



**Planning Commission Regular Meeting - Public Hearing
for
ZMA 26-1 & ZMA 26-2: 18 Court Street & 10 Hotel Street
PSP-to-CBD
July 21, 2026**

Request

18 Court Street & 10 Hotel Street

- **GPINS:** 6984-33-8623-000, 6984-33-7459-000
- **Applicant:** Mr. Kevin Ash, President & CEO, Madison Dale Consulting LLC
- **Property Owner:**
 - Current for 18 Court Street: Town of Warrenton
 - Current for 10 Hotel Street: Fauquier County
- ZMA to rezone 18 Court Street & 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

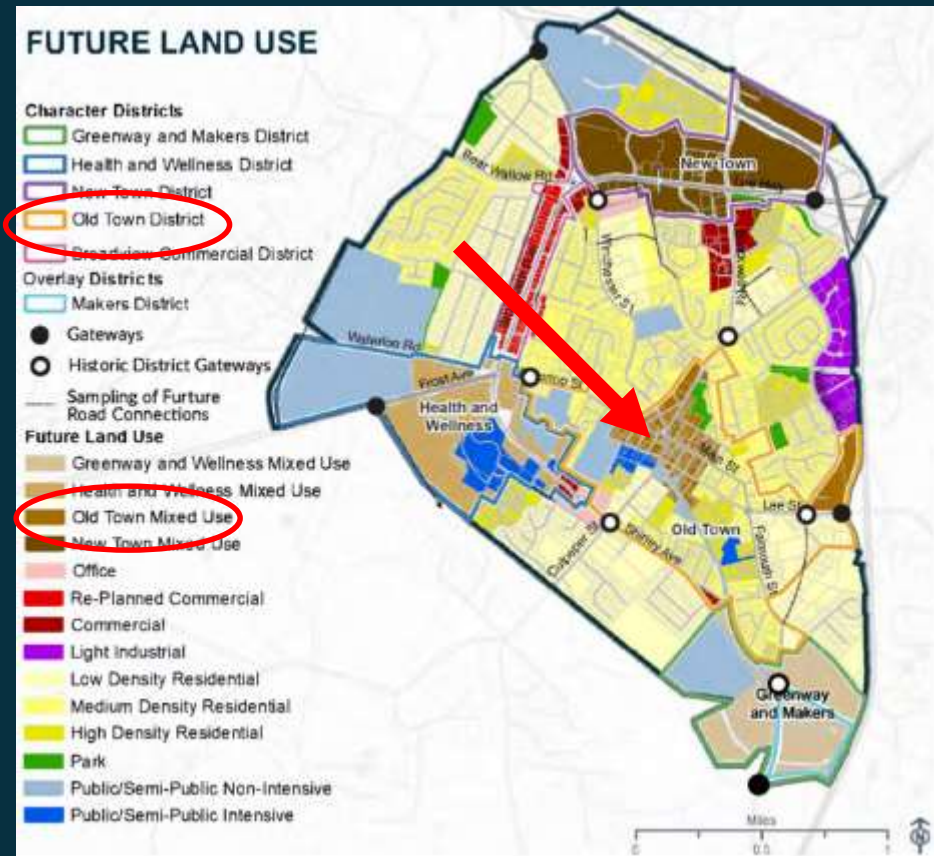


Adjacent Uses

Zoning Map

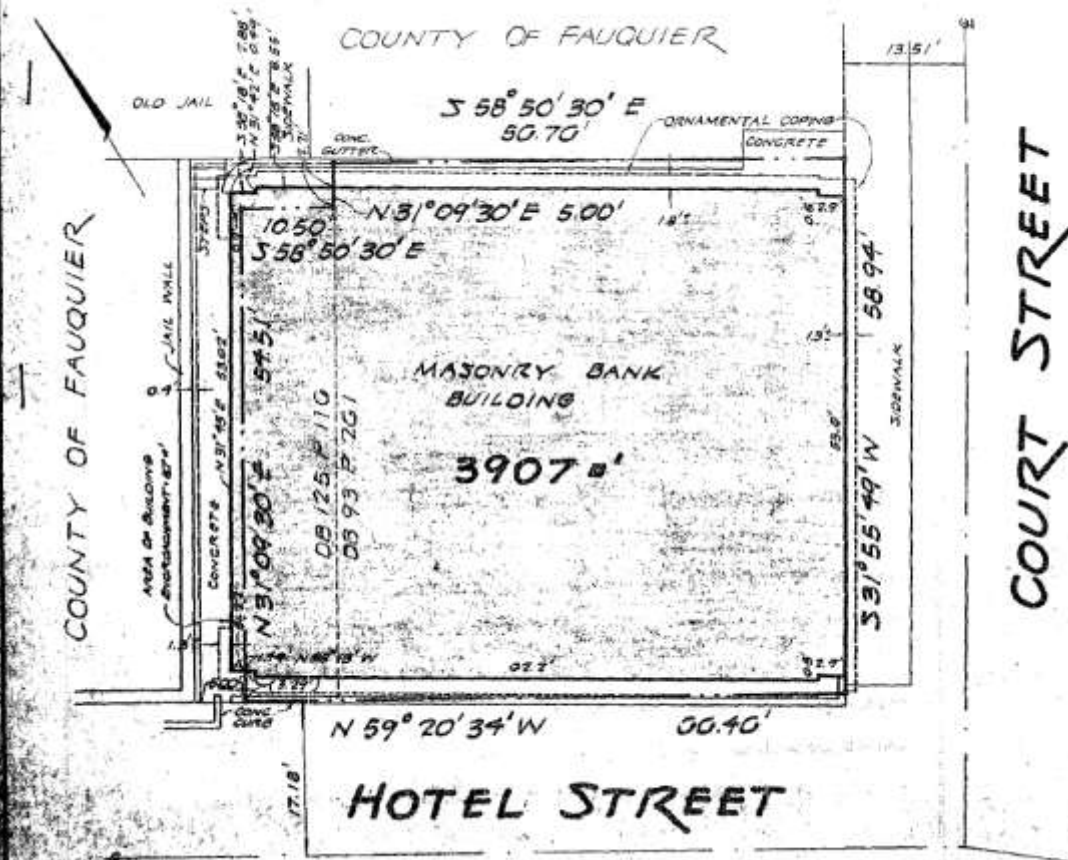


Future Land Use – Old Town



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



10 Hotel Street

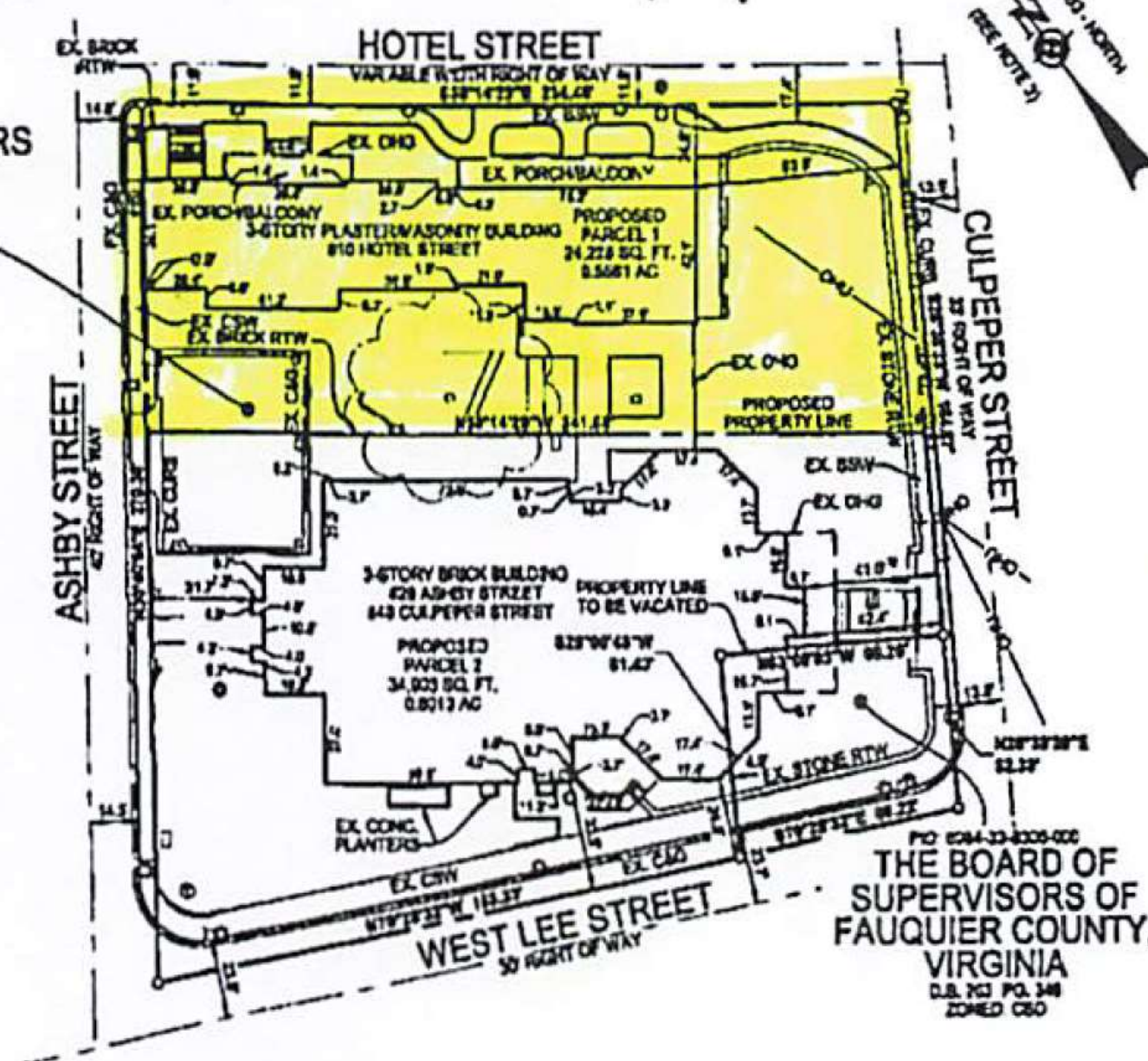


PID: 6284-33-7428-000
**THE BOARD OF SUPERVISORS
 OF FAUQUIER COUNTY,
 VIRGINIA**
 D.B. 210 PG. 254
 ZONED CSO



- 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 L.V. 6253



