



**Town Council Regular Meeting - Public Hearing for
ZMA 26-02: 10 Hotel Street
Rezoning PSP-to-CBD
August 11, 2026**

Request

10 Hotel Street

- **GPIN:** 6984-33-7459-000
- **Applicant:** Mr. Kevin Ash, President & CEO, Madison Dale Consulting LLC
- **Property Owner:**
 - Current for 10 Hotel Street: Fauquier County
- ZMA to rezone 10 Hotel 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

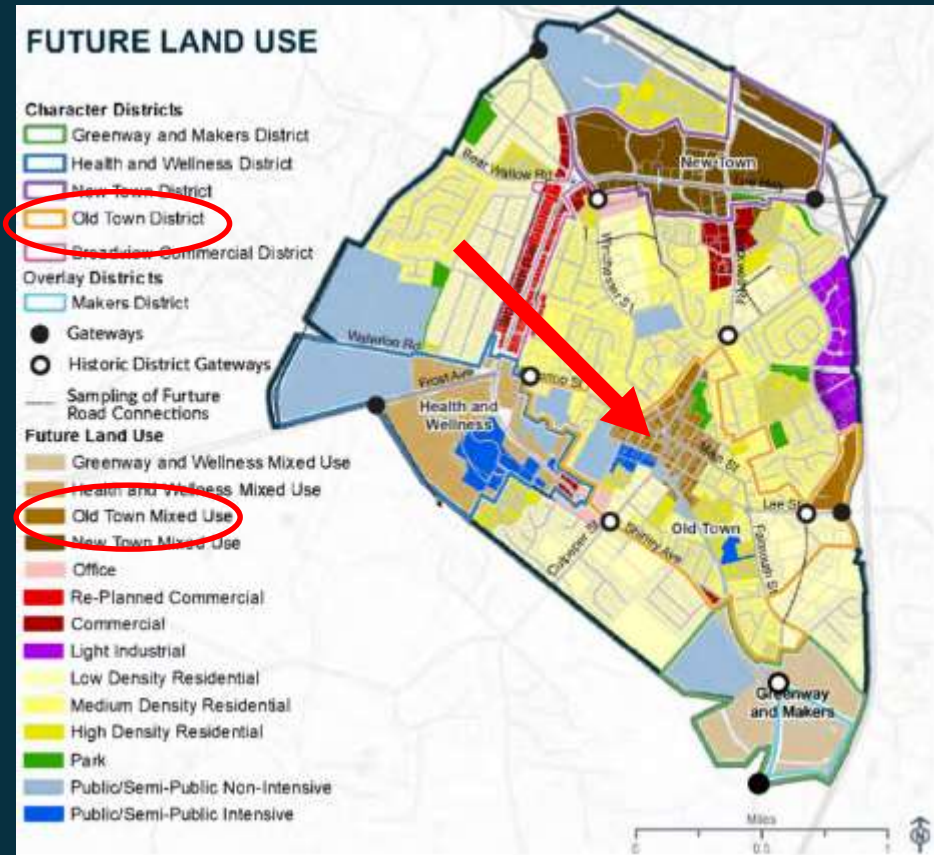


Adjacent Uses

Zoning Map



Future Land Use – Old Town



10 Hotel Street

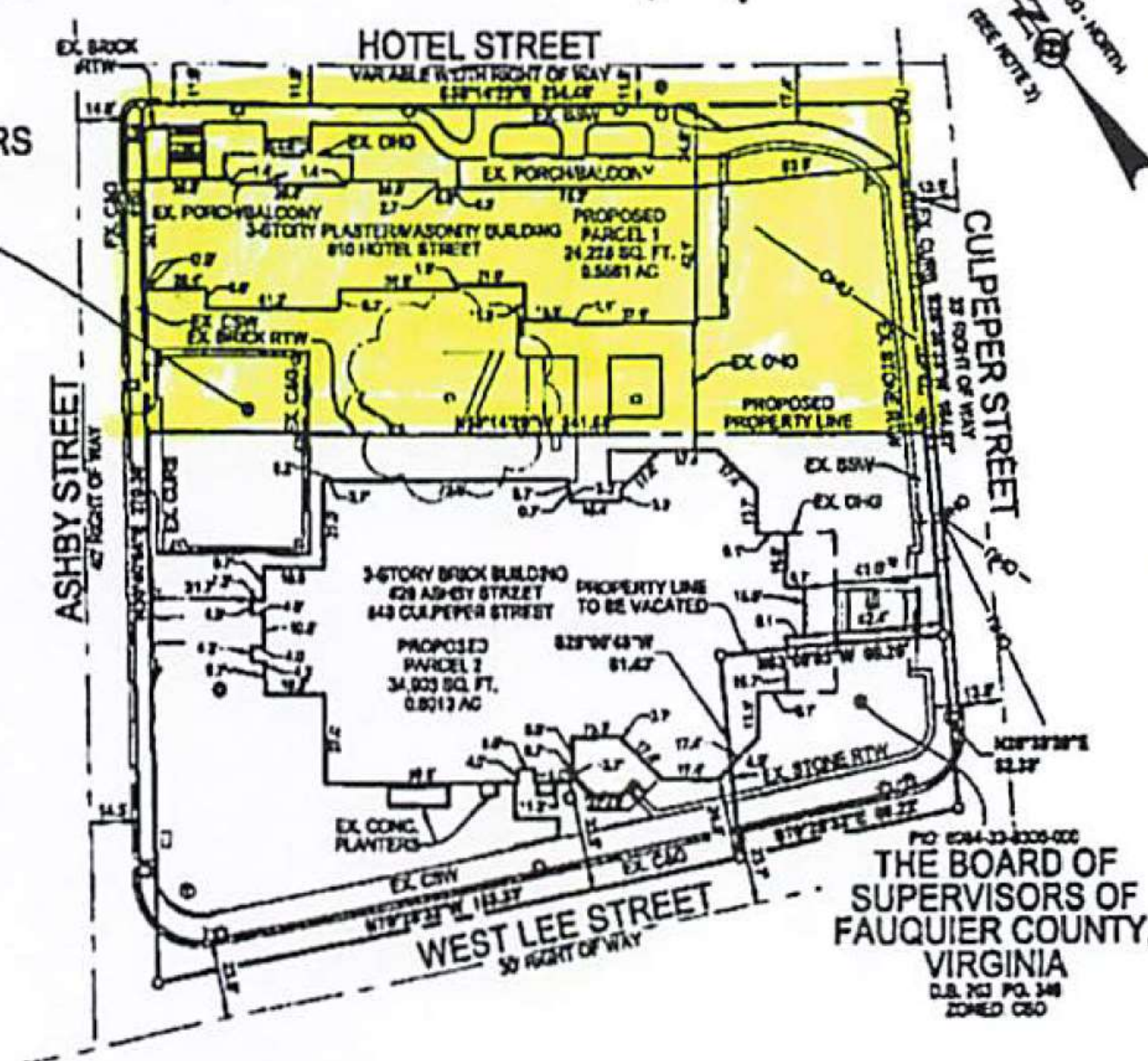


PID: 6284-33-7428-000
**THE BOARD OF SUPERVISORS
 OF FAUQUIER COUNTY,
 VIRGINIA**
 D.B. 210 PG. 254
 ZONED CSO



TELEPHONE MANHOLE
 OVERHEAD UTILITY WIRE
 Mac. Symbol
 EXISTING CONCRETE
 CONCRETE SIDEWALK
 RETAINING WALL
 CURB AND GUTTER
 BRICK SIDEWALK
 OVERHANG
 DISCREPANCY TREE
 FLAG POLE

FAUQUIER COUNTY, VIRGINIA WAS
 PLANNED FROM AN ACTUAL SURVEY
 DATED JANUARY 8, 2028 AND FEBRUARY 20, 2028
 MONUMENTALITY OF VIRGINIA L46253



PID: 6284-33-8006-000
**THE BOARD OF
 SUPERVISORS OF
 FAUQUIER COUNTY,
 VIRGINIA**
 D.B. PG. 348
 ZONED CSO

KEVIN R. CLARK, LE
 COMMISSIONER ALTH OF VIRGINIA
 LICENSED LAND SURVEYOR NO. 1202



10 Hotel Street Draft Parking Lease



Parking lot will be re-striped to accommodate 22+ parking spaces.

