



TOWN COUNCIL REGULAR MEETING

21 Main Street

Tuesday, July 09, 2024 at 9:00 AM

MINUTES

AN OPEN MEETING OF THE TOWN COUNCIL OF THE TOWN OF WARRENTON, VIRGINIA, WAS HELD ON JULY 9th, 2024, AT 9:00 AM

Work Session

PRESENT

Mr. Carter Nevill, Mayor; Ms. Heather Sutphin; Mr. William Semple; Mr. Brett Hamby; Mr. James Hartman, Vice Mayor; Mr. Paul Mooney; Mr. Eric Gagnon; Mr. Frank Cassidy, Town Manager; Mr. Stephen Clough, Town Clerk; Mr. Martin Crim, Town Attorney.

ABSENT

Mr. David McGuire

Regular Meeting

PRESENT

Mr. Carter Nevill, Mayor; Ms. Heather Sutphin; Mr. William Semple; Mr. Brett Hamby; Mr. James Hartman, Vice Mayor; Mr. David McGuire (remote); Mr. Eric Gagnon; Mr. Frank Cassidy, Town Manager; Mr. Stephen Clough, Town Clerk; Mr. M. Tolly Gwinn, Town Attorney.

ABSENT

I. WORKSESSION - 9:00 AM

The Mayor called the meeting to order at 8:59a.m. A quorum was present, and business could be conducted.

-
- 1. Planning Commission Update - At the June 18, 2024, Regular Meeting the Planning Commission held a public hearing on SUP 2022-05 Warrenton Village Center and moved to recommend approval to Town Council subject to draft Conditions of Approval. A work session was held ZOTA 2024-02 to remove Articles 4 and 5 from the Zoning Ordinance after the Town Council approved a stand alone document on June 11, 2024.**

Mr. Rob Walton, Director of Community Development, introduced the topic.

Mr. Walton recapped the Decision of the Planning commission to recommend approval of the Warrenton Village development 4-1 after their public hearing. He informed the council that due to the decision to adopt a stand alone storm water ordinance, the provisions were

no longer needed in the Zoning Ordinance and that would be going to a public hearing this month.

Council had no questions on the topic.

The Mayor thanked Mr. Walton for the report.

-
- 2. SUP 2022-05 Warrenton Village Center, the Owners, Jefferson Associates LP and Warrenton Center, LLC with the Applicant, NewCastle Development Group, seek a Special Use Permit for two parcels totaling approximately 29.05 acres to create a mixed use development in the existing Warrenton Village Center. The proposal includes up to 320 apartments, 34 2 over 2s, and 32 townhomes with the addition of central plaza, parking garage, enhanced internal road network, and pedestrian infrastructure to promote walkability. The properties are zoned Commercial and designated in the New Town Character District of Plan Warrenton 2040. (GPINs 6985-20-7247 and 6984-29-6753)**

Mr. Walton introduced the topic to the Council.

Mr. Walton explained that the proposal was for a mixed use development located in commercially zoned land where the existing Warrenton Village shopping center is located. He Explained that the parcels are bordered by West Lee Highway to the south, Branch Drive to the east, Oak Springs, Drive to the north, and Broadview Avenue to the west.

He recapped the work of the Planning Commission on the SUP stating that they held three work sessions with the applicants reviewing the proposed design, affordable dwelling units, public amenities, infrastructure, transportation, requested waivers and modifications, schools, economic impacts, plan warrant in two thousand and forty, and the environmental features on the property as well.

A representative of the Applicant, Kendrick Whitmore of Venable, LLP, provided a presentation to the Council on the proposal.

Mr. Whitmore outlined the proposal, the benefits and features that applied to the comprehensive plan and the phases of the project as proposed. He explained the reasoning for the requested waivers and modifications within the SUP. He spoke on the lack of housing stock in Warrenton and the age of the stock that was available. He spoke of smart growth needs for the Town of Warrenton and issues outlined in a white paper found in the Comprehensive plan outlining economic potential for the region.

Mr. Whitmore spoke of the use of the space, the increased green spaces it would provide, the impact on the infrastructure of the Town and the impact of traffic on the area.

Mr. Whitmore spoke on the impact of this proposal on local schooling and the potential for affordable housing within this development.