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 Planning Commission

- 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 Planning Commission

- 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 Planning Commission

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 Regular Meeting - Public Hearing
for
ZMA 26-1 & ZMA 26-2: 18 Court Street & 10 Hotel Street
PSP-to-CBD
July 21, 2026**



**Planning Commission Regular Meeting – Work Session
for
SUP 26-1: Dominion Energy – Elm Substation
Modernization
July 21, 2026**

Request

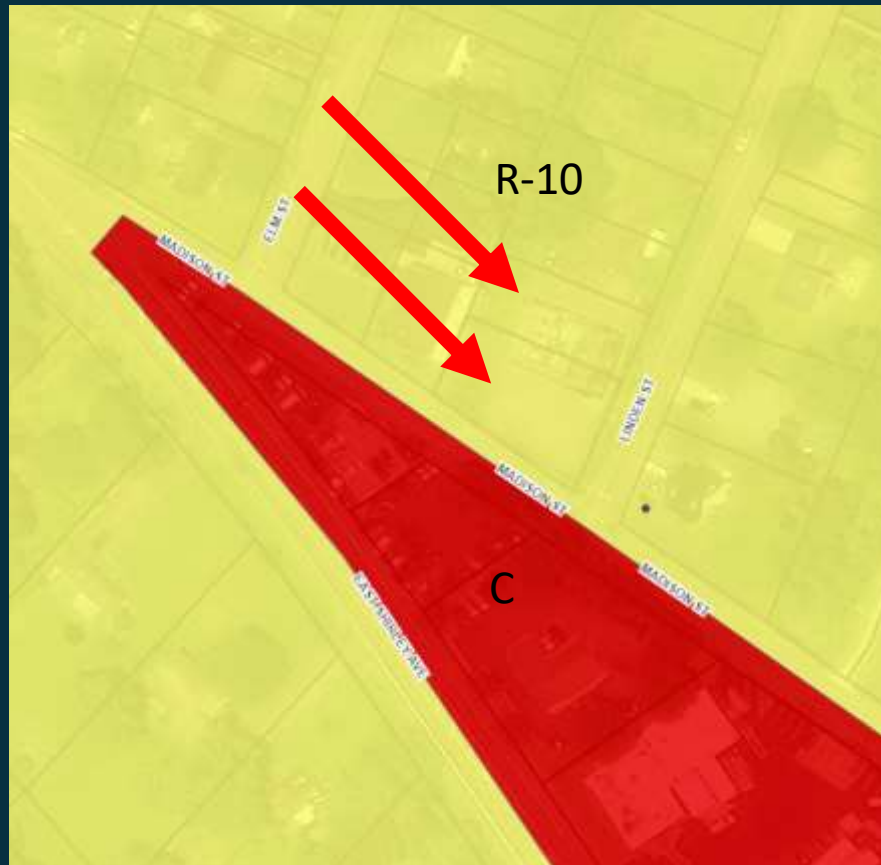
- **Dominion Energy – Elm Substation Modernization**
- **GPINS: 6984-40-6668-000 & 6984-40-6784-000**
- **Applicant: Ben Jackson, Kimley-Horn**
- **Property Owner: Virginia Electric and Power Company DBA Dominion Energy**
- SUP requesting complete station modernization to ensure safe and reliable electric service to the surrounding area.
- 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.
- 100-Day Review Period: October 29, 2026

