



STAFF REPORT

Planning Commission Meeting Date:	July 21, 2026
Agenda Title:	SUP 2026-01: Dominion Energy – Elm Substation Modernization
Requested Action:	Hold Work Session
Department / Agency Lead:	Community Development
Staff Lead:	Casey DeHaven, Planning Manager

EXECUTIVE SUMMARY

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.

BACKGROUND

The Applicant is proposing to modernize the existing substation by replacing outdated equipment in order to ensure more safe and reliable electric service to the surrounding area. This modernization includes enlarging the footprint of the existing substation from approximately 115' x 84' to 150' x 84' with the expansion taking place on the north side away from Madison Street. This will require an expanded fence-line; the fencing will remain chain-link. The current Zoning Ordinance prohibits fencing over 6' in height; the existing substation fencing is 7' with 1' of barbed wire for the safety of humans and animals and the Applicant is requesting the same fencing be replaced surrounding the enlarged substation. The modernization will not require additional power/electricity; the substation will emit the same amount of electricity as before but will allow the surrounding community to experience improved electrical power with fewer outages.

STAFF RECOMMENDATION

Hold Work Session. 100-Day Timeclock: July 21, 2026 – October 29, 2026

Plan Warrenton 2040

Plan Warrenton 2040 designates the Elm Substation as being within the Broadview Commercial District as Medium Density Residential. The summary of this district states *"Experience Broadview' will allow for mixed-use residential at lower density, but nodal development with mixed-use anchors and improved edges to adjacent single-family neighborhoods. Current commercial uses will be maintained."*

Legal Impact

Conditions of Approval run with the land so as to bind future. Any party or officer identified by title shall be entitled and responsible to the adopted Conditions of Approval.