Councilwoman Sutphin inquired about the definition of affordable housing and if that meant Section Eight Housing.

Mr. Whitmore explained that the affordable housing planned would be committed towards the Town Employees, First Responders, Teachers, and public servants who wish to serve the community.

The Applicant and Ms. Sutphin discussed definition of Section 8 Vouchers vs. the proposal for affordable housing at a set rate to AMI in this proposed condition.

Councilmen Semple inquired about the economic impact of the proposal. He expressed concern over the low dollar amount generated from Real-estate taxes related to the amount generated from general economic development of the area.

Mr. Whitmore responded that there was a total positive fiscal impact of this proposal due to tax generated vs. taxes spent. The unidentified factors of new jobs, new growth, impact of new residents, and the location of new workers available to the local businesses.

Councilmen Semple discussed the rent prices and inquired about the workforce that could populate them. He expressed concern about the average salaries the Town was paying would not qualify for the affordable housing options being offered as a condition.

Mr. Whitmore explained the AMI, Average Median Income, calculations and the variability of their impact in relation to household sizes. He explained their calculations to land at the 80% AMI number.

Mr. Crim clarified that if the Housing Voucher from Section 8 were enough to cover the rent of an apartment the applicant would accept it.

Councilmen Semple expressed concern that there was nothing like this development in Town. He spoke on the comprehensive plan and the character districts that lead to the decision of the applicant.

Mr. Whitmore stated that he disagreed with the characterization that this is out of character, either with the existing neighborhood or the recommendations of the comprehensive plan.

Councilmen Gagnon stated that he had done some initial research on the salaries for local first responders and based on the 30% HUD calculations how much each of those professions would be able to afford for housing. He inquired as to how many people would be living in the development when it was fully built out.

Mr. Whitmore stated that it was projected to be 550.

Councilmen Gagnon inquired if the applicant had any demographics they expected to live there.

Jess Achenbach, representative of the project, responded that based on their experience with other developments that their highest percentage was young working professionals and people

entering the work force in the 25-35 age range and their second highest percentage was retirees and people looking to downsize.

Councilmen Gagnon inquired as to the total number of parking spaces available.

Mr. Achenbach replied that there were four hundred and fifty parking spaces in the garage and in the Block 2 and Block 3 phase each unit would come with two parking spaces.

Councilmen Gagnon questioned the availability of parking and the impact of traffic at peak times.

Mr. Achenbach explained the calculations and industry standard formulas they used to show the impact of the traffic. He explained that it was no longer common to have more trips spread throughout the day, not just an influx at peak times.

Councilmen Gagnon inquired about the impact of the development on the Water and Sewer infrastructure in Town. He Expressed concern of the impact especially during periods of drought like the Town was currently experiencing.

Mr. Steven Friend, Director of Public Utilities, explained to the Council that using the numbers from the National Average of consumption for a family residence would be a burden on the system, but it could currently handle the load. He further explained that in the capacity study done in 2022 took into consideration the overhead for this development as proposed.

Mr. Friend clarified that even in a drought condition like the town was experiencing currently, the systems could handle it.

Councilmen Gagnon reminded all that the numbers for rent could increase with inflation. He inquired as to potential development of other sites owned by the same owner in town if this development were to be passed.

Mr. Whitmore assured the Council that any other development in this New Town district would require the same review, analysis, and approval that this development is undertaking.

Councilmen Mooney asked what is one thing, that one impact that you as the developer and the representatives see impact in the community that wasn't brought up in the planning commission that that wasn't necessarily addressed.

Mr. Whitmore thanked Mr. Mooney for the question and replied that it was the impact on the local businesses.

Councilmen Mooney

inquired to the impact on Highland School.

Mr. Whitmore responded that they had worked with Highland school on traffic mitigation strategies to lessen their impact.

Councilmen Mooney asked if low flow toilets could be a potential solution to the impact on the sewer system.

Mr. Whitmore responded that it was something that could be looked at to add.

Mayor Nevill agreed with Mr. Mooney's idea and suggested dual flush toilets.

Councilman Hamby asked if the splash pad would recycle its own water.

Mr. Whitmore responded that it would.

Councilman Hamby inquired about the speed of development and implementation of the project's phases.

Mr. Whitmore outlined the phases of development and the impact on the parking reconfiguration during the development.

