



**Town Council Regular Meeting – Public Hearing
for
SUP 26-3: PlayVerse, LLC.
September 8, 2026**

Request

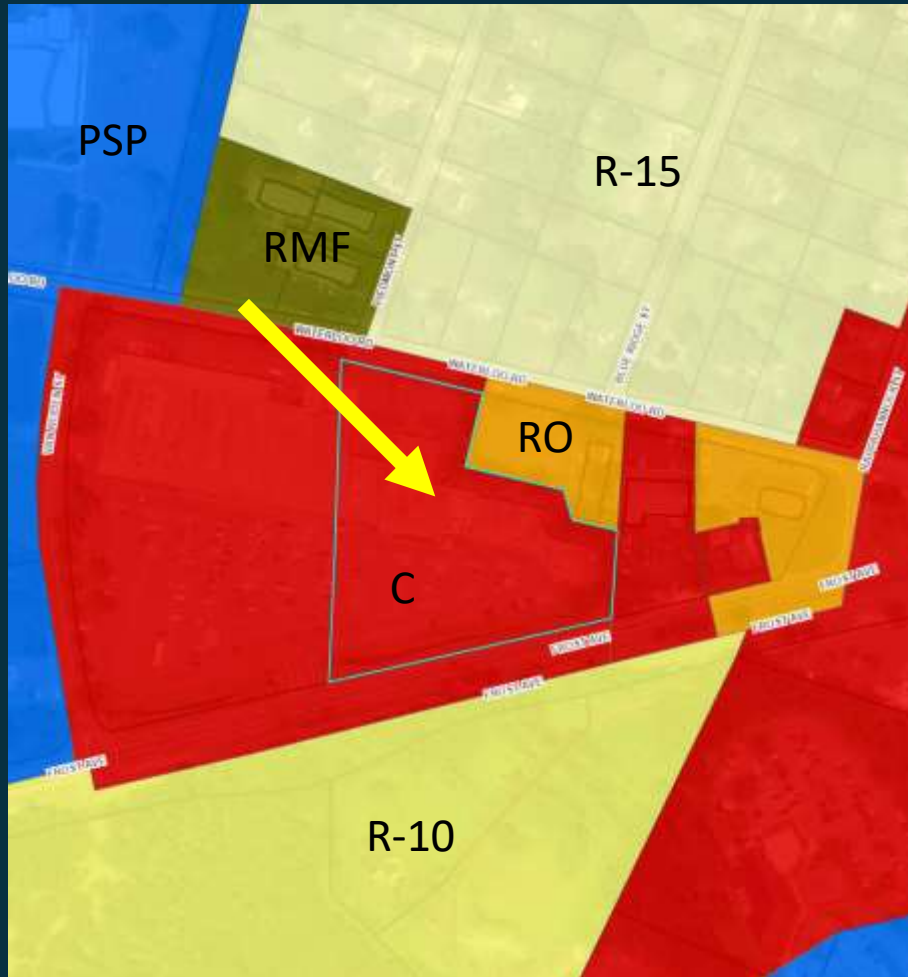
- PlayVerse LLC
- The shopping center is split between two parcels on Frost Avenue, 613 Frost Avenue (6974-85-8166-000) & 569 Frost Avenue (6974-95-2114-000) and zoned to the Commercial (C) district. The combined parcels are approximately 10.738 acres.
- Applicant: PlayVerse LLC, Mr. Joe Owoeye-Gold
- Property Owner: Kalis Holdings LLC
- SUP requesting a change in use of an existing building to allow for an active recreation facility for children in an existing tenant space on the subject property, to include a large play area with ball pit, slides, and three party rooms.
- Plan Warrenton 2040 designates 613 Frost Avenue and 569 Frost Avenue as being within the Broadview Commercial Character District and designated as Re-Planned Commercial