Location

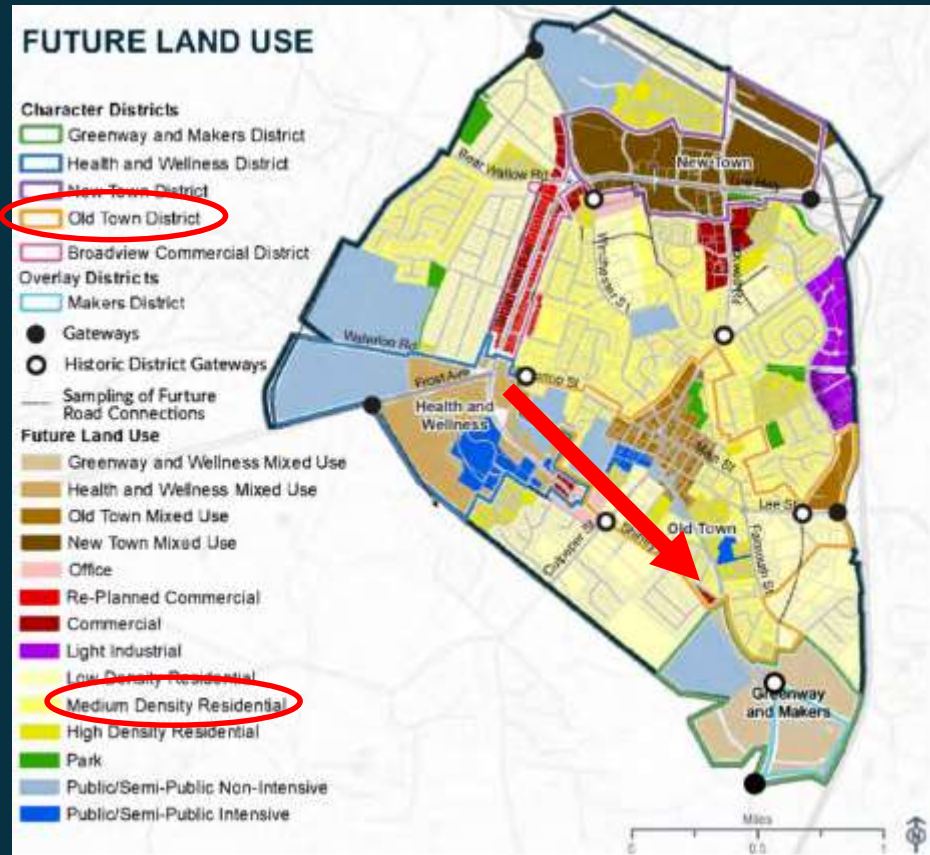


Adjacent Uses

Zoning Map



Future Land Use – Old Town







Plans

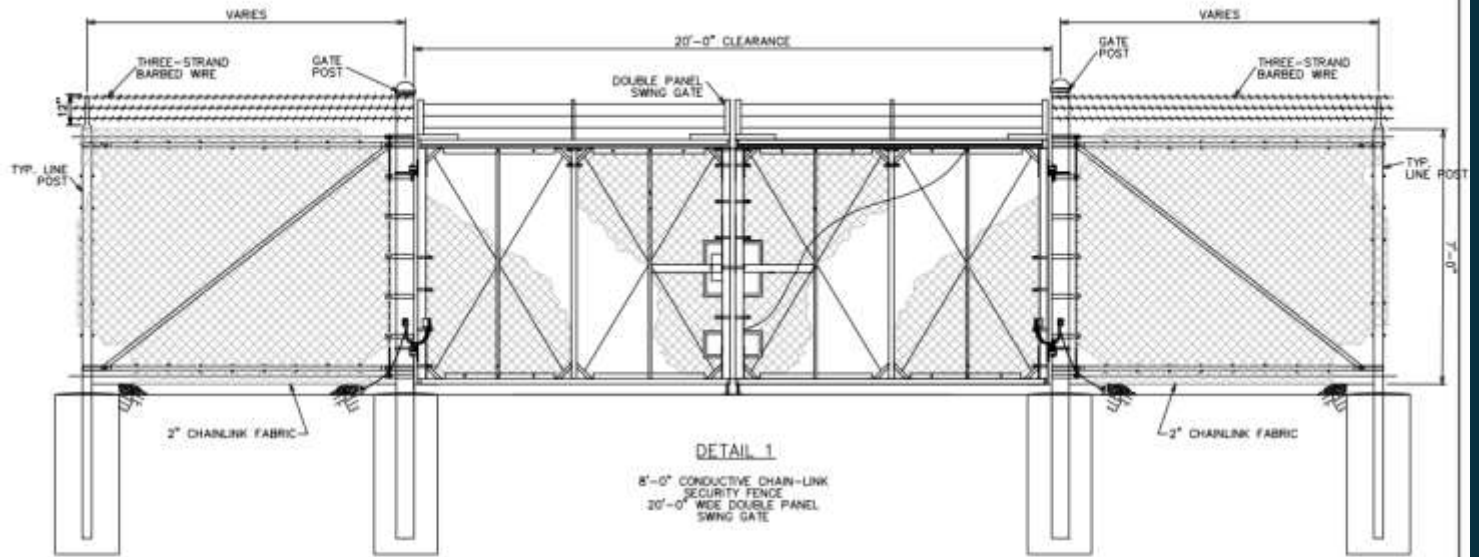


Plans





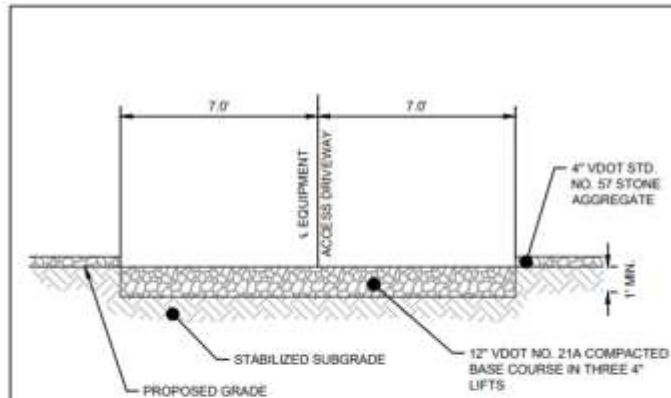




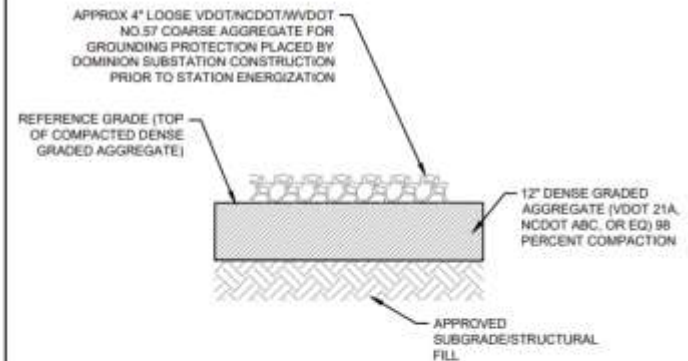
LEVEL 5 FENCE DETAIL (FOR REFERENCE ONLY)

FENCE NOTES:

1. FENCE DETAILS SHOWN ABOVE ARE FOR ILLUSTRATIVE PURPOSES ONLY. REFER TO DESIGN BY OTHERS.
2. FENCE MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH DOMINION ENERGY SPECIFICATIONS.
