

# In Town

Planning Commission Public Hearing Citizen Comments

As of Noon

June 18, 2024

## Matthew Cute

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**From:** noreply@civicplus.com  
**Sent:** Sunday, May 12, 2024 6:31 AM  
**To:** citizencomment  
**Subject:** Online Form Submittal: Public Comment

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

### Public Comment

Name	Joyce Lisbeth
Address	[REDACTED]
City	Warrenton
State	VA
Zip Code	20186
Email Address	[REDACTED] joycelisbeth@gmail.com
Phone Number	[REDACTED] 5403412029
Committee, Board, or Commission Type	Town Council
Agenda Item	Warrenton Village Shopping Center High-Density
Comment	<p>No no no! We live in Warrington to escape this nonsense. Are you going to build new schools first? Do we really need the traffic of northern Virginia every day in our little town? Whoever proposed to the traffic circles around here and the 4 way stops when people don't understand driving laws hence how to use them is bad enough.</p> <p>And another increase in the water and sugar bills? Almost a 50% hike in those costs in 1 year is absolutely ridiculous. People are having trouble providing food for their families with this inflation and you're going to make water and sewer another stress?</p>

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## Matthew Cute

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**From:** noreply@civicplus.com  
**Sent:** Wednesday, May 8, 2024 7:13 AM  
**To:** citizencomment  
**Subject:** Online Form Submittal: Public Comment

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

### Public Comment

Name	Benjamin Maas
Address	[REDACTED]
City	Warrenton
State	VA
Zip Code	20186
Email Address	[REDACTED]
Phone Number	[REDACTED]
Committee, Board, or Commission Type	Town Council
Agenda Item	High density housing
Comment	<p>I enthusiastically support the planned housing development. Our community lacks the kind of housing that will draw our children back to Warrenton as adults. We also lack an adequate inventory of "affordable" housing for those who educate our children, care for our infirm, and protect our community. This is but a start and this is a far far cry from plunging off a cliff into becoming (pick your overgrown northern Virginia community). This is smart and necessary growth.</p>

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## Matthew Cute

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**From:** noreply@civicplus.com  
**Sent:** Tuesday, April 30, 2024 12:18 PM  
**To:** citizencomment  
**Subject:** Online Form Submittal: Public Comment

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

### Public Comment

Name	Carol C Colins
Address	[REDACTED]
City	Warrenton
State	va
Zip Code	20186
Email Address	[REDACTED]
Phone Number	[REDACTED]
Committee, Board, or Commission Type	Field not completed.
Agenda Item	Warrenton Village Center
Comment	<p>If this kind of high-density is within the town plan, I believe we need a revision to that plan.</p> <p>While the proposed project is attractive, the density is overwhelming to a modest-sized town such as ours. We are already concerned about capacity of water and sewer services; and already have increased traffic, thanks to development in our neighboring county of Culpeper.</p> <p>If you can keep this from going forward that would be in our best interest.</p> <p>A similar development--of a much smaller size--would be more appropriate.</p>

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**Matthew Cute**

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**From:** William Goodrich [william.goodrich@hotmail.com]  
**Sent:** Tuesday, April 16, 2024 4:15 PM  
**To:** Planning Department  
**Subject:** Warrenton Village Center Project

Some people who received this message don't often get email from williamgoodrich@hotmail.com. [Learn why this is important](#)

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

I live in Warrenton on Broadview and I do not want a project that big going up just across the street from me. The reason I moved here is to avoid this kind of living. People move to Warrenton to escape Northern Virginia. Keep that crap out of here. Thank you

## Matthew Cute

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**From:** Michele Burwitz [REDACTED]  
**Sent:** Monday, April 15, 2024 5:20 PM  
**To:** Planning Department  
**Subject:** Proposed Warrenton Village Center

Some people who received this message don't often get email from mlburwitz@yahoo.com. [Learn why this is important](#)

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hello. I live in the town of Warrenton in the Bear Wallow Knolls townhomes. I want to share my thoughts on the proposed Warrenton Village Center, and I hope you will consider my views in your decision making.

I am against this proposed project for a couple of reasons. I was born and raised in this area, and Warrenton has always been my home for the last 52 years. I love living here, because it still feels like a small town, despite its recent growth. While I believe there are already too many people in this town, it is still relatively quiet and has maintained its quaint appeal. I believe what you are proposing will completely change the atmosphere for the worse. The last thing I want to see when I walk my dog or look across my back yard is a four-story apartment building, including a hideous parking garage as well as three-story townhouses crowding and towering above the beautiful landscape that is Warrenton. Also, the traffic has gotten worse and is already congested. This proposed population increase would only further congest Warrenton and make the traffic unbearable. There is plenty of land on the outskirts of town and out of town limits for all these buildings to go.

I realize that it is always nice to add income to the town, but not at the expense of those of us already living here. I live in Warrenton, because it isn't Gainesville or Manassas. Look what all the growth has done to those cities. I do not want it here.

Please consider my views when you are planning for the future of this town. I am a lifetime Warrenton resident, and it is my future too.

Thank you,

Michele Burwitz  
[REDACTED]

**Matthew Cute**

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**From:** joanne nistico <joannenistico@gmail.com>  
**Sent:** Monday, April 15, 2024 4:18 PM  
**To:** Planning Department  
**Subject:** High - density housing project

Some people who received this message don't often get email from joannenistico@gmail.com. [Learn why this is important](#)

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear Planning Commission, **I am expressing my strong opposition to the proposed high-density housing project.**

*This development does not align with our community's existing character and housing mix and poses significant safety concerns for the children who attend school near the complex.*

Please represent our interests in opposing this project and working towards restoring Warrenton's planning and zoning to a more sensible approach that remains in line with our community's values.

