



Community Development
Department

STAFF REPORT

Town Council Meeting Date:	September 8, 2026
Agenda Title:	Planning Commission Update
Requested Action:	Informational Purposes
Staff Lead:	Casey DeHaven, Planning Manager

EXECUTIVE SUMMARY

The Planning Commission held a regular meeting on August 18, 2026 which consisted of three (3) public hearings.

SUP 26-01: Dominion Energy – Elm Substation Modernization

The Applicant 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. The property is zoned R-10 and is approximately 0.62 acres. The proposed expansion of the substation and the existing and proposed fencing (7' in height with 1' of barbed wire) in the R-10 district requires a Special Use Permit (SUP). 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.

The Planning Commission held a Work Session on SUP 26-1 and held a public hearing at its August 18, 2026 meeting, where the Planning Commission recommended approval as written, 4-0 (Ainsworth and McGuire absent).

SUP 26-03: PlayVerse LLC

The Applicant is requesting approval of a Special Use Permit (SUP) 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. 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.

The Planning Commission held a Work Session on SUP 26-1 and held a public hearing at its August 18, 2026 meeting, where the Planning Commission recommended approval as written, 4-0 (Ainsworth and McGuire absent).

ZMA 26-01 & ZMA 26-02: Rezoning Requests for 18 Court Street & 10 Hotel Street:

This application requests a zoning map amendment for the property located at 18 Court Street (ZMA 26-01) and 10 Hotel Street (ZMA 26-02) in Warrenton, Virginia, to change the current zoning designation from Public/Semi-Public (PSP) to Central Business District (CBD).

This item was reviewed as a Work Session item at the June 16, 2026 Planning Commission Regular meeting and the Planning Commission public hearing was held on July 21, 2026 where the Commission unanimously recommended approval for both items.

Due to a discrepancy with the associated GPINs for 18 Court Street, Staff has been advised to have the Planning Commission hold a second public hearing for ZMA 26-01. In order to avoid any confusion, 18 Court Street will be reviewed utilizing only the parcel GPIN: 6984-33-8623-000.

ZMA 26-02 for 10 Hotel Street was unanimously recommended for approval by the Town Council during the August 11, 2026 meeting.

The Planning Commission held a public hearing for ZMA 26-01 at its August 18, 2026 meeting, where the Planning Commission unanimously recommended approval as written, 4-0 (Ainsworth and McGuire absent). ZMA 26-01 will move forward to a public hearing at the September 8, 2026 Town Council meeting.

BACKGROUND

No additional background information.

STAFF RECOMMENDATION

For Informational Purposes.