3. STANDARD DOMINION ENERGY SIGNAGE (I.E. PRIVATE PROPERTY/NO TRESPASSING/HIGH VOLTAGE/DANGER) WILL BE POSTED AT REGULAR INTERVALS ON THE NEW SUBSTATION FENCING.



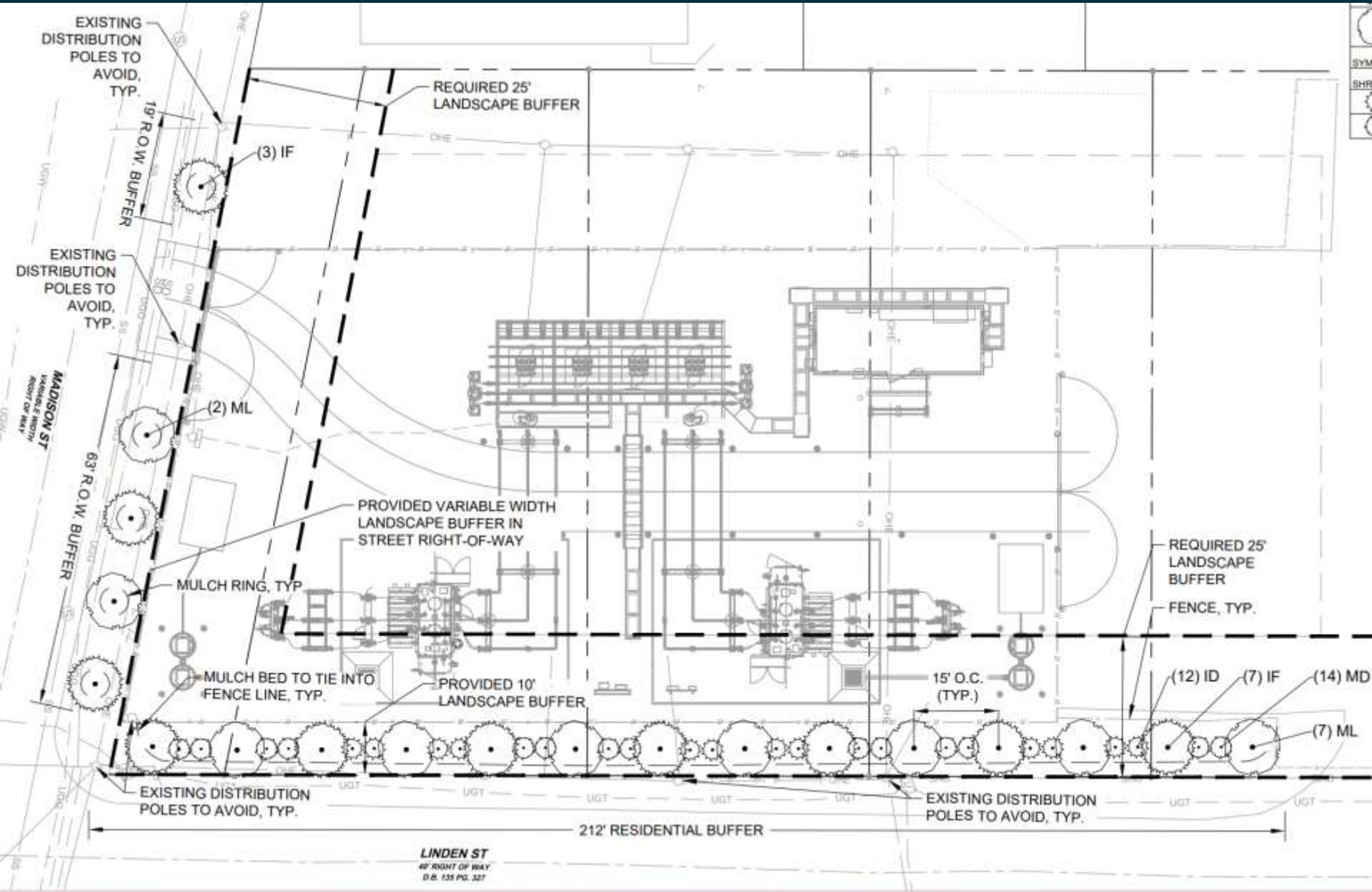
**TYPICAL DETAIL:
EQUIPMENT ACCESS DRIVEWAY**



SUBSTATION STONE PAD

Existing Perimeter Fencing







**Planning Commission Regular Meeting – Work Session
for
SUP 26-1: Dominion Energy – Elm Substation
Modernization
July 21, 2026**