Sincerely,

Joanne Nistico

316 Roebling St. Warrenton, VA 20186

--

**Joanne Nistico CTA, CWE**

**Shaklee Master Coordinator**

**Leach Training Alliance Certified**

**Certified Wellness Educator**

**T. 540-905-9907**

**joannenistico@gmail.com**

**joannenistico.com**

**Take a simple 2-minute personal nutrition assessment**



## Matthew Cute

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**From:** Denise Harris  
**Sent:** Monday, April 8, 2024 9:01 AM  
**To:** Jess Achenbach  
**Subject:** FW: Historic Preservation Opportunity with Warrenton Village Center Development  
**Attachments:** IMG\_2326.jpeg; IMG\_2328.jpeg; IMG\_2327.jpeg

FYI

**From:** Steven and Ann Rose Wojcik <wojcik8@warrentonva.gov>  
**Sent:** Monday, April 8, 2024 8:57 AM  
**To:** Planning Department <Planning@warrentonva.gov>; Carter Nevill <cnevill@warrentonva.gov>; Paul Mooney <pmooney@warrentonva.gov>; David McGuire <dmcguire@warrentonva.gov>; Eric Gagnon <egagnon@warrentonva.gov>; Heather Sutphin <hsutphin@warrentonva.gov>; Brett Hamby <bhamby@warrentonva.gov>; James Hartman <jhartman@warrentonva.gov>; William Semple <wsemple@warrentonva.gov>  
**Cc:** Rob Walton <rwalton@warrentonva.gov>; Denise Harris <dharris@warrentonva.gov>; Casey Squyres <csquyres@warrentonva.gov>  
**Subject:** Historic Preservation Opportunity with Warrenton Village Center Development

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear Mr. Mayor, members of the Planning Commission, and members of the Town Council:

While there are many issues you are considering as you weigh the SUP for the Warrenton Village Center development, there is also an opportunity for restoration and reviving of a historic natural resource on the property in consideration, which, if taken, would emphasize the unique history and character of Warrenton. I hope it will be part of this project if it is approved. I appreciate the opportunity for you and the developer to consider it. It would be an amenity for the whole community that would not require altering the current plans of the developer and I believe would not add much to the developer's costs.

At the northwest tip of the property along the corners of Oak Springs Drive and Branch Drive amidst overgrown vegetation and fallen tree limbs lies Oak Spring, the natural spring with its stone fortifications that gave its name to the colonial era estate that once existed on this and the surrounding land. The spring gave its name to Oak Spring Manor, which still exists across the street from the spring. The spring, the house, and part of the family cemetery a few blocks further, are all that remain of the estate of the Edmonds Blackwell family, early settlers of the area during the colonial period, one of whose members was an officer in the Revolutionary War.

It would be an asset to the community to restore the stonework, clear the deadwood and vegetative overgrowth around the spring, plant a few oaks, add a few benches and a walkway, and install a plaque with historic information about Oak Spring Manor on this corner. Upon examining the developer's plans presented to the town, approximately a half acre of green space is planned on this



spot in residence block #2 of the proposal. So it appears that adding the enhancements suggested above to the plans would not affect the rest of the project. It would also be an amenity to the new residences as well as something the broader community could enjoy. As a natural spring exists there, I do not believe that any structure could be built there anyway. I know of at least one other property in town with continuous problems since a parking lot sits on top of a spring.

Restoring and enhancing this historic, natural component would ground the development in its surroundings and history. It would also connect the development to the surrounding Oak Springs neighborhood and help preserve this part of Warrenton's sense of place. Thirdly, it would be an additional green space for residents of Warrenton to enjoy nature and perhaps learn about this part of the town's history. As the developer stated at the planning commission work session, the proposed development "aims to honor the town's unique history." Restoring the spring's stonework and creating a green space around it for townspeople to enjoy would be a fitting, meaningful, ideal way to do this. In my view, it's a win-win for both townspeople and the developer.

I am attaching photos of the current state of the spring as well as a video history of the spring and Oak Spring Manor. The local historian talks about the spring starting at 2 minutes 20 seconds into the video and ends around the 3 minute mark. Link to video: <https://www.youtube.com/watch?v=22A-UD7uy2s>

Thank you for consideration of this small, but important proposal as you consider the SUP. It is an opportunity to add to the historic and natural amenities of the town.

Best regards,

Steve Wojcik  
621 Old Meetze Rd  
Warrenton, VA 20186  
540 878-2009

# Out of Town

Planning Commission Public Hearing Citizen Comments

As of Noon

June 18, 2024

## Matthew Cute

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**From:** noreply@civicplus.com  
**Sent:** Wednesday, June 12, 2024 11:30 AM  
**To:** citizencomment  
**Subject:** Online Form Submittal: Public Comment

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

### Public Comment

Name	Kaitlyn Worley
Address	[REDACTED]
City	Warrenton
State	VA
Zip Code	20187
Email Address	[REDACTED]
Phone Number	[REDACTED]
Committee, Board, or Commission Type	Planning Commission
Agenda Item	SUP 2022-05 Warrenton Village Center
Comment	*Revised with proper Agenda Item name and details.*

Hello,

I would like to share my support for the Warrenton Village Center development project. I believe this form of mixed use development would be a wonderful addition to the Warrenton housing supply and business community. I believe that the proposed location seems very appropriate for this sort of development. I believe the addition of smaller housing units, placed on top of business units is a responsible use of space and has the opportunity to provide housing for a variety of individuals and families, including but not limited to those in need or in search of affordable housing and walkable

amenities. I hope that the developer allows for a variety of income levels to have the opportunity to reside in this community.