Councilman Hamby asked what businesses would be removed or impacted during construction.

Mr. Whitmore stated that only the vacant bank would be removed and another business located in one of the spaces would not be impacted until the start of phase three.

Councilmen Sample expressed concern regarding the affordability of the housing in the project. He inquired as to the method of determining fair market rent to determine eligibility.

Mr. Achenbach explained the process to determine rent and income restrictions based on the Virginia housing standard and Federal HUD standards.

Mayor Nevill called out the downstream effects of increasing the housing stock to help lower over all costs.

The Mayor thanked the presenters for their time stating that there would be another work session and public hearing at the August meeting. He requested that any member of Council that still had questions to reach out to the developer in the meantime.

3. Tri-Party Agreement modification request

Mr. Frank Cassidy, Town Manager, introduced the topic.

He stated the Town had received a request from Mr. Wargo who owns a parcel just outside of Town Limits currently undergoing a rezoning from R1 to R4 which will take his property from one to a potential of 6 adding 5 more residential structures to the property. He stated that the original parcel on the property was included in the capacity study, but the additional 5 units was not. He stated that the property would need vetting, thus why the decision was before the Council today.

Mr. Wargo presented his request to the Council. He explained the history of his work with the Town towards this project.

Councilmen Hamby inquired as to the property's status with the triparty agreement.

Mr. Wargo explained that one house was part of the agreement, and that agreement would need to be amended before it was able to be subdivided.

It was identified that Fauquier County Water and Sewer Authority could not service the property.

Mr. Cassidy explained that as properties came forward for proposal outside of the capacity study, Council would need to be cognoscente of the decisions and the limitations of overall capacity.

Vice Mayor Hartman stated that others may come after, but Mr. Wargo was here before the Council today for their decision.

Councilmen Semple requested a list of properties slated for development and their current status.

Mr. Cassidy stated that he could provide that for the Council.

Mr. Wargo explained that this project had been underway for about five years and that the comments on the need to amend the Tri-Party Agreement surprised him as the County Planning Commission was set to hold a public hearing and vote on this matter.

Councilmen Mooney stated that the infill of the development would be appropriate when comparing to the developed surroundings. He identified extra capacity built int from the Warrenton Village project that could accommodate this addition.

Mr. Cassidy stated that Staff did not object to the request.

Mayor Nevill discussed the item with council and identified that the item would be on the consent agenda for consideration this evening.

4. Board of Zoning Appeals Funding Request

Ms. Heather Jenkins, Zoning Administrator, introduced the topic to the Council. She stated that at the July meeting of the Board of Zoning Appeals the board had a lengthy discussion on several matters that had been brought before them, two appeals and two court filings. She continued that due to the board's interaction with the Town as part of the appeals process where the bard is an independent quasi-judicial- body the board felt that it was important to have their own legal counsel. She explained that the BZA did not have a line item to fund the legal counsel. The Board issued a motion requesting that the Town Council appropriate funds so they may hair their own legal counsel. She stated that Chair Kovalik has put together an initial estimate of \$15,000.00 for the fees.

Councilmen Hamby asked if Mr. Crim could explain the situation.

Mr. Crim explained that the Circuit Court appointed members to the BZA. He explained that they are authorized under state law to hire counsel to the extent that they have funds available.

He added that they are authorized to ask for funding for the purpose of hiring legal counsel and that the state law requires the Council to hear their application. He added that some boards like Fairfax and Arlington have their own counsel.

Councilmen Semple stated he reviewed the situation and felt that it would be unfair to ask Mr. Crim to represent the Town on a matter like the Writ of Prohibition and then ask him defend itself.

Mr. Crim stated that if the BZA did not have someone to do the case pro bono they would be without representation or advice.

Mayor Nevill confirmed the action on the item would be to direct staff to identify the funds and return to the August Town Council meeting to approve the funding.

5. Agenda Review

Mr. Cassidy reviewed the Agenda. He explained the requirements for the resolution to declare a drought in the Town and the varied impact of the drought on the County vs. the Towns noting that the water systems were completely different.