**Planning Commission Regular Meeting – Work
Session for
SUP 26-3: PlayVerse, LLC.
July 21, 2026**

Request

- **PlayVerse LLC**

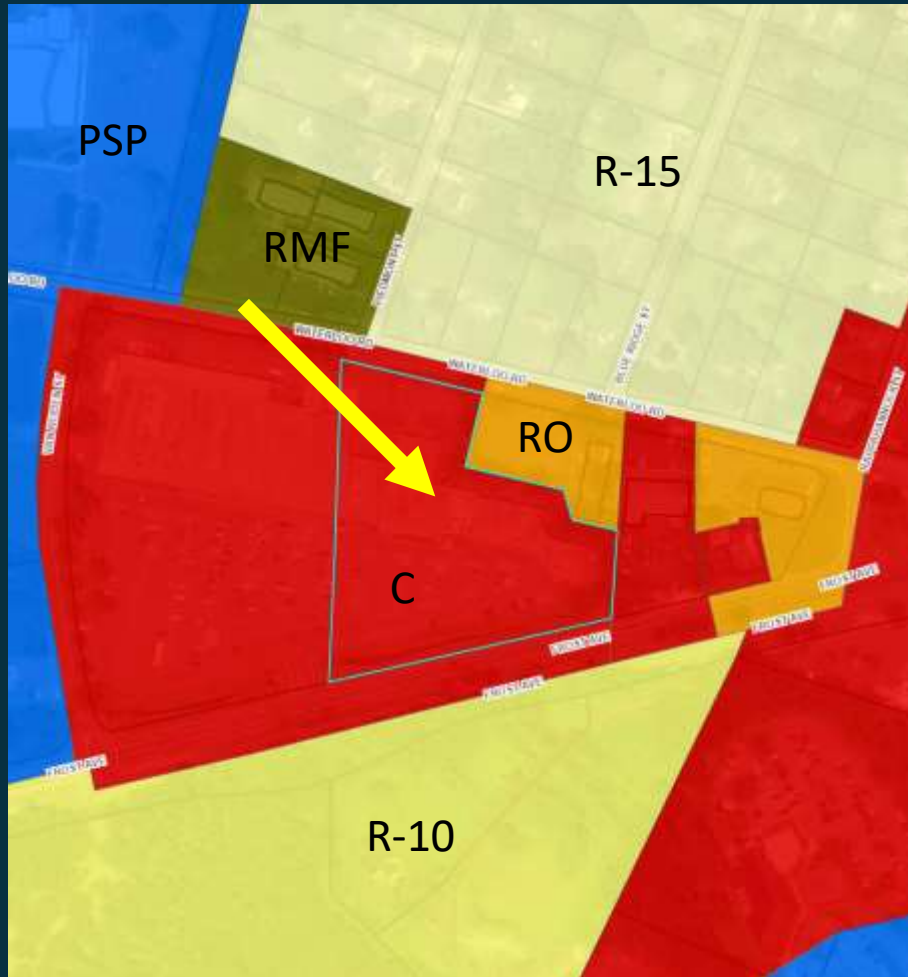
- The shopping center is split between two parcels on Frost Avenue, 613 Frost Avenue (6974-85-8166-000) & 569 Frost Avenue (6974-95-2114-000) and zoned to the Commercial (C) district. The combined parcels are approximately 10.738 acres.
- Applicant: PlayVerse LLC, Mr. Joe Owoeye-Gold
 - Property Owner: 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
- 100-Day Review Period: October 29, 2026