My family includes two young boys who attend or will attend Highland School. I would ask that all plans for development ensure the fullest, most robust possible pedestrian safety measures not only for residents, business owners, and visitors who drive to the Warrenton Village Center, but also for those of us who will walk from the surrounding residential communities, other businesses along Broadview Avenue, or schools (Highland School and CM Bradley Elementary School) to visit the development. Pedestrian safety should be a critical design measure along Oak Springs Drive, Business 17, and Business 29. Speed reductions along these routes should be considered to allow for the safest possible pedestrian experience within and surrounding this mixed-use community.

Safety should also be highly considered with parking and pedestrian interactions within the development itself - Ideally, people and car interactions should be limited as much as possible to allow for a fully walkable experience. This would also provide more opportunities for safe, relatively quiet outdoor dining and/or recreation spaces. Eating a meal and engaging in conversation while sitting close to moving traffic isn't such an enjoyable experience.

Thank you,  
Kaitlyn

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## Matthew Cute

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**From:** Barbara [REDACTED]  
**Sent:** Tuesday, April 16, 2024 4:45 PM  
**To:** Planning Department  
**Subject:** High-Density Housing at Warrenton Village Shopping Center

Some people who received this message don't often get email from bcominsky@aol.com. [Learn why this is important](#)

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

We are county residents and have lived in Fauquier County since 1989 where we started our business, raised our family and enjoyed the life of residential Virginia with its small-town atmosphere. We have enjoyed the quiet, peaceful small-town/county life until recent pushes to make us into "Northern Virginia". Let this pass from us and go to another county who would welcome the hustle/bustle, increased traffic, crime, residential growth creating stress on roads, schools, water/sewer, and just life in general. I understand the tax revenues look enticing, but life in the country doesn't need all the whistles and bells to be a rewarding/well-lived community, as we have experienced since 1989!

We already have bumper to bumper traffic coming into Warrenton now with the new homes off 211. The water/sewer system is beyond what it can handle now and in desperate need of a rebuild - building it to accommodate what is being proposed will be beyond belief. The school system struggles now to accommodate Warrenton's young people - not to mention trying to recruit teachers/staff at the low salaries being offered in Fauquier County. The electric grid will struggle to keep up with the staggering usage of all these proposed townhouses, homes, condos, etc.... Not to mention the horrendous traffic that will be coming into the town/county especially within Warrenton proper.

My husband and I strongly urged this proposal be voted DOWN to allow Warrenton to remain the beautiful, country community it is known for.

Ken & Barbara Cominsky

[REDACTED]  
9891 Molloy Way  
Warrenton, VA 20186  
540-347-4210

## Matthew Cute

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**From:** noreply@civicplus.com  
**Sent:** Friday, April 5, 2024 9:32 AM  
**To:** citizencomment  
**Subject:** Online Form Submittal: Public Comment

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**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

### Public Comment

Name	MICHAEL Allen MAYS
Address	[REDACTED]
City	Warrenton, VA 20187
State	VA
Zip Code	20187
Email Address	[REDACTED]
Phone Number	[REDACTED]
Committee, Board, or Commission Type	Town Council
Agenda Item	Proposed development on Oak Springs Drive
Comment	<p>My wife and I strongly object to the proposed development on Oak Springs Road which is an extension of the Warrenton Village Center. We live in the Ivy Hill Subdivision, less than a mile from the proposed development. Hastings Lane, which intersects with Oak Springs Drive, comes directly into Ivy Hill. Now, many non-residents use Oak Springs Drive and Hastings Lane to come through Ivy Hill to avoid lights on Rt 29 and to make a short cut from Oak Springs Drive to Ivy Hill Drive. If this development is approved and built, we foresee a significant increase in the amount of vehicle traffic on Oak Springs Drive and Hastings Lane. This will significantly reduce the quality of life in our neighborhood and could reduce our home values as well. We object.</p>

# Organizations

Planning Commission Public Hearing Citizen Comments

As of Noon

June 18, 2024



**Matthew Cute**

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**From:** Jody Warfield [redacted]  
**Sent:** Monday, April 22, 2024 3:13 PM  
**To:** Planning Department; Denise Harris  
**Subject:** Highland School information for 4-23-24 work session on Warrenton Village Center SUP  
**Attachments:** Highland School letter to Warrenton Planning Commission for 4-23-24 work session on WVC.pdf

Some people who received this message don't often get email from jwarfield@highlandschool.org. [Learn why this is important](#)

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

As a preliminary matter, Highland School understands that this proposal is still in the Staff/Applicant work session phase. We also respect that public comment is not generally accepted during the work session phase. However, we note that all the substantive waiver requests by the Applicant with regard to the impacts on traffic, transportation and schools – among other areas – will be discussed on April 23. We believe that this summary of serious concerns should be forwarded now in order to assure a next meaningful work session.

Please see the attached, which contains contact information for representatives for Highland School during this phase of your review and work.

Sincerely,  
Jody Warfield, Chair  
Highland School Board of Trustees

# HIGHLAND SCHOOL

To: Warrenton Planning Commission  
From: Highland School and Highland School Educational Foundation  
Re: SUP 2022-03 Warrenton Village Center  
Date: April 23, 2024

## Introduction

As a preliminary matter, Highland School understands that this proposal is still in the Staff/Applicant work session phase. We also respect that public comment is not generally accepted during the work session phase. However, we note that all the substantive waiver requests by the Applicant with regard to the impacts on traffic, transportation and schools – among other areas – will be discussed on April 23. We believe that this summary of serious concerns should be forwarded now in order to assure a next meaningful work session.