Stephen Clough, Town Clerk, introduced an update to the Electronic meeting policy. He stated that this update would align with laws recently taking affect July 1st, 2024. He stated that these changes included a requirement for annual adoption of the policy, and that it expanded the definition of physical quorum necessary to conduct business to include individuals who are either a person with a disability or someone who must act as a caregiver, to someone with a disability. He stated that under the new law, those individuals will now be eligible to count towards achieving a physical quorum for the town council meetings.

Mr. Walton explained the Zoning Ordinance Kick off and Steering committee appointment item to the Council. He stated that this was a carryover from the previous month and included a list of proposed names for consideration that had been contacted by Staff.

The Mayor thanked Mr. Cassidy for the review. He stated that it would be a casual evening due to the weather.

ADJOURNMENT.

With no further business, this meeting was adjourned at 11:33 a.m. on Tuesday, July 9th, 2024.

II. REGULAR MEETING - 6:30 PM

The Mayor called the meeting to order at 6:29 p.m. A quorum was present, and business could be conducted.

Mayor Nevill indicated that Mr. Hartman would be joining late.

Mr. M. Tolly Gwinn, Sands Anderson, Town Attorney, was present in place of Mr. Crim.

INVOCATION.

Zach Ritz from the Veritas Church in Warrenton led the invocation.

PLEDGE OF ALLEGIANCE.

Mayor Nevill Led the Pledge of Allegiance.

PROCLAMATIONS AND RECOGNITIONS.

Town Manager Frank Cassidy said there were several staff members they would recognize this evening for their Excellence in Action.

Mr. Cassidy announced the Town's new hires: In the Water Treatment facility, Jesse Bender. In the parks and Rec Department Lillian Shepherd, Isaac Wright, Carol Greetham, Kathy Schlientz, Matthey Kelly.

Mr. Cassidy announced the Town's staff promotions: In Parks and Recreation, Caitlin Sullican was promoted to Head Guard. In the Finance Department Kelly McGee was promoted to Accounts Payable Coordinator.

Mr. Cassidy recognized the following Town staff: Daniel Vuksanic obtained his class 1 Virginia Wastewater Operators License and Anthony Umana obtained his Class 4 Virginia Water Treatment Operators License. Keith Jenkins Obtained his E&S Inspector Certification. Robert Hughes obtained his CompTIA Network + Certification.

Mr. Cassidy thanked Ms. Lauren Kruck, the special events coordinator, Ms. Kelly Koernig, the Director of Parks and Recreation, and every single one of our departments and staff for putting on a phenomenal Town Limits festival this year. He spoke of how great it was to see all of your staff working together to put on a great event.

Mayor Nevill congratulated staff on their recent achievements.

CITIZEN'S TIME.

Citizen's time Sign in Town Council Regular Meeting: February 13, 2024		
Name	Address	Topic
Darine Barbour	Ward 1	Decorum and disrespect
Victoria Parker	58 Winchester St.	Positivity in living in Warrenton

Darine Barbour expressed concerns about the disrespect towards others from the dais and the unprofessional manner of speaking that has become common.

Victoria Parker stated that there has been a lot of positivity and always things to do in Warrenton expressing that it's been a super great experience living here.

APPROVAL OF THE AGENDA.

Mayor Nevill sought a motion to approve the agenda.

Motion put forth by Councilmember Hamby was to approve the agenda.

Seconded by Councilmen Mooney.

The vote was as follows:

Ayes: Ms. Heather Sutphin; Mr. William Semple; Mr. Brett Hamby; Mr. David McGuire; Mr. Paul Mooney; Mr. Eric Gagnon

Nays:

Abstention:

Absent: Mr. James Hartman, Vice Mayor

The motion passed unanimously; the agenda was approved.

PUBLIC HEARINGS.

There were no Public Hearings.

CONSENT AGENDA.

Drought Conditions Currently Affecting the Town and the Impact on Water Resources

Bond Release- Strickland Brothers Oil Change (BOND-24-1)

Approval of Town Council Minutes-

September 7th, 2023, Special Town Council Meeting

September 12th, 2023, Regular Town Council Meeting.

Tri-Party Agreement modification request

Motion put forth by Councilwoman Sutphin was to approve the Consent Agenda as presented.

Seconded by Councilmen Hamby

The vote was as follows:

Ayes: Ms. Heather Sutphin; Mr. William Semple; Mr. Brett Hamby; Mr. David McGuire; Mr. Paul Mooney; Mr. Eric Gagnon

Nays:

Abstention:

Absent: Mr. James Hartman, Vice Mayor

The motion passed unanimously; the Consent Agenda was approved.