Location

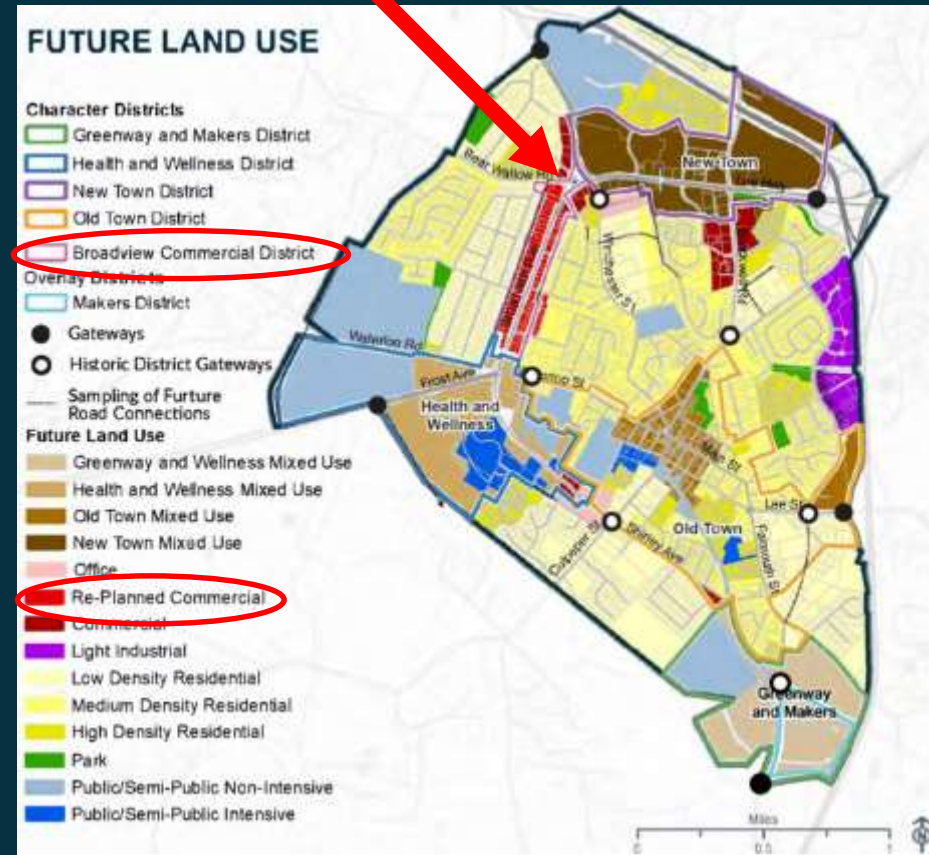


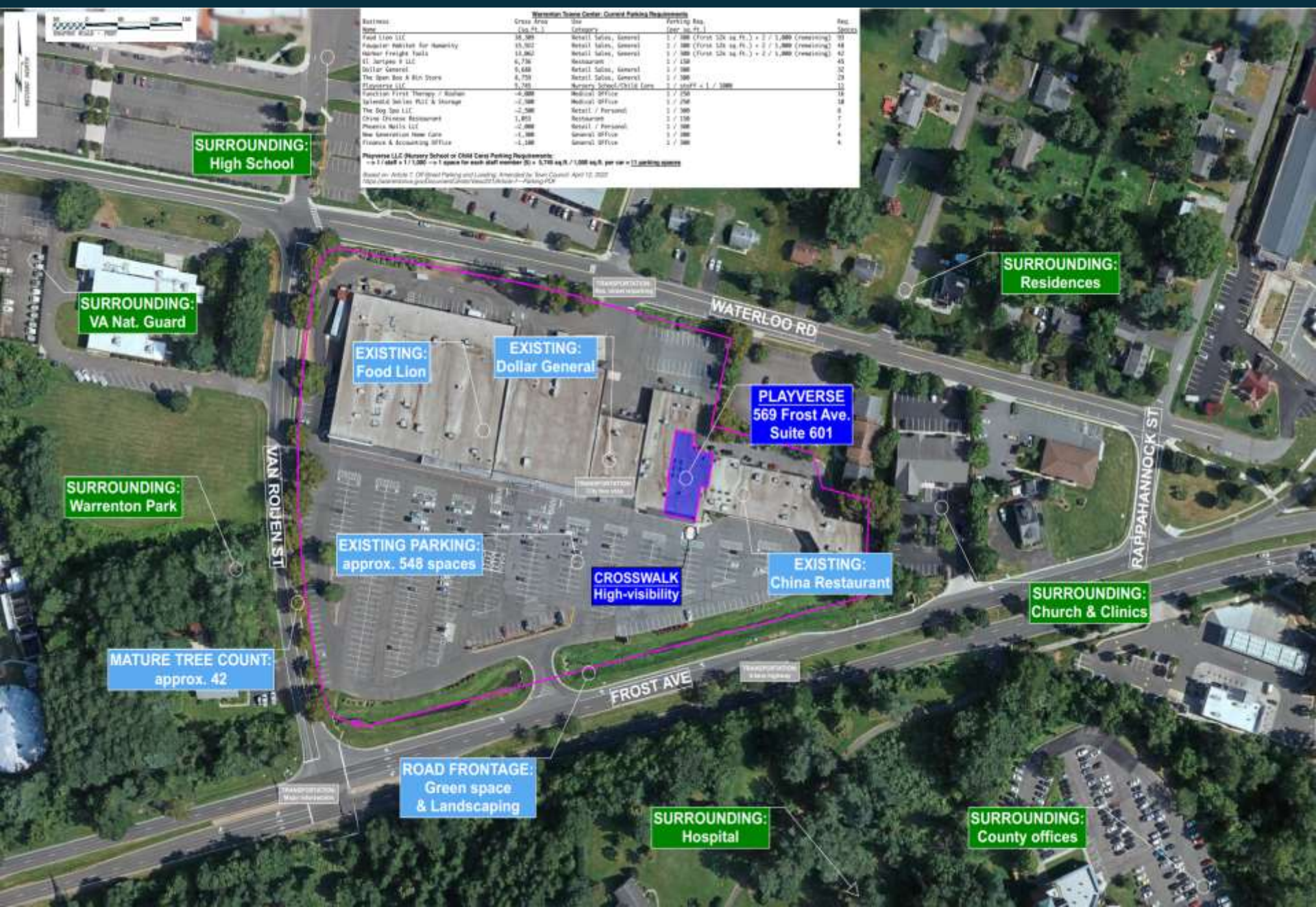
Adjacent Uses

Zoning Map



Future Land Use – Old Town