Location

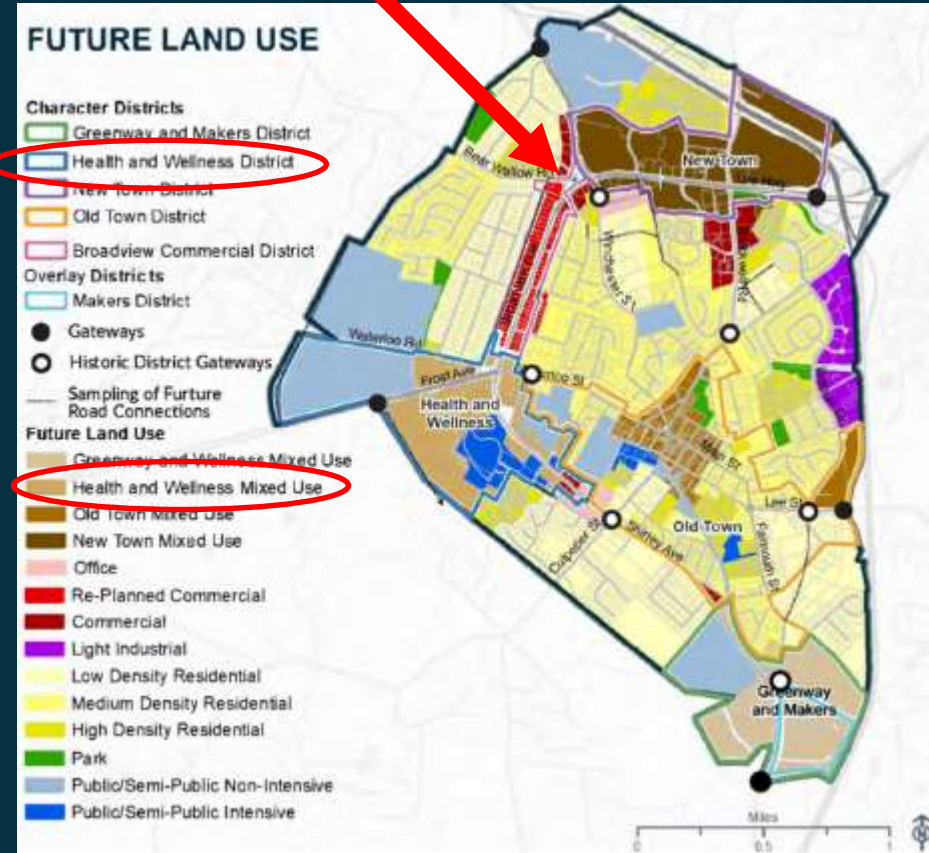


Adjacent Uses

Zoning Map



Future Land Use – Old Town