To provide additional context, the entrance to Highland School's Lower School is located directly across Oak Springs Drive from the entrance to Block 1 of 320 units and parking garage as currently sought. Of course, we value good neighbor relationships and being a good Town citizen. That said, we believe that noting those areas where it appears the Applicant and its experts were not aware of certain important factors that impact one of its closest and largest neighbors as well as ready access to the Applicant's parking garage serves all parties at this stage. Accordingly, we note certain assertions made by the Applicant and additional relevant facts not apparent in its Application below.

Of course, we are happy to host a site visit to the Highland School grounds to review and illustrate the facts discussed here, as well as other impact areas pertinent to your deliberations on the applicant's proposed waivers vs the goals and particular zoning requirements of Plan Warrenton 2040.

Highland School will be making further comments on the Applicant's proposal and waiver requests during the public comment phase, but to make the most efficient use of your time, this document focuses on only the issues the Chair indicated will be discussed in the April 23 work session.

## **Peak Traffic Hours**

Applicant's Current Position: Applicant's Traffic Impact Analysis, and all waiver requests impacting traffic, assert that Highland School has only 1 peak time in the morning and 1 in the afternoon. Applicant's documents also refer to the School as "Highland High School".

### **Additional Facts:**

- 1) Highland School is a pre-K2 through grade 12 school. The division of Highland School located along Oak Springs Drive is our preschool and lower school – accommodating grades PK-2 through 4, with children from ages 2 to 10. These are the students most vulnerable to negative impacts of high density traffic.
- 2) Highland's preschool and lower school have two morning drop off times – 7:30-8:00 and 8:30-9:00. The 8:30-9:00 peak traffic time is actually the larger of the two, but the Applicant's SUP and Traffic Impact Study do not appear to capture these 2 different peak times.
- 3) Highland's preschool and lower school have three afternoon pick up times – 11:45-12:15, 12:45-1:15 and 2:45-3:30. None of these times are included as peak traffic hours in the Applicant's materials.
- 4) At all of the peak times listed above, cars are waiting in both the westbound and eastbound lanes of Oak Springs Drive to turn into the School. Highland takes every measure possible to move cars through the pickup and dropoff process promptly, but even the minimal traffic on Oak Springs Drive with its current density causes 3 significant backups: i) on Oak Springs at the School entrance; ii) at the Oak Springs Drive intersection with Broadview Avenue (especially for those turning left); iii) and in the left turn lane for Oak Springs Drive from Broadview Avenue southbound.

## **Construction Impacts**

Applicant's Current Position: The Statement of Justification with regard to Construction Impacts states that its Traffic Impact Analysis concludes "turn lanes are not warranted on Oak Springs Drive".

### **Additional Facts:**

- 1) The existing left turn lane on Oak Springs Drive eastbound at the Highland School driveway accommodates only 4-5 vehicles. At all 5 peak times for Highland School ingress and egress, that turn lane is at capacity, thus often causing longer wait times and backups in the existing turn lanes from Broadview Avenue southbound and northbound at the intersection with Oak Springs Drive.

2) The lack of a right turn lane on Oak Springs Drive westbound at the Highland School driveway results in a line of waiting cars – from 2 to 10 – at all 5 peak times for the School.

3) The current traffic load consists almost exclusively of personal automobiles. The additional impact of construction vehicles and building supply delivery vehicles will significantly increase the per-vehicle impact on Oak Springs Drive and Broadview Avenue, and the residents of both.

4) The placement of the driveway to the WVC parking garage – the primary ingress and egress for both the garage and the delivery area alley for the retail shops, according to applicant's documents – directly across from Highland's driveway places the highest impact of traffic at the exact site of the highest level of current traffic and peak time usage.

### **Traffic Impacts**

**Applicant's Current Position:** Applicant's Traffic Impact Study states that the WVC, with its requested density of 386 dwelling units, will generate only "154 new trips during AM peak hours and 197 new trips during the PM peak hours."

#### **Additional Facts:**

1) With 386 units designed primarily as workforce, or "missing middle", housing, even if there were only 1 resident per unit, these numbers are significantly understated. Plan Warrenton 2040 envisions the New Town Character District's mixed-use developments as serving the population of working singles and young families for whom affordable rental housing currently does not exist. Presumably, at least one resident in most of the 386 dwelling units will be leaving home to go to work each weekday, and the vast majority (320 of the 386 units) of those "new trips" outbound will occur from the parking garage exit directly across from the Highland driveway during the School's AM peak hours.

2) The bottleneck at the intersection of the Highland School's driveway and the WVC parking garage driveway will make left turns out of the WVC virtually impossible, thus forcing more of the traffic load eastbound on Oak Springs Drive, causing a significant increase in traffic past the residential areas – which include a nursing/rehab facility, the entrance road to Bradley Elementary School, the senior living complex of The Oaks, and the family-oriented townhouses at the east end of Oak Springs.

**Applicant's Current Position:** Applicant touts the crosswalks it will construct across Oak Springs Drive at the intersection of the parking garage and the Highland School driveway, and at the existing and proposed extension of Hastings Lane.

**Additional Facts:** The exponential increase in traffic from the proposed 386 dwelling units – 320 of them served by the parking garage that will exit directly onto Oak Springs Drive at the Highland School driveway – will make safe pedestrian crossings impossible. This is true

especially if they are parents walking their young children to either Highland School or Bradley Elementary School, or senior citizens walking to the retail establishments from the Brookside Rehab facility or The Oaks residential complex.

### **Schools Impact**

**Applicant's Current Position:** Applicant states the 386 new dwelling units will produce only 26 school-age children for the Fauquier County Public Schools. Applicant also claims the FCPS are currently under capacity by 477 students.