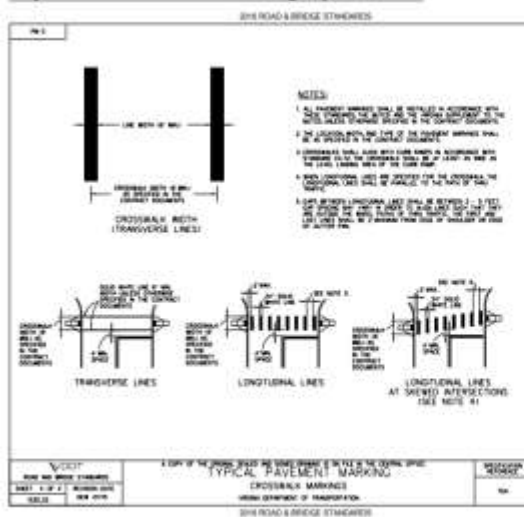




Plans

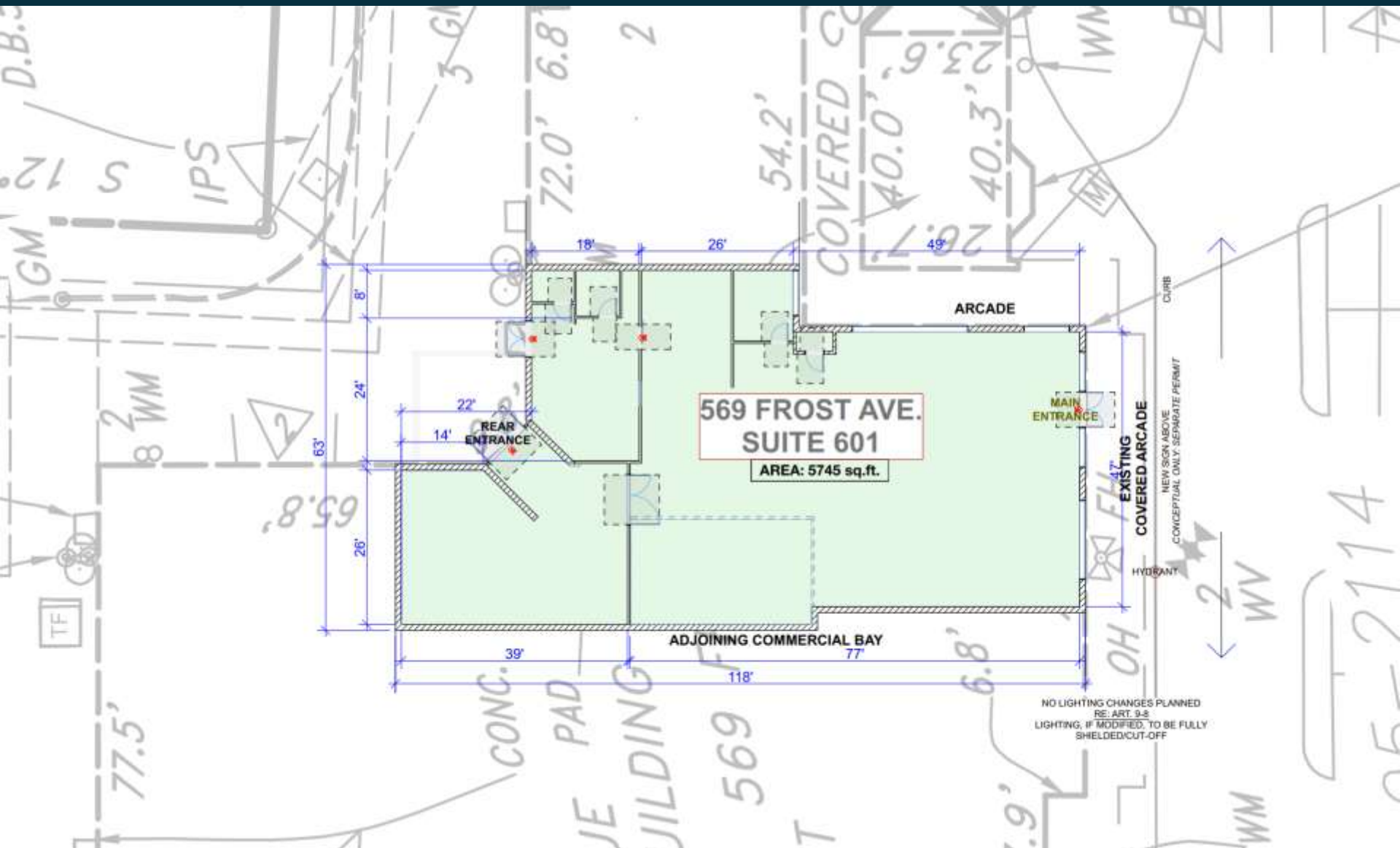


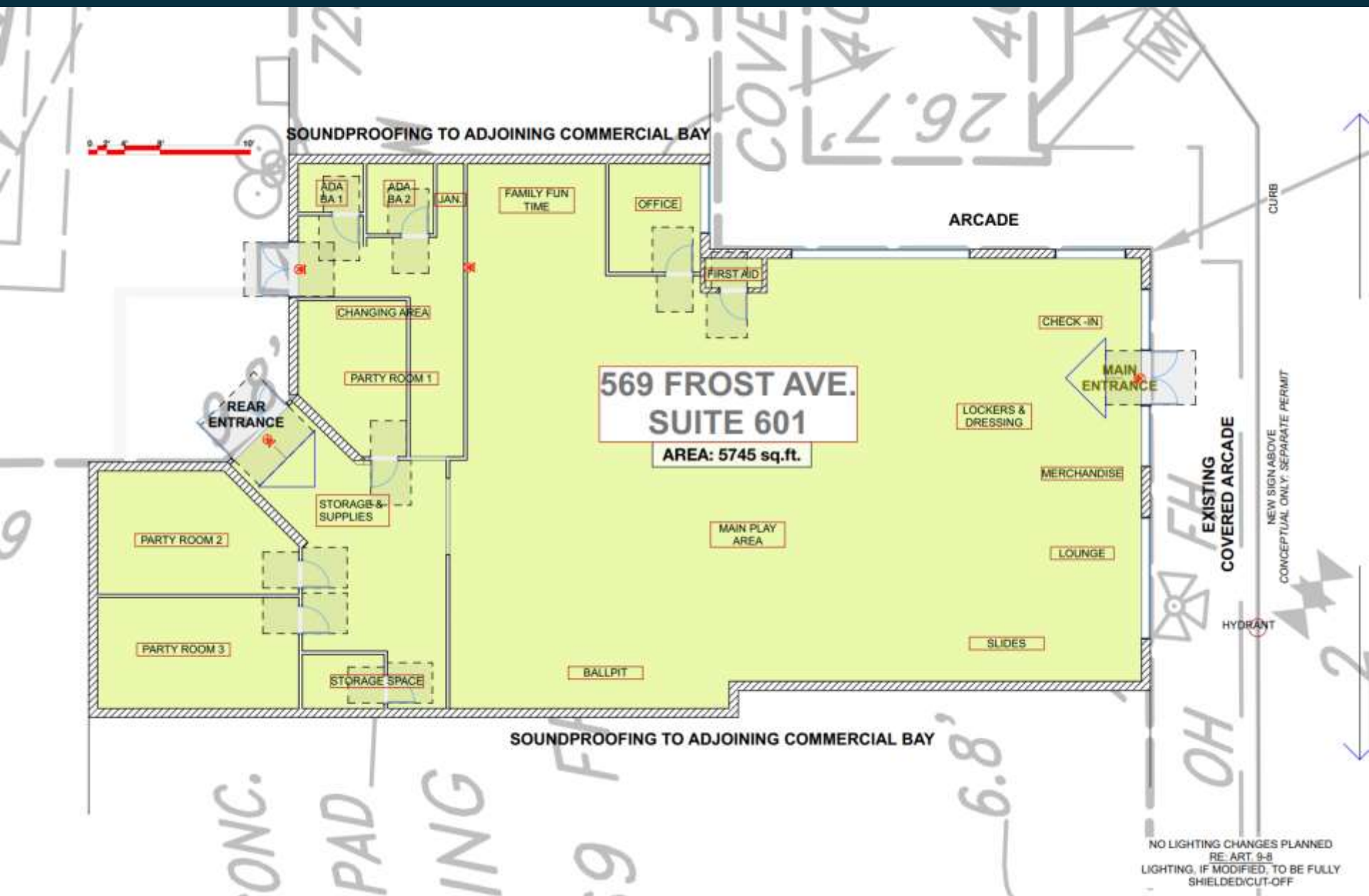
PlayVerse Entrance Crosswalk Design Specifications