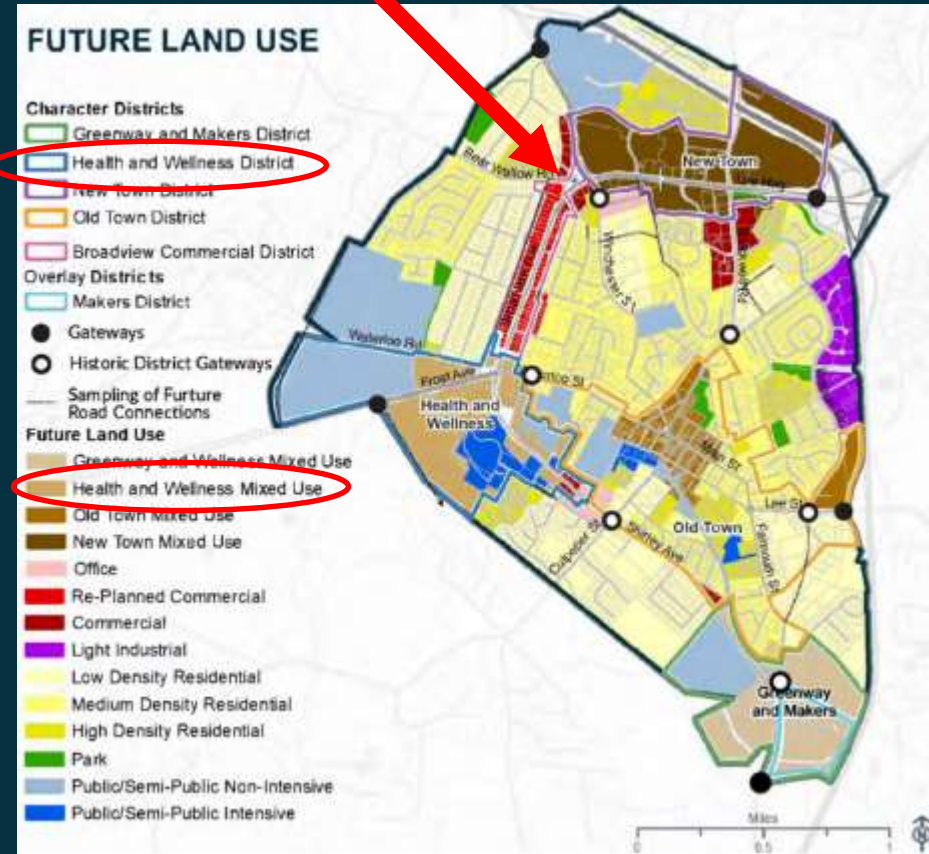


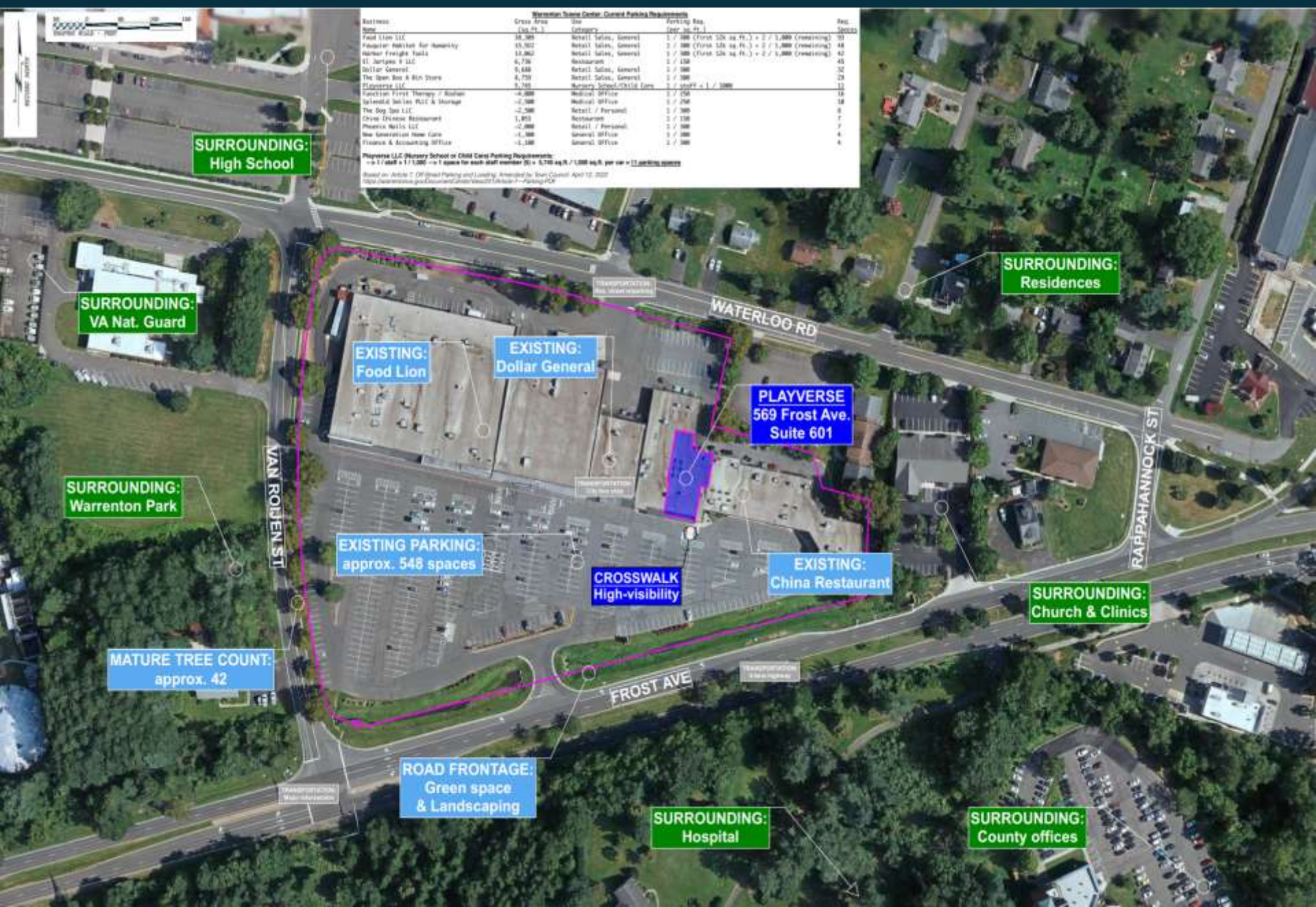
Plan Warrenton 2040

Future Land Use Overlays