10 Hotel Street

Draft Parking Lease

9-26 Lodging Uses in the Central Business District (CBD)

Hotels not exceeding 40 rooms, Inns, Bed & Breakfasts, and Tourist Homes, as defined in Article 12, are permitted in the Central Business District (CBD), subject to the following additional standards.

9-26.1 Additional Standards

- A. A site development plan, meeting the requirements of Article 10 Site Development Plans, must be submitted for review and approval. The site development plan must demonstrate that:
1. Parking, equivalent to 0.75 parking spaces per room for rent, is provided on the same parcel or lot as the lodging use, and/or provided via an off-site parking agreement that will assure the permanent availability of such spaces.
 - a. Off-site parking spaces must be located within a 500-foot radius of the lodging use, and provide for safe and convenient pedestrian access to and from the lodging use. Any improvements to existing pedestrian facilities that are required to provide safe and convenient access to and from the lodging use are the responsibility of the developer.
 - b. This minimum parking requirement must be met regardless of any parking reductions or credits that may be available for other permitted or permissible uses in the Central Business District as found in Article 7 Off-Street Parking and Loading.
 - c. Any off-site parking agreement used to satisfy the minimum parking requirement must be provided to the Zoning Administrator for review and approval as a part of the required site development plan submittal.
 - d. A modification or waiver to this parking requirement may be granted by Town Council upon a recommendation from the Planning Commission, in accordance with the process as outlined in Article 11, Section 11-3.10 Special Use Permits and Waivers, or as a part of an application for a Zoning Map Amendment as regulated by Section 11-3.9 Zoning Amendments.
 2. A loading area is provided that is adequate for guest arrival/departure, luggage loading/unloading, deliveries, valet services, and other such similar activities that generate temporary, short-term vehicular trips.
 - a. For lodging uses with greater than 12 rooms for rent, the loading area must accommodate a minimum of 0.1 passenger vehicles per room for rent.
 - b. Vehicles using such loading area shall not impede traffic. Any use of the public right-of-way for such loading area must obtain a Right-of-Way Permit from the Department of Public Works.
- B. Any accessory use that is associated with the principal lodging use, such as restaurants, meeting rooms, clubs, lodges, or event space, must provide adequate parking for that use subject to the requirements of Article 7 Off-Street Parking and Loading, where these spaces are in addition to those parking spaces required under subsection A.1 above.

Considerations for the Town Council

- Hold Public Hearing
- 100-Day Review Period: September 24, 2026
- ZOTA 26-1 Parking Requirements:
 - If the Applicant plans to redevelop the properties into a hotel, he will need to demonstrate compliance with the revised Article 9 parking standards as a part of his future site plan application, OR, if he cannot meet these standards, then he will need to either revise his application to proffer the site to the hotel use and ask for a parking modification as a part of this rezoning approval, OR once the properties are rezoned, submit a separate application for a Town Council waiver/modification.

Considerations for the 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 the Town Council

3-4.11 CBD Central Business District

3-4.11.2 Permitted Uses (by-right)

- Accessory buildings
- Apartments
- Banks and other financial institutions, but not drive-in facilities
- Broadcasting stations
- Churches
- Cleaning and pressing shops limited to six (6) pressing machines, and four (4) dry cleaning machines
- Clinics - outpatient care only
- Clubs & Lodges
- Community buildings
- Historic shrines and museums
- Home Occupations
- Hotels, not exceeding 40 rooms
- Inns, Bed & Breakfasts, and Tourist Homes

Planning Commission Recommendation to the Town Council

Application submitted on May 22, 2026

Planning Commission held Work Session on June 16, 2026

Planning Commission held Public Hearing on July 21, 2026

-no speakers present

Planning Commission recommended Approval – unanimous vote,
all members present.

Town Council Public Hearing on August 11, 2026

Town Council decision deadline: May 22, 2027



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