



Office of the Town Manager
Judson Rex

Warrenton Town Council

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STAFF REPORT

Council Meeting Date:	August 11, 2026
Agenda Title:	Dominion Energy Easement Request
Requested Action:	Hold the Public Hearing
Department / Agency Lead:	Community Development
Staff Lead:	Rob Walton, Director of Community Development

EXECUTIVE SUMMARY

The Town of Warrenton has received a request from Dominion Energy to grant an easement along the western property line of 103 South Fifth Street (PIN# 6984-42-3052-000). The purpose of the easement is to allow Dominion Energy the ability to underground existing overhead wires. The Dominion Energy information pamphlet explains that this project will:

- Improve reliability
- Decrease the number of power outages
- Allow faster restoration times during weather-related events
- Create Fewer repair locations
- Utilize underground drilling technology
- No project is complete until the property is restored

Background

Dominion Energy has reached out the Town of Warrenton requesting the approval of an easement to allow the undergrounding of existing overhead electric lines. The parcel is located at 103 South Fifth Street (PIN# 6984-42-3052-000). Dominion Energy cites improved reliability, less power outages, faster restoration times during weather-related events, and creates fewer repair locations for the request. Should Town Council approve the request, the easement plat and Agreement will be recorded with the Fauquier County Clerk of the Circuit Court and the project will move forward should Dominion Energy obtain all of the necessary easements.

STAFF RECOMMENDATION

Staff recommends holding the public hearing and decide on granting the easement to Dominion Energy.

Service Level/Collaborative Impact

Undergrounding the existing overhead electric lines should provide more reliable service to the area and decrease the number of power outages. The location of the existing overhead lines is along the right-of-way of South Fifth Street, adjacent to the small structure that has been used for storing files by the Town of Warrenton. The requested

easement is approximately 150 feet in length and 15 feet wide with the exception of two bump out areas. Improved reliability in the area is beneficial to the residents that are served by these utility lines.

Fiscal Impact

There is no fiscal impact to the Town of Warrenton. Dominion Energy will install the utility lines underground and maintain the utility during its' lifespan.

Legal Impact

Allowing the easement places an encumbrance on the property that allows Dominion Energy access to a small portion of the property if repairs and maintenance is needed. The parcel is owned by the Town public access is currently allowed. The additional easement is minor in nature.

ATTACHMENTS

1. Dominion Energy Explanation
2. Draft Underground Distribution Easement Agreement
3. Photos of the Area