Future Land Use – Old Town

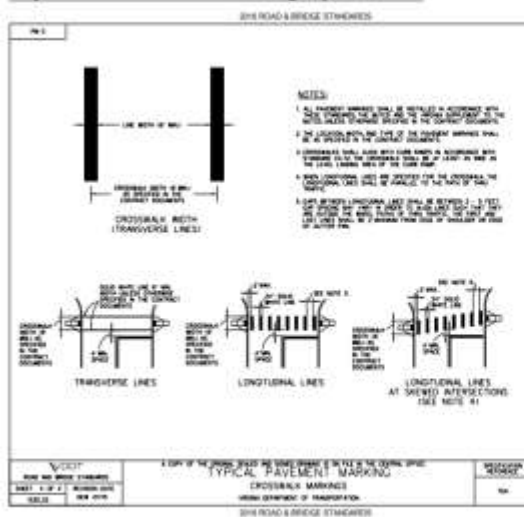




Plans

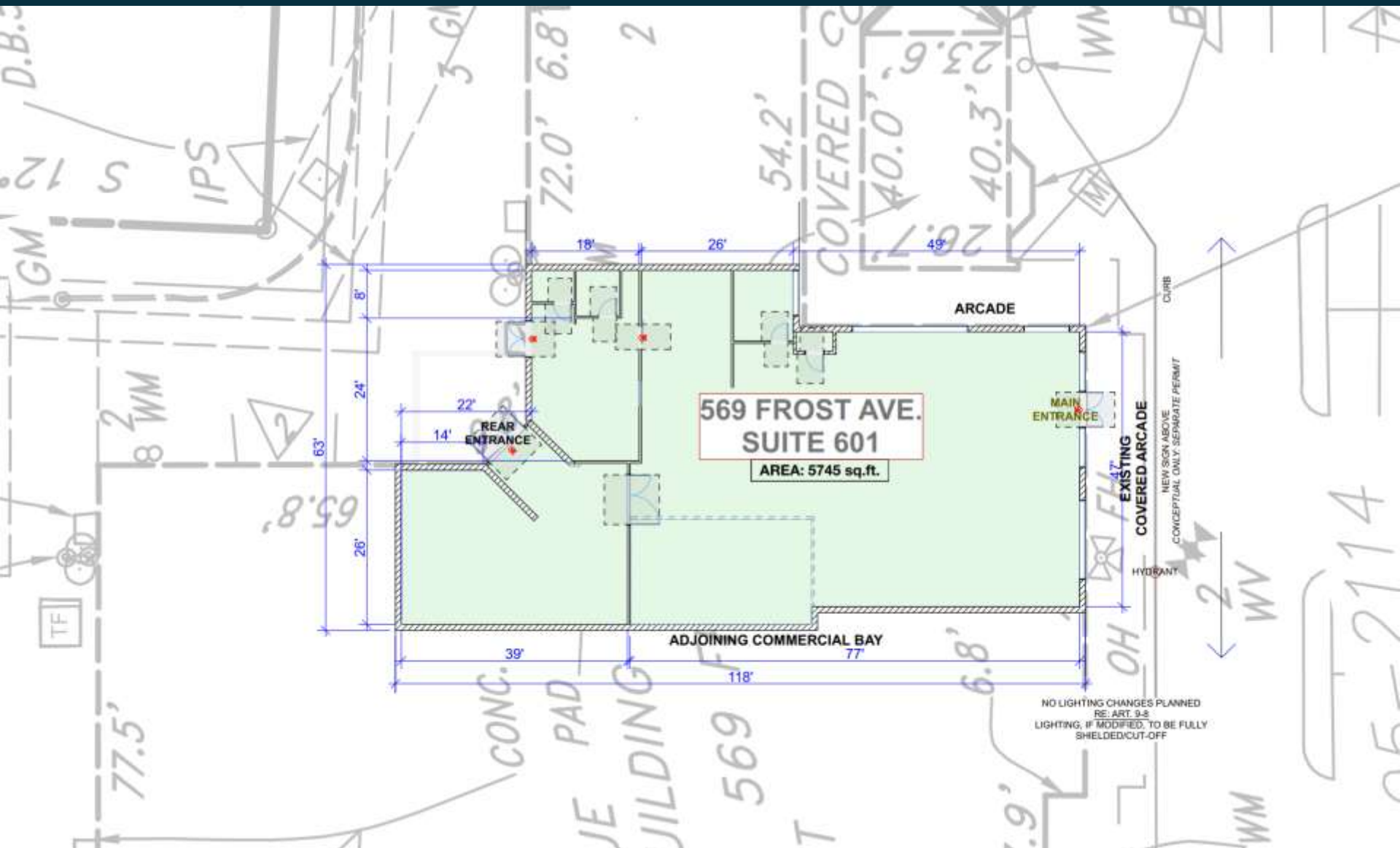