NEW BUSINESS.

Electronic Meeting Policy Update

The Mayor reminded Council about the changes to the policy and sought a motion on the item.

Motion put forth by Councilmen Mooney was to approve the Electronic Meeting Policy Update.

Seconded by Councilwoman Sutphin.

The vote was as follows:

Ayes: Ms. Heather Sutphin; Mr. William Semple; Mr. Brett Hamby; Mr. David McGuire; Mr. Paul Mooney; Mr. Eric Gagnon

Nays:

Abstention:

Absent: Mr. James Hartman, Vice Mayor

The motion passed unanimously; the Electronic Meeting Policy update was approved.

UNFINISHED BUSINESS.

Zoning Ordinance Update Initiation and Appointment of Steering Committee

Mr. Walton introduced the topic for the Council. He stated that per the request of Council a resolution with the proposed names attached had been added to the agenda packet for consideration. He explained that this appointed committee could have others added to it at the will of Council.

Councilmen Mooney recommended the addition of Ms. Melanie Burch from Fauquier Habitat for Humanity for her experience with affordable housing.

Councilmen Semple expressed concern of a lack of younger individuals as a part of the representatives of the committee.

Mayor Nevill reminded the Council that the committee was intended to be made up of individuals within specific fields.

Councilmen McGuire requested that the committee define Affordable Housing as part of their charge.

Motion put forth by Vice Mayor Hartman was to approve the initiation of the Zoning Ordinance update with Clarion Associates and appointment of a steering committee.

Seconded by Councilwoman Sutphin.

The vote was as follows:

Ayes: Ms. Heather Sutphin; Mr. William Semple; Mr. Brett Hamby; Mr. David McGuire; Mr. Paul Mooney; Mr. Eric Gagnon; Mr. James Hartman, Vice Mayor

Nays:

Abstention:

Absent:

The motion passed unanimously, an update to the Town of Warrenton Zoning

Ordinance was initiated with Clarion Associates and steering committee was appointed.

TOWN ATTORNEY'S REPORT.

Mr. Tolly Gwinn stated that he was filling in for Mr. Crim tonight and that he worked closely with Mr. Walton and Digges on various enforcement matters in Town. He stated that he had three items for the Town Attorney Update this evening. The first item was that he would be attending the commission on local government meeting on June 23rd about the voluntary settlement agreement since he was closer to Richmond. He explained that a building code revision we being worked on and would be coming before the Council once it was ready. He stated the Mr. McGavin appeared for the Town on the Recent FOIA appeal and that a written opinion on that but the timeline was set by the Judge who would be issuing it.

TOWN MANAGER'S REPORT.

Mr. Cassidy stated that earlier today with the help of GloFiber the Town discovered a water service line leak on Falmouth St. He stated that tonight the crews would be out replacing that and there may be road closures as a result. He explained that First street had been closed off for construction to start tomorrow on tearing up the street and waterproofing the basement foundation walls.

Mr. Cassidy explained that the Fauquier County Economic Development department was going to be occupying the offices behind the Dais area to increase collaboration with the County and provide them with additional exposure.

He provided an update on the Broadview Project noting that there had been no complaints to date and that the Post Office had just finished sprucing up the building with paint and landscaping. He thanked the Postmaster for their efforts on a central part of our historic district.

Mr. Cassidy reminded Council of the upcoming VML Conference in October. He provided an update on the RRRC meeting and the comprehensive economic development strategy and the work they're doing as a region.

Mr. Cassidy requested the Council provide Ms. Kasey Braun, Human Capital Director, with a copy of his review as he had occupied this role for six months already. He wanted to ensure he was meeting Council's expectations and identify any areas that he had to improve on.

COUNCILMEMBERS TIME.