**Additional Facts:** While Highland School cannot speak to the argument that Fauquier County Public Schools are under capacity by 477 students, it is highly unlikely that one of the two target demographics for the dwelling units – people in the 25-35 age group – would produce only 26 school-age children, based on the age range of parents of Highland's current student body. Highland School would not be a likely recipient of these children, as our independent school tuition can be a barrier for families who are seeking rental housing in the affordable, "missing middle" category.

### **Design Plans vs Plan Warrenton 2040 Goals**

**Applicant's Current Position:** "The overall aesthetic of the new WVC brand and identity will be a contemporary design that thoughtfully incorporates Warrenton's rich history, focusing on equestrian inspired materials and character." (page 30 of the Statement of Justification dated 2-14-24 – hereinafter "SOJ 2-14-24")

**Additional Facts:** The modern, industrial flat-roofed design conflicts directly and substantively with the gabled roofs and standing-seam roof materials of the existing Warrenton Center buildings and the neighboring Highland School, and which are prominent throughout the homes and farms of the Warrenton area.

**Applicant's Current Position:** "The buildings are designed to scale appropriately with the adjacent current and future uses ...". (page 31 of SOJ 2-14-24)

**Additional Facts:** The waiver request for 4-story buildings along the entire expanse of Oak Spring Drive to Hastings Lane would tower over the Highland School buildings, which are two stories, with a peaked roof creating a 3-story height, but start from a level substantially below the grade of the proposed development. The combination of the modern/industrial design and the substantial height difference create a jarring, rather than appropriate, transition.

**Applicant's Current Position:** "Noise & Exhaust: The proposed development will not produce any noticeable increase in noise or odor." (page 26 of SOJ 2-14-24)

Additional Facts: 386 residential units, with even just one car per unit, and the trash generated by this density, cannot possibly produce no increase in noise and odor.

Applicant's Current Position: "Open Space, Parks & Environmental Goals: Goals P-3 and P-3.1 focus on providing residents with access to green and public spaces. The Proposal meets this goal by providing significant open space in close proximity to new residential housing, most notably, at the newly proposed Central, East and West plazas." (page 27 of SOJ 2-14-24)

Additional Facts: "Central Plaza" in the 2-14-24 Statement of Justification was later identified in the applicant's 4-16-24 presentation as the "dog park". It cannot be both, and its small size cannot possibly accommodate all the residents of the 386 new units PLUS "all residents of Warrenton" – either as a site for "community activities" or as a "dog park". Further, the East and West "plazas" are simply slightly expanded concrete sidewalk areas, with no green space included.

\*\*\*\*\*

In conclusion, we are happy to answer any questions the Planning Commission or Staff may have on these issues. Please contact either of the following representatives of Highland School:

Jody Warfield, Chair, Highland School Board of Trustees  
([jwarfield@highlandschool.org](mailto:jwarfield@highlandschool.org)).

Donna Tomlinson, Assistant Head for Institutional Advancement  
([DTomlinson@Highland School.org](mailto:DTomlinson@Highland School.org)).

Jeremy B. Root, Partner  
Blankingship & Keith, PC  
([jroot@bklawva.com](mailto:jroot@bklawva.com))

**Peak Period Traffic Summary Data**  
**Highland (Lower) School – Oaks Spring Drive Entrance**

- AM Peak Hour: (8:37-9:12 AM)
  - 26 EBL + 29 WBR= 55 total inbound vehicles
  - 9 NBL + 6 NBR= 15 total outbound vehicles
  - 70 Total AM peak hour trips
- Mid-Day Peak Hour: (11:42-11:51 AM)
  - 8 EBL + 4 WBR= 12 total inbound vehicles
  - 3 NBL + 1 NBR= 4 total outbound vehicles
  - 16 Total Mid-Day peak hour trips
- PM Peak Hour: (2:56-3:30 PM)
  - 26 EBL + 43 WBR= 69 total inbound vehicles
  - 23 NBL + 14 NBR= 37 total outbound vehicles
  - 106 Total PM peak hour trips
- 70/16/106 (AM/MD/PM) Total Peak Hour Volumes



## Matthew Cute

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**From:** NAACP7059 Housing [REDACTED]  
**Sent:** Monday, April 22, 2024 10:07 PM  
**To:** Carter Nevill; Brett Hamby; David McGuire; Eric Gagnon; Heather Sutphin; James Hartman; Planning Department; Paul Mooney; William Semple  
**Cc:** DEBRA COPELAND; connie630@fastmail.fm; Denise Harris; naacpfauquiercounty@gmail.com; townmanager  
**Subject:** Concerns regarding recent flyers and fair process

Some people who received this message don't often get email from naacpfauquierco.housing@gmail.com. [Learn why this is important](#)

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

To Town council members, Planning commission members, Mayor and staff,

It has come to our attention that council-member Eric Gagnon of Ward 5, on copy, has distributed flyers to his constituents in opposition to the proposed mixed use development at Warrenton Village Center. (See attached)

In reviewing the flyers, they appear to violate the Town's Code of Ethics. The inflammatory language and grotesque cartoon play into xenophobic stereotypes and communicate that only a certain type of person is welcome in Warrenton. The NAACP has been fighting these types of inflammatory images, veiled language and dog whistles since 1909.

These flyers serve to sow division in our community and sully the process to fairly evaluate these proposals.

We want to emphasize the importance of making decisions on this proposal and future proposals based on their merits as described in the ethics code.

We understand that you have new council and commission members and suggest you revisit the code of ethics, comprehensive plan, and also reach out to the PD9 staff to get an update on the state of the housing needs in our county and the town of Warrenton.

Providing affordable housing to our community is a multifaceted effort. It's not just one project, one policy or one zoning update. It can include developments like Heroes Bridge, adding Accessory Dwelling Units, adding more market rate apartment buildings/townhouses with an affordable component, fully income restricted development, missing middle and more.

