

September 8, 2026
Town Council
Regular Meeting

**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WHEREAS, the Applicant has applied for a Special Use Permit to replace outdated equipment to include enlarging the footprint of the existing substation from approximately 115' x 84' to 150' x 84' with the expansion taking place on the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, the Warrenton Planning Commission adopted a resolution on August 18, 2026, recommending approval of the Application to the Town Council in a unanimous vote with a quorum present; 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, pursuant to §11-3 of the Zoning Ordinance upon petition of the Applicants for approval of a special use permit, the Town Council upon advertisement and notice properly given pursuant to §15.2-2204 of the Virginia Code held a Public Hearing on Tuesday, September 8, 2026; and

WHEREAS, the Town Council considered for approval of the special use permit based on the Planning Commission recommendation, subject to the Concept Development Plan, and Virginia State Code Section 15.2-2285;

NOW, THEREFORE, BE IT RESOLVED that the Warrenton Town Council on this 8th day of September, 2026, that SUP 2026-01 is hereby denied for the following reasons:

- 1) _____
- 2) _____

Votes:

Ayes:

Nays:

Absent from Vote:

Absent from Meeting:

ATTEST: _____
Stephen Clough, Town Clerk