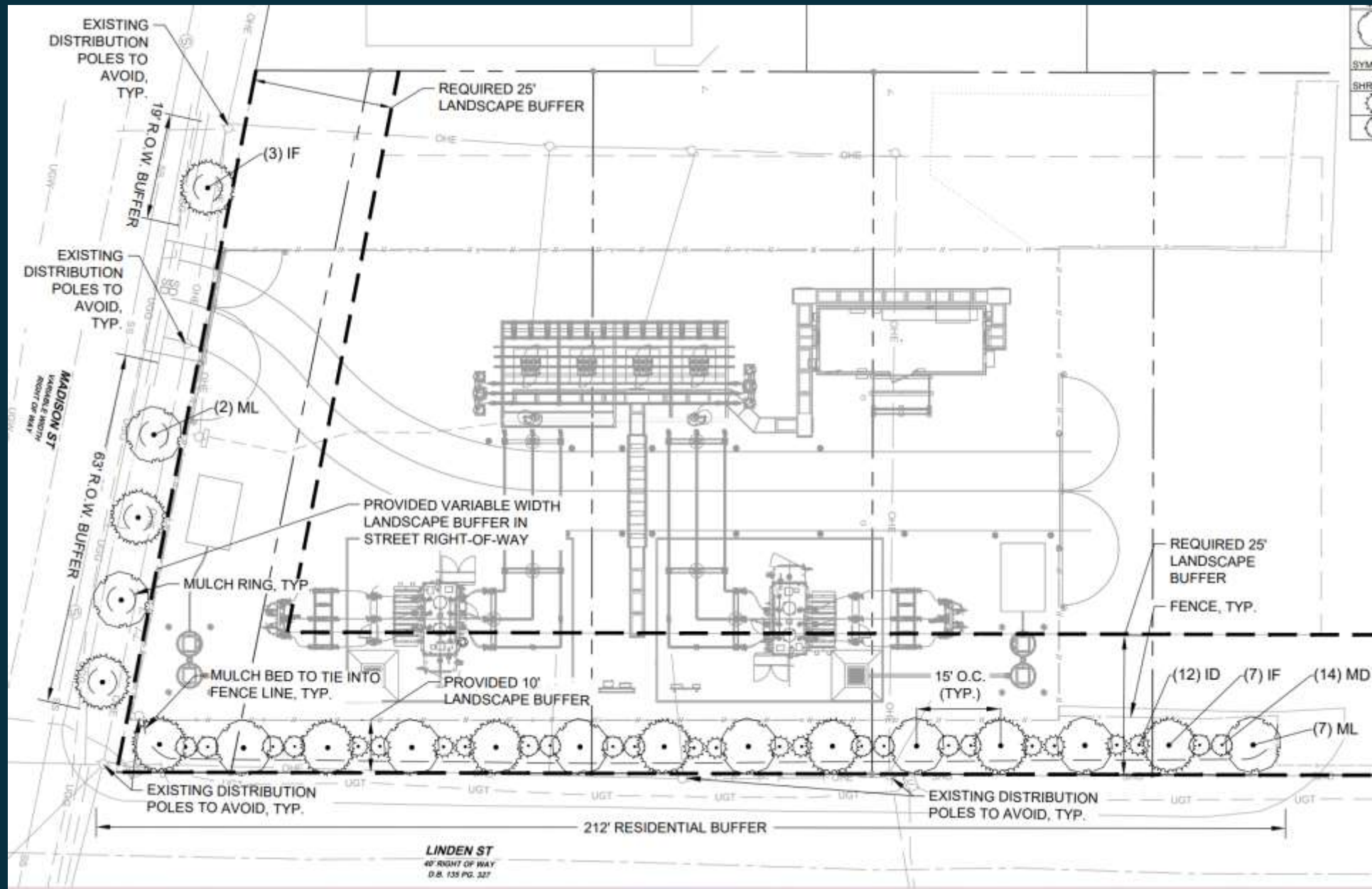


SUBSTATION STONE PAD

Existing Perimeter Fencing



Plans



Considerations for Town Council

- Hold Public Hearing
- Application accepted on February 5, 2026
- Planning Commission held Work Session on July 21, 2026
- Planning Commission held Public Hearing on August 18, 2026
- -no speakers present
- Planning Commission recommended Approval – unanimous vote, quorum present.
- Town Council Public Hearing on September 8, 2026
- Town Council decision deadline: February 5, 2027



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