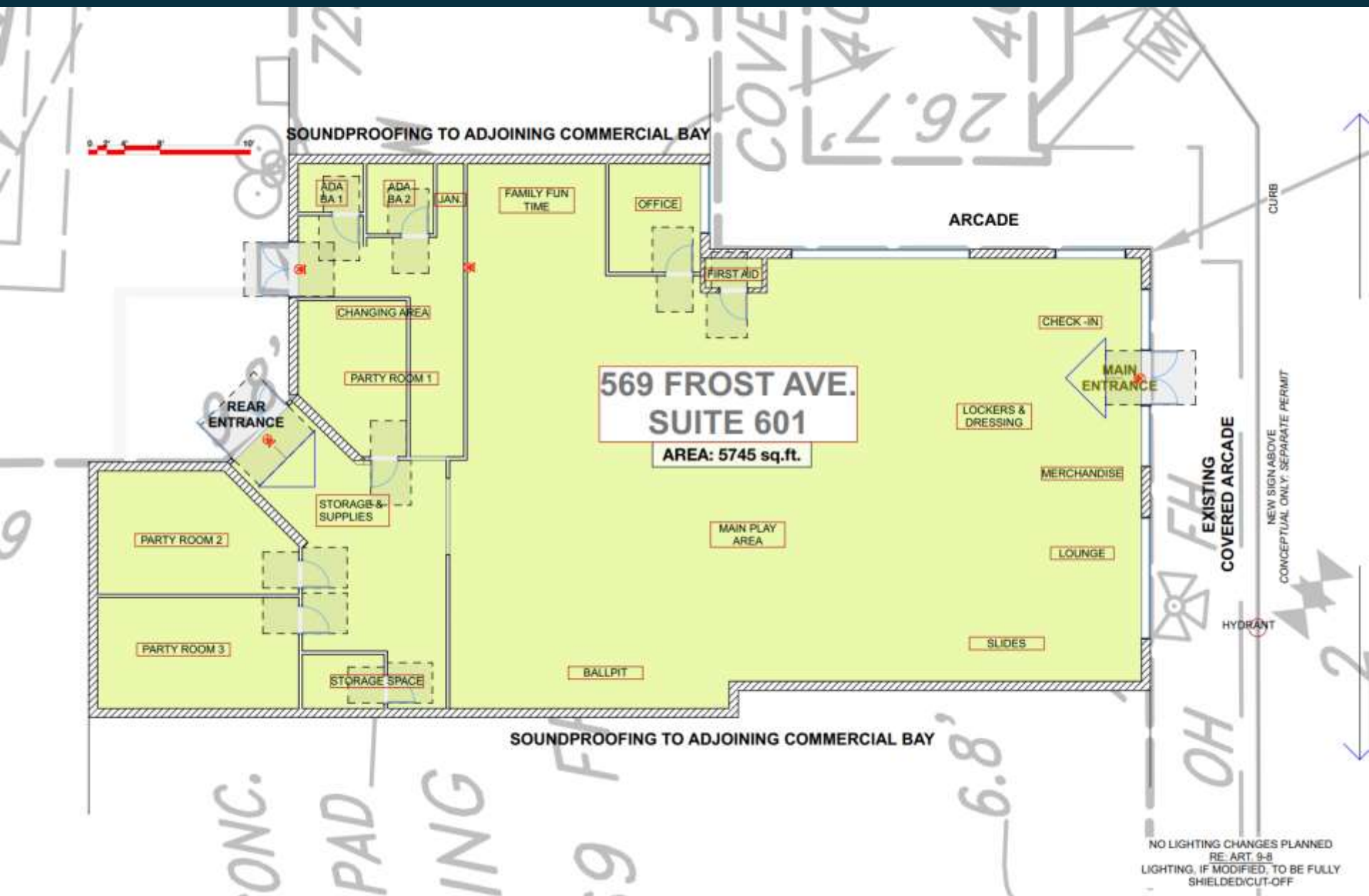
PlayVerse Entrance Crosswalk Design Specifications