Now is the time for all of us to FAIRLY evaluate affordable housing options for our community. Our friends, our neighbors, and our loved ones can't afford to stay here and people who serve our communities, who work in our stores, teach our children, respond to our emergencies can't afford to live here.

We are hosting a fair housing webinar on June 18, 2024 at 7PM with Housing Opportunities Made Equal (HOME) whose mission is to ensure equal access to housing for all people. We'll be sure to send along that invite.

Thank you all for your service to our community.

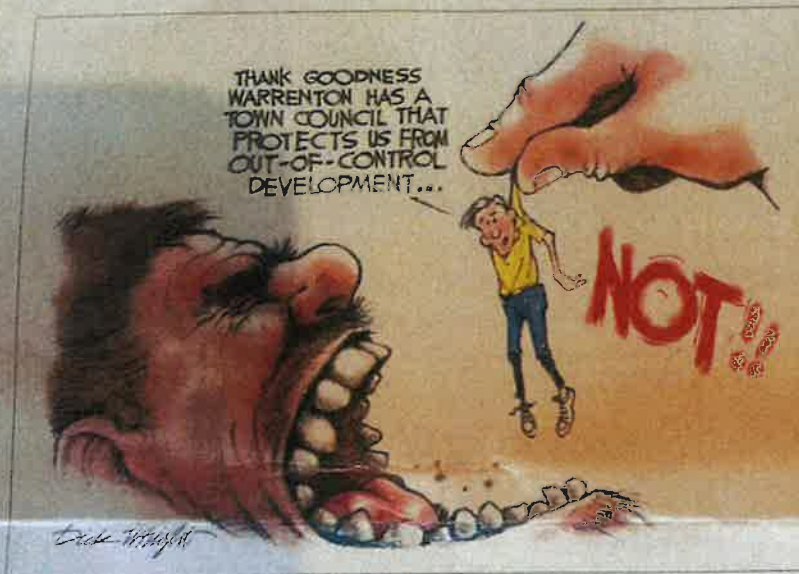
Thank you,

Conway Porter, Branch President  
Miggy Strano, Housing Committee Chair  
Fauquier NAACP Branch 7059

## Take Action Now—Here's What You Can Do:

The Warrenton Village Center project is currently being reviewed by the Warrenton Planning Commission. If you are against this project, they need to hear from you:

**Best Option:** Show up and speak out at the upcoming Planning Commission meeting, April 16th, 7:00 P.M. at Town Hall, 21 Main Street. Speaking out in person makes a big difference—the more citizens they hear from, the better;



Send e-mail to the Planning Commission at:  
[planning@warrentonva.gov](mailto:planning@warrentonva.gov)

Contact me directly, at  
(540) 645-6156, or at  
[egagnon@warrentonva.gov](mailto:egagnon@warrentonva.gov)

**Your Voice Matters—  
Now Is the Time to  
Speak Out  
If You Are Against  
This Proposed  
Development**

As your Town Council Representative, my job is to represent your interests in Warrenton, and to serve and protect your public health, safety, and welfare.

All too often, we don't hear about these development projects until it's too late to do anything about them, and I'm determined to change this.

So, if you are against this project, it's not too late to stop it. Make your voice heard and let me know what you think, and I will represent your interests when this project comes to a final vote on the Town Council.

As always, contact me if you have any questions about this or any other issue that's important to you and your life here in Warrenton.

Best Wishes,

Eric Gagnon

Town Council • Ward 5

Cell: (540) 645-6156

[egagnon@warrentonva.gov](mailto:egagnon@warrentonva.gov)



**Attention Neighbors On:** Fauquier Road • Foxcroft Road • Broadview Avenue  
• Solgrove Road • Denning, Forest, and Tiffany Courts • Bear Wallow Road

## Proposed High-Density Housing Development Near You At The Warrenton Village Shopping Center



An artist's rendering of the proposed mixed-use development at Warrenton Village Center.  
Courtesy of MVA Architects



Dear Neighbor:

As your Town Council representative, I want to alert you to a new development that is proposed to be built across from your neighborhood at the Warrenton Village Shopping Center, between the Ace Hardware Store and the Highland School on Broadview Avenue (see map above).

This proposed development, called the Warrenton Village Center, would be a high-density housing project with a proposed multi-story, 450-space parking garage, a four-story apartment building with 386 units, 30 stacked, three-story townhouses and 36 two-story townhouses, estimated by the developer to add over 700 new residents—a 7% population increase for our Town.

In my view, the high-density design of this project will bring unwanted Manassas- and Reston-style development to Warrenton that is grossly out of character with the conventional mix of housing in our community. Additionally, there are legitimate concerns about the significant increase in traffic on Broadview Avenue and surrounding roadways, as well as serious concern about the strain of this development on our Town's water and sewer systems.

As a nearby homeowner, you will be negatively impacted by this project if it is built: Higher traffic and potential congestion, four-story apartment and parking garage buildings nearby, in a high-density project that looks more like it belongs in Manassas, Reston, or Arlington.

This and other proposed housing projects threaten to destroy the small-town character of the Warrenton we all know and love.

**Turn Over for Action Steps You Can Take  
To Make Your Voice Heard . . .**





## Take Action Now—Here's What You Can Do:

The Warrenton Village Center project is currently being reviewed by the Warrenton Planning Commission. If you are **against** this project, they need to hear from you:

**Best Option:** Show up and speak out at the upcoming Planning Commission meeting, April 16th, 7:00 P.M. at Town Hall, 21 Main Street. Speaking out in person makes a big difference—the more citizens they hear from, the better;

Send e-mail to the Planning Commission at: [planning@warrentonva.gov](mailto:planning@warrentonva.gov)

Contact me directly, at (540) 645-6156, or at [egagnon@warrentonva.gov](mailto:egagnon@warrentonva.gov)

Scan this code below with your phone to cast your "vote" in my online survey on this issue:



## Your Voice Matters—Now Is the Time to Speak Out If You Are Against This Proposed Development

As your Town Council Representative, my job is to represent your interests in Warrenton, and to serve and protect your public health, safety, and welfare.