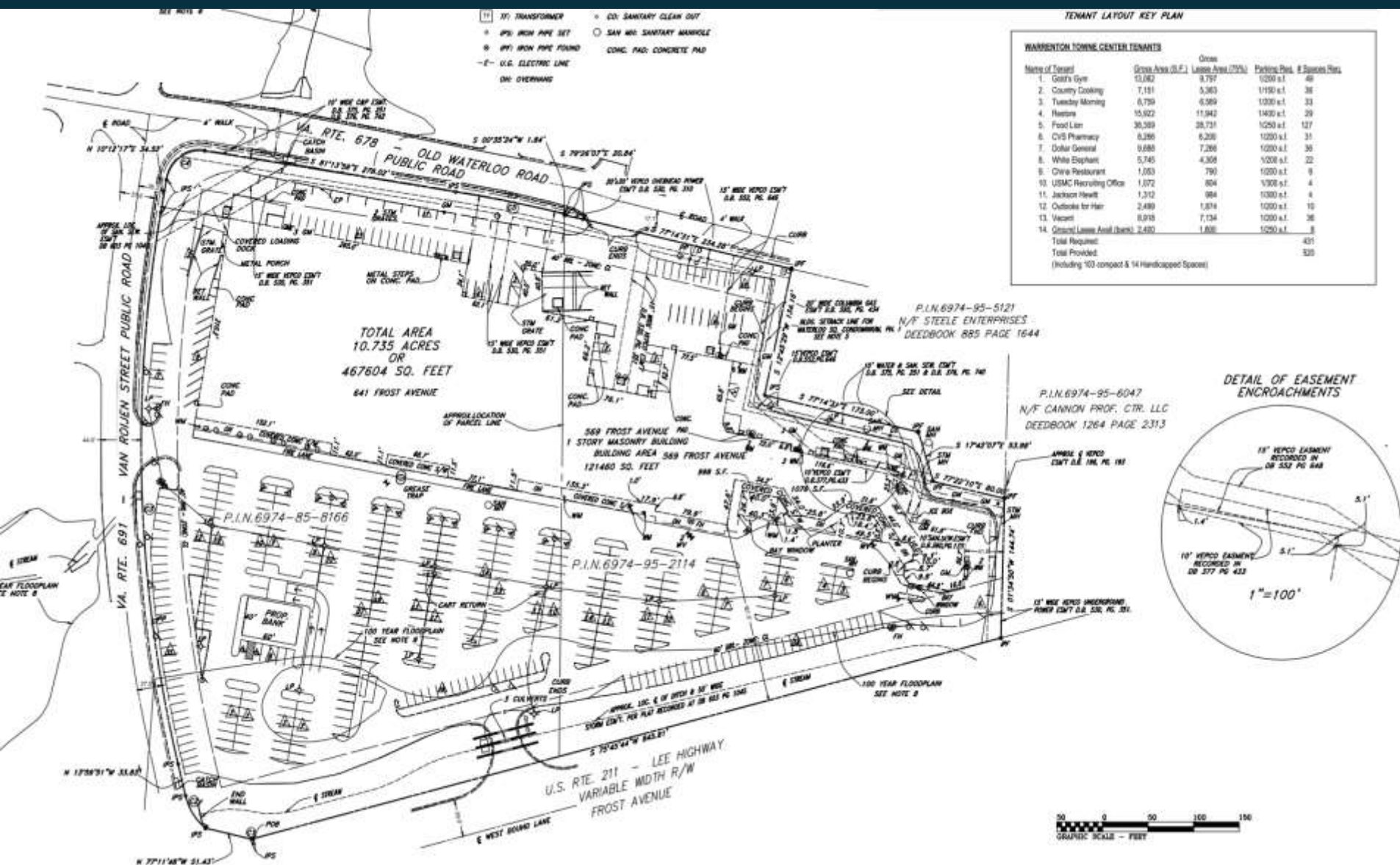




Plans







National Flood Hazard Layer FIRMeTte

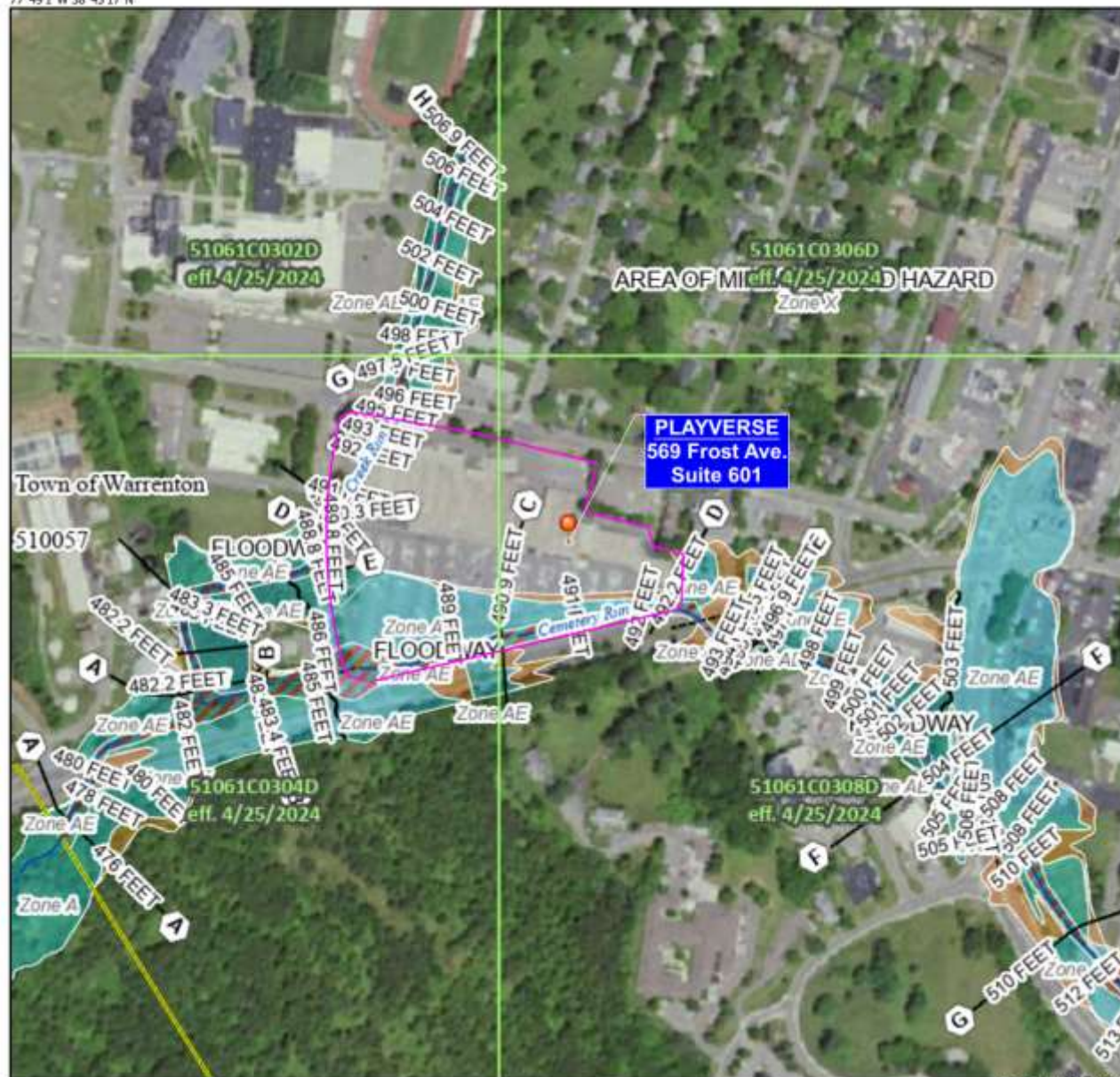
77°49'1"W 38°43'17"N



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.



**Planning Commission Regular Meeting – Work
Session for
SUP 26-3: PlayVerse, LLC.
July 21, 2026**