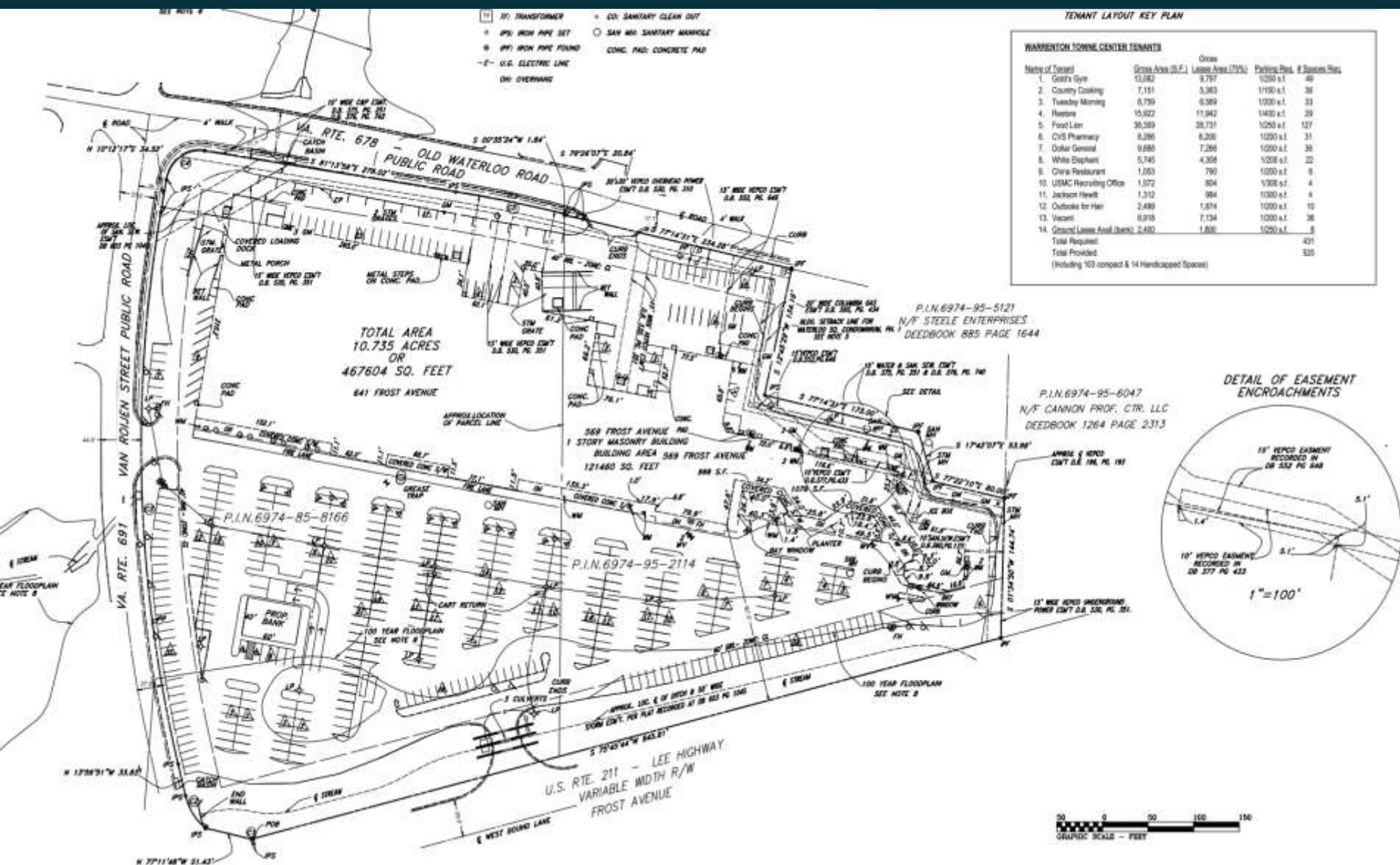




Plans







National Flood Hazard Layer FIRMeTte

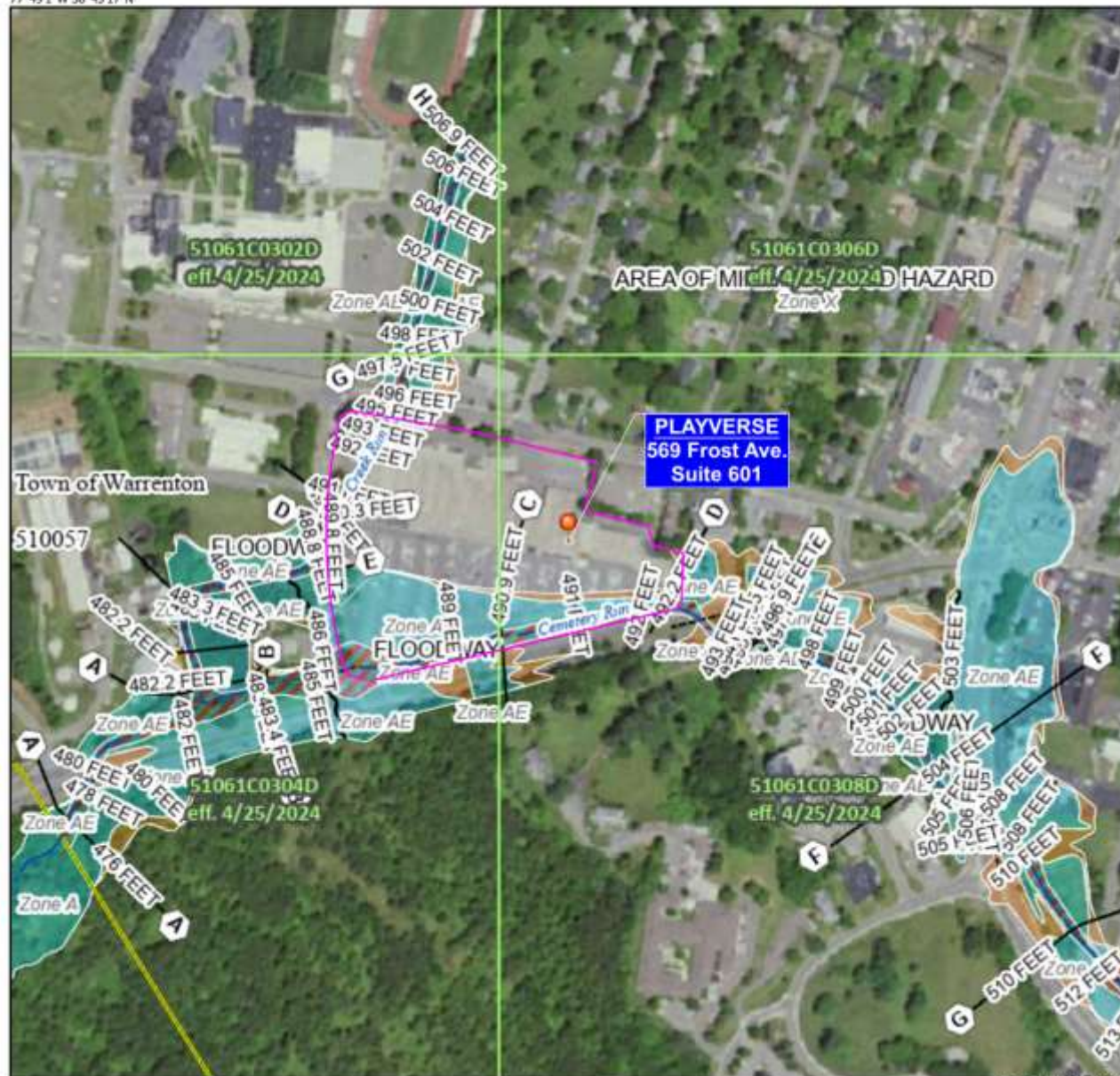
77°49'1"W 38°43'17"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, X, APF
	With BFE or Depth Zone AE, AO, AH, VE, AR
	Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone S
	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee. See Notes. Zone S
	Area with Flood Risk due to Levee Zone D
OTHER AREAS	NO SCREEN Area of Minimal Flood Hazard Zone X
	Effective LOMRs
GENERAL STRUCTURES	Area of Undetermined Flood Hazard Zone D
	Channel, Culvert, or Storm Sewer
OTHER FEATURES	Levee, Dike, or Floodwall
	Cross Sections with 1% Annual Chance Water Surface Elevation
MAP PANELS	Coastal Transect
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature
	Digital Data Available
	No Digital Data Available
	Unmapped



0 250 500 1,000 1,500 2,000 Feet 1:6,000

77°48'24"W 38°42'49"N

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/15/2026 at 10:44 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Considerations for Town Council

- Hold Public Hearing
- Application accepted on May 4, 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: May 4, 2027



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