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As always, contact me if you have any questions about this or any other issue that's important to you and your life here in Warrenton.

Best Wishes,

A handwritten signature in blue ink that reads "ERIC" with a stylized underline.

Eric Gagnon

Town Council • Ward 5

Cell: (540) 645-6156

[egagnon@warrentonva.gov](mailto:egagnon@warrentonva.gov)

# Unknown Address

Planning Commission Public Hearing Citizen Comments

As of Noon

June 18, 2024

**Matthew Cute**

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**From:** M RGR [mbr.19552019@gmail.com]  
**Sent:** Sunday, May 12, 2024 8:25 AM  
**To:** Planning Department  
**Subject:** Housing Proposal near Warrenton Village

Some people who received this message don't often get email from mbr.19552019@gmail.com. [Learn why this is important](#)

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear Members of the Planning Commission-

As residents of the Town of Warrenton, we are **highly concerned and also AGAINST** this big housing proposal. Aside from the strain on all the Town services, (water /sewer) we are already at the brink with the increased traffic in the Town Limits. We understand the need for revenue, but it should not be accomplished at the expense of the existing community. Another important issue, as a long-time teacher in FCPS, will be the increase in the school population, especially at Taylor Middle, where #s are already an issue and will remain so until the new school is built.

Solutions:

- Build a bi-pass that will take care of the traffic headed towards 211 and from 211 to areas past Warrenton,
- Design the "new housing plan" along that route- outside our Town Limits.
- Just as families do, year to year, look at the budget and examine where all our tax dollars are being spent. Is there over/ wasteful spending?

Bottom line, we do not want to become Manassass.

Most Sincerely-  
Ken and Magaly Reder



## Matthew Cute

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**From:** Jim [REDACTED]  
**Sent:** Sunday, May 5, 2024 11:50 AM  
**To:** Planning Department  
**Subject:** Warrenton Village Center project

Some people who received this message don't often get email from jim415680@gmail.com. [Learn why this is important](#)

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Good afternoon,

I strongly object to the proposed project. This kind of development will bring too much traffic and congestion to that area. In addition, it is not the kind of residential development the town needs. The town already has too much traffic through Broadview Avenue. Leave these kinds of creations to other areas like Gainesville and Fairfax. We don't need parking garages. The water and sewer plant is already falling apart. This will not help the situation at all. Thank you for your consideration.

**Matthew Cute**

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**From:** Mary Judkins [redacted]  
**Sent:** Friday, April 26, 2024 4:03 PM  
**To:** Planning Department  
**Subject:** Proposed high density development at Warrington Village

Some people who received this message don't often get email from maryjdkns@gmail.com. [Learn why this is important](#)

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

I am vehemently opposed to this, in particular due to the size.

Mary Judkins  
Warrenton

## Matthew Cute

---

**From:** Tammy Lake [REDACTED]  
**Sent:** Monday, April 15, 2024 8:16 AM  
**To:** Planning Department  
**Subject:** Opposition to Proposed Warrenton Village Center Project

[Some people who received this message don't often get email from tammy.lake@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear Planning Commission Members:

I am OPPOSED to the proposed Warrenton Village Center project.

## Matthew Cute

---

**From:** Bridget Hinchman [blhinchman@gmail.com]  
**Sent:** Thursday, March 28, 2024 9:47 AM  
**To:** citizencomment  
**Subject:** Future Development

You don't often get email from blhinchman@gmail.com. [Learn why this is important](#)

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear Sir or Madam,

I read an article online about Warrenton's desire to build apartments behind the shopping center off Lee Highway.

I was talking with my son the other day because he was walking along Lee Highway to get a drink from Starbucks. He walked right by the Rip Van Winkle Hotel and Red Roof Inn.

I told him not to walk by there in the future as that area is dangerous due to the transient clients that these businesses attract. Surely, the City of Warrenton has considered development on that part of Lee Highway?

I would think the goal of adding more apartments for our community would also include eliminating businesses that would present safety concerns. This is especially true as many apartment renters are families getting started in life. Also, this area is right next to the fast food businesses, which kids from high school go to when out with their friends.

I would greatly appreciate it if this particular section of town was considered for redevelopment.

Respectfully,  
Bridget Hinchman

## Matthew Cute

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**From:** Alexander Hazelworth [Hazelworth.alexander@gmail.com]  
**Sent:** Monday, March 25, 2024 6:41 PM  
**To:** citizencomment  
**Subject:** Public Comment on SUP 2022-03 GPINs 6985-20-7247 and 6984-29-6753  
**Attachments:** Alternative3.jpeg; Alternative1.jpg; Alternative2.jpg

You don't often get email from hazelworth.alexander@gmail.com. [Learn why this is important](#)

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hello,

This is a comment pertaining to SUP 2022-03, GPINs 6985-20-7247 and 6984-29-6753. I support the direction this plan takes Warrenton. I greatly do not support this shoebox style of architecture. I have attached some alternative renders with their proposal and what is more beautiful and cohesive. They could have greenish roofs like their current Safeway building to stay consistent. If this is approved with the proposed architecture style then it sets a low bar for future Warrenton projects.

