

RESOLUTION TO RECOMMEND APPROVAL OF ZMA 2026-01 & ZMA 2026-02: 18 COURT STREET AND 10 HOTEL STREET PURSUANT TO SECTION 11-3.9 OF THE ZONING ORDINANCE OF THE TOWN OF WARRENTON (GPINS 6984-33-8623-000 & 6984-33-7459-000)

WHEREAS, Warrenton, VA (Hereinafter "the Town") is a municipal corporation located within the County of Fauquier; and

WHEREAS, the Applicant, Mr. Kevin Ash, seeks a Zoning Map Amendment from PSP (Public/Semi-Public) to CBD (Central Business District) located at 18 Court Street (GPIN 6984-33-8623-000) and 10 Hotel Street (GPIN 6984-33-7459-000) in the Town of Warrenton and hereinafter referred to as the "Properties"; and

WHEREAS, the Applicant has applied for a Zoning Map Amendment to redevelop the 18 Court Street (GPIN: 6984-33-8623-000) property into a restaurant and redevelop the 10 Hotel Street (GPIN: 6984-33-7459-000) property into a hotel; and

WHEREAS, the Applicant and the Applicant's representatives concluded a Pre-Application meeting with Staff on June 11, 2026; and

WHEREAS, the Planning Commission held one public work session on ZMA 2026-01 and ZMA 2026-02 on June 16, 2026;

WHEREAS, pursuant to §11-3 of the Zoning Ordinance upon petition of the Applicant for approval of a zoning amendment, the Planning Commission upon advertisement and notice properly given pursuant to §15.2-2204 of the Virginia Code held a Public Hearing on July 21, 2026; and

WHEREAS, pursuant to Virginia Code § 15.2-2285, the Planning Commission has considered the proposed zoning map amendments and now forwards its recommendation to the Town Council; and

WHEREAS, the Planning Commission finds that the Application meets the criteria for approval found in Section 11-3.9.12 in the Town of Warrenton Zoning Ordinance; and

WHEREAS, the Planning Commission, in consideration of all of the foregoing, is of the opinion that the application for ZMA 2026-01 and ZMA 2026-02 are to be recommended for approval to the Town Council subject to the Concept Development Plan and any voluntary proffers;

NOW, THEREFORE, BE IT RESOLVED that the Warrenton Planning Commission on this 21st day of July 2026, recommends that Town Council approve ZMA 2026-01 and ZMA 2026-02, subject to an approved Concept Development Plan and otherwise as described and depicted within the application.

Votes:

Ayes:

Nays:

Absent from Vote:

Absent from Meeting:

ATTEST: _____
James Lawrence, Planning Commission Secretary