



**Town Council Regular Meeting - Public Hearing for
ZMA 26-1: 18 Court Street
PSP-to-CBD
September 8, 2026**

Request

18 Court Street

GPINS: 6984-33-8623-000

Applicant: Mr. Kevin Ash, President & CEO, Madison Dale Consulting LLC

- **Property Owner:**
 - Current for 18 Court Street: Town of Warrenton
- ZMA to rezone 18 Court Street from Public/Semi-Public (PSP) to Central Business District (CBD)
- **Comprehensive Plan: Old Town Character District** and is designated as Old Town Mixed Use on the Future Land Use Map
- **100-Day Review Period:**
September 24, 2026

Proposed Location

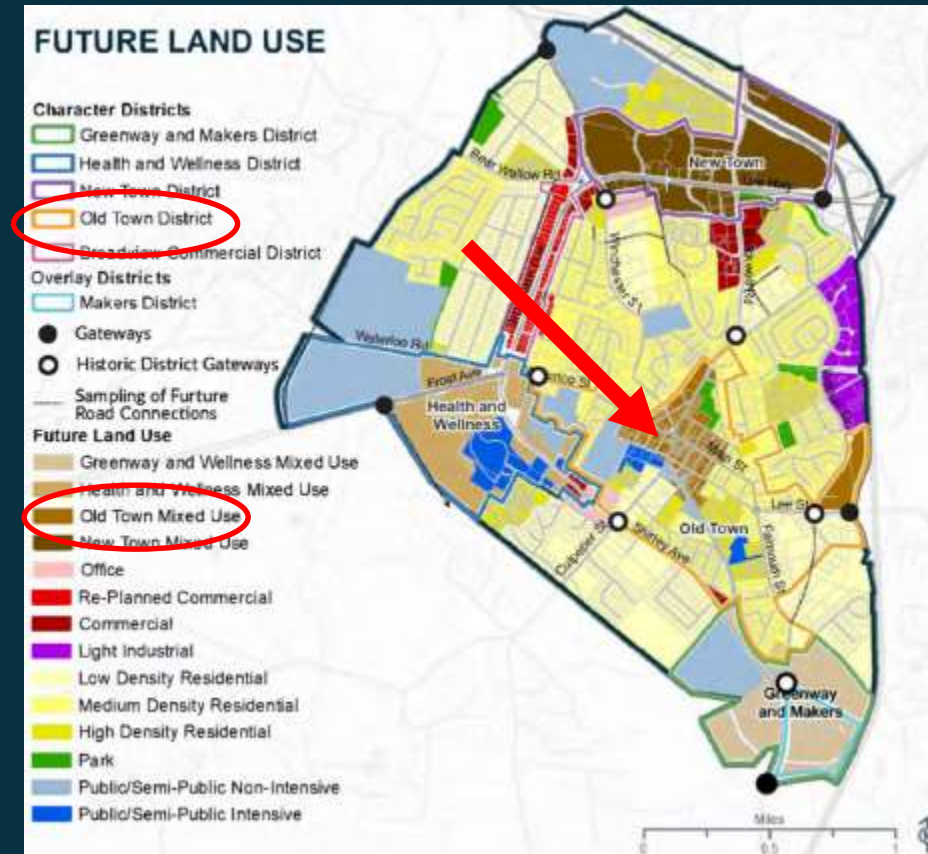


Adjacent Uses

Zoning Map



Future Land Use – Old Town

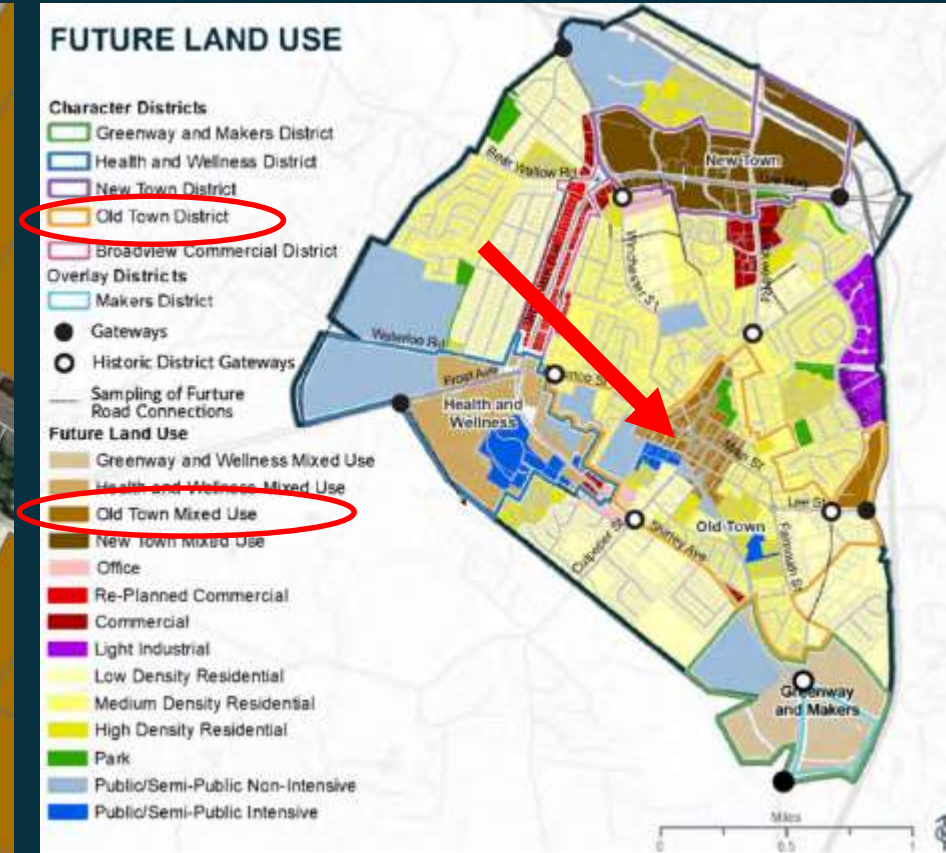


Plan Warrenton 2040

Future Land Use Overlays

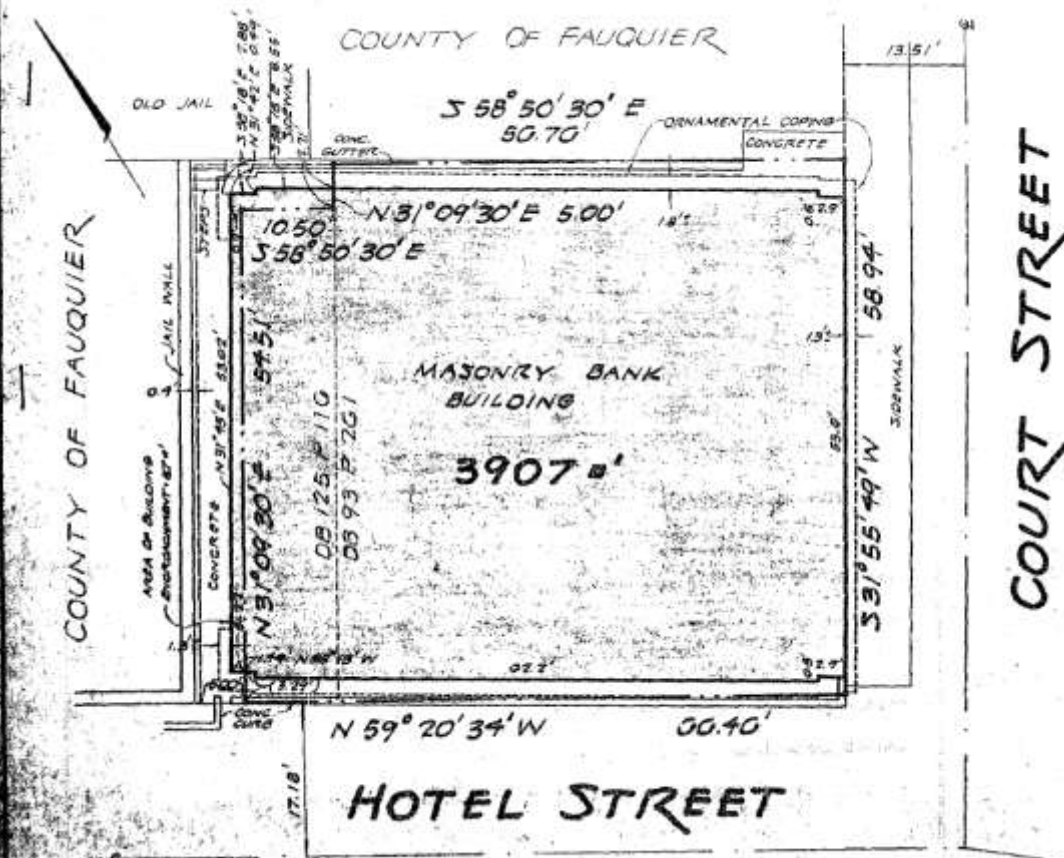


Future Land Use – Old Town



18 Court Street





PLAT

SHOWING PROPERTY OF

FAUQUIER NATIONAL BANK
OF WARRENTON
WARRENTON, VIRGINIA

SCALE: 1"=10'

APRIL 1971

JAMES G. BUTLER, JR.
 CERTIFIED LAND SURVEYOR
 WARRENTON, VIRGINIA



Considerations for Town Council

- 3-4.11 CBD Central Business District
 - 3-4.11.1 Legislative Intent
 - The intent of this district is to provide for orderly development, infill and revitalization of the central business and commerce area of the Town of Warrenton in accordance with objectives, policies, and proposals of the Comprehensive Plan of the Town; and for the logical and timely development of the land for primarily business purposes providing for higher density residential development, especially on the upper floors of structures on Main Street and encouraging a lively retail environment at the street level of Main Street. The district is designed to encourage the following:
 - Re-use of existing buildings in ways that are compatible with and supportive of the purposes of the district and of the Comprehensive Plan.
 - Preservation of the unified, historic character of the district and its function as the retail and service center for Town citizens and visitors.
 - The creation and reinforcement of the street as a public space, defined by buildings fronting the street, to create a harmonious pedestrian environment for Town citizens and visitors.
 - Mixed uses within the district, including mixed uses within single structures.
 - A uniformity of design to ensure the orderly arrangement of buildings, land uses, and parking areas, and all construction hereafter proposed for this area.
 - A cohesive interrelationship of buildings in order to ensure a harmonious environment, allowing a degree of variety in building design provided said variety is within the overall historic, human-scale design framework of the district.
 - Maximization of a beneficial interrelationship between vehicular facilities (streets and parking lots), pedestrian facilities (sidewalks, malls and plazas), and commercial establishments, with a particular focus on pedestrian, convenience and safety.
 - The provision of adequate, appropriately located off-street parking facilities.
 - The architectural design and arrangement of buildings and spaces so as to conform to the general character and plans of the district.

Considerations for Town Council

- Hold Public Hearing
- Application submitted on May 22, 2026
- Planning Commission held Work Session on June 16, 2026
- Planning Commission held Public Hearing on July 21, 2026 & 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: May 22, 2027



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