Thank you,  
-Alexander













## WARRENTON VILLAGE / NEW CASTLE DEVELOPMENT "NO" FOR SO MANY REASONS

### DENSITY & HEIGHT

Warrenton Village's non-conforming height and over-concentrated density is *in the wrong place*...just as Amazon's hulking, walled-off data center will be allowed *in the wrong place*.

This project alone could swell Town population 10%. The Prince William Times called New Castle's Development's proposal "radical" - meaning *extreme* change. Warrenton Planning Commissioner James Lawrence adeptly cautioned: *"I think all of us are concerned; can the town handle this traffic, infrastructure, etc.? How badly does the town need this?"*

A special-use permit exception to increase the 3-story limit on Oak Springs drive would also be *in the wrong place*. Why should these 3 too-condensed in-town complexes *tower over* the rooftops of two 1-story shopping centers, buildings across Rte 17, two adjacent 1-story schools, a 1-story nursing home, two elderly apartment complexes, and every other of the neighboring residential units? Why did everyone else agree to conform to the 3-story limit except New Castle? A 4-story apartment complex and a 4-story garage is an aesthetic affront to all those unfortunate to live around Warrenton Village, and to all town residents.

### "AFFORDABLE" HOUSING

New Castle Development Group *knows* the term "*affordable*" is chump bait. Our Council would be shamefully gullible to bite that hook. Of the 320 apartments and 66 townhomes only 10% may be "low-income." That's only 38 units, whereas 333 units, 90% will NOT be low-income, NOT be so affordable. And Developers have not been transparent on just how "affordable" their cheapest *initial* rental rate will be for their most undesirable units.

There's also snake oil in Warrenton Village hawking RENTALS, because that is an ever-escalating income stream. New Castle are not altruists; they seek hand-over-fist rental profits. Rentals return far more than sales. HUD reports: *last year alone*, rental rates soared 12.6% to home sales' 8.3%. The Town's support would subjugate these renters to recurrent landlord profiteering increases - most egregiously for the 10% of affordable's.

And 20% of all renters fall behind on payments. So, would Council approval of Warrenton Village create the region's 'eviction central' for those 76, or more rent-delinquent families?

### PARKING GARAGE

Warrenton's 2040 comprehensive plan calls for "*creating a sense of place*." A 4-story garage would be antithetical in every way and definition – destroying our small Town's not out-of-scale, not out-of-portion, bucolic, and Historic and Landmarks Register *character*.

Mixed retail-residential Gainesville does not have a parking garage. Culpeper does not have a garage. Neither Haymarket, or Marshall has a garage, nor New Baltimore, Vint Hill, Bealton, or Catlett. If an elevated concrete garage is incongruous for *every one* of our neighboring communities, who is our Town Council wanting us to be, *Fairfax*?

Our Eastern gateway will be degraded by Amazon's fenced, behemoth concrete data-bunker. On our Southern gateway, Arrington Developers' splay of 217 homes will rival a



## ***Please, Deny Warrenton Village***

We beg you, *please* shoulder the responsibility *to your own community residents* and DO NOT sell-out to the Warrenton Village / New Castle Developers.

Their hulking apartments-townhouses-garage complex will NOT benefit our Town; rather it is *entirely contrary* to our Warrenton lifestyle. An indefensible approval would be a subjugation to, and gifted windfall income-stream for the private-equity group - *at our expense*. *Please*, don't play 'Santa' to New Castle to our detriment.

Warrenton Village is masquerading under a guise of "low-income" housing. A mere 38 "low-income" rentals are NOT a justifiable, equitable trade-off for *three* 4-story towers of **333** NOT low-income units, and a 4-story **450** car parking garage. Such over-scaled monstrosities would irreparably destroy the character of our bucolic, historic small Town. Towers and a Parking Deck are antithetical to what our motto means "Experience Warrenton." *Please*, don't *cram-in* hi-rise towers here *like Fairfax*.

4-stories that would front, and desecrate our Town's northern gateway are unconscionable *in a 1-story setting* of a nursing home, two senior residences, two schools, and family homes. *None of them were exempted* from the 3-story height limit. It is the wrong setting for towers...the wrong setting for *unprecedented density*.

There is no comparable obesely-dense concentration of residences on such a small parcel here. And there is no capacity for, nor betterment when 450 garaged cars choke Oak Springs Drive to Broadview Avenue at its busiest bend-in-the-road every day of every year.

4 developers (New Castle, Arrington, Farish Properties, Heroes Bridge) purport *at-minimum* an avalanche of 1,500 added residents that would swell our Town's population well over 10%. If not untenable, that size of influx *will* inarguably, radically overwhelm us, our traffic lights and roads, all our services, and all the aesthetic, in-proportion good balance-and-scaling we have striven to achieve. *Please*, don't *adulterate* and vote-away our small town's soul.

Warrenton *does not* have the infrastructure, and certainly does *not* have the *homeowner* tax base to carry the increased costs for 4 new developments' added needs. Renters will not contribute to our tax base. And no New Castle token proffer will ameliorate those deficiencies. You will condemn Warrenton *homeowners* to the quicksand of ever-ballooning costs by your approval. Culpeper can substantiate that their town's expansion of residential housing has failed to offset all of the increased costs incurred for community services. *Please*, heed that 'red flag.'

Warrenton Village's colossus structures and Amazon's foreboding data center would be only .4 of a mile apart! WHY must just this one area pay the punishing full-price for *all* of our town's growth? Quaint, quiet Oak Springs Drive would become Warrenton's '*street from hell*.' By allowing these two affronts to Oak Springs neighborhood residents, the Planning Commission will diminish their homes' marketable values by concentrating there the *worst* two environments in all of Warrenton.

*Please, do not do uncalculatable harm. Deny approval to New Castle Developers.*