Mr. Mooney- Congratulated and thanked the staff for a great fourth of July celebration. He spoke to his awesome experience with traffic and the event noting that events like that were what really makes a great Town. He expressed excitement for the large amount of projects going on and being a part of it. He encouraged the citizens to email the Council Members with their thoughts and highlights some discussions he had recently had. He stated that as someone who planned to be in the Town for a long time, it was great to be a part of the Town. He encouraged all to visit the Zoning Ordinance Update webpage and encouraged all to provide their feedback to help shape the Town. He explained that the changes to the Electronic Meeting Policy update would allow for those who were participating for medical reasons or as a caretaker to count as a Quorum, not for those just home to let the dogs out. He provided a committee update as he was trying to start that process and that the election may put some of that work on pause. He stated that he was working on the Code of Conduct update and Town Council Handbook Updates as well and requested input from the citizens. He harbingered the upcoming vote for Warrenton Village and requested feedback acknowledging the amount of homework he was giving citizens. He thanked the Citizens and wished everyone a great night.
<https://www.warrentonzoningordinanceupdate.com/>

Ms. Sutphin- Congratulated Lauren and the whole staff who made Warrenton Town Limits a success. She stated the bouncy houses were a total hit. She continued that the First Baptist

Church of Warrenton would be putting together book bags for school supplies on August second and encouraged all to volunteer and come out. She stated that the church was always finding ways to be involved in the community. She thanked all for their input and reminded everyone that they need to think about the future, not staying right we're at and doing what's best for everyone. She thanked those who came out to speak. She reminded everyone to try to stay cool as it had been extremely hot out.

Mr. Semple- Stated that in the last few years one of the issues he has experienced is that people feel their voices are heard either too early or too late never right on time. He stated that due to that, he initiated a monthly email newsletter to his constituents. He stated that it was now beyond his ability to manage by himself and he would be switching to MailChimp. He expressed concern with the reliance on citizens viewing the Town Website to find information. He explained an issue with the Warrenton Crossing development as the developers had just started clearing land and he had not known about it until a neighbor had called asking what the survey markers were. He stated that he had to remind himself that he knew it was an approved subdivision from 2021 and that he had the full set of plans in his office. He added that he didn't know there had been a change in when the development had started. He stated that he discussed with the Town Manager ways to make sure the Town Council Members are much more informed of the major projects in a more timely manner so they can inform their citizens. He stated his goal has always been to inform his citizens as best as he can. He stated that he was always available for the constituents in his ward.

Mr. Hamby- Stated that he echoed the positive feedback for Warrenton Town Limits and that it was a great event. He stated that he had concerns with the Broadview Avenue Project switching to daytime work but that it was looking like it was working so far. He stated that the Town's overall goal was to get in and get done as quickly as possible to try to get first street and the two corners back as quickly as possible.

Vice Mayor Hartman- Stated that he had nothing to say.

Mr. Gagnon- Stated that it was really hot outside. He added that the weather was a reminder that we were under drought conditions which underscored the importance of our Town's water supply. He continued that fortunately, Warrenton geographically was in a major watershed and had an ample water supply contrasted by other parts of the County. He stated that this morning, the Council discussed the Warrenton Village project which may be the largest development ever proposed for Warrenton in his mind. He stated that the demand on the water supply would increase and that there were other issues with this development such as density, traffic impacts, and whether or not this Northern Virginia style development belongs in the small town that, we're trying to preserve. He continued saying that the water issue of this proposed development and additional proposed developments could creep up towards the Town's capacity over a period of time. He expressed concern with the development and its potential impact during a water emergency. He stated that growth was a larger conversation the Council should be having and that the Council would be faced with a pretty big decision in the next month or two.

Mr. McGuire- Thanked those who came out to speak, especially those who spoke on civility in government. He stated that he lived his life by example and while some may talk a good game, it's how you vote for things where the rubber really meets the road. You stand up for what you

believe in and you put your name on it. He stated that you can talk all you want as a politician, but your voting record shows how you reach those that are underserved and underrepresented. He said that he would always fight for what's right, for veterans, for people that have fallen on unfortunate circumstances and that he believes what's been brought up today is indictive of national Politics. He stated, "We're all Americans. We shouldn't be defined by our politics or our political parties or anything else. We've gotten so far away from that, it's disgusting. And the last thing I'll leave you with, and I don't mean to preach, I have house rules in in my house. And the second to last one is treat each other like you treat your friends. If we just did that and had civility in our politics And just you can disagree, but it's like the vitriol that's even spotted about the Warrenton, you know, village and everything else. People you read some of that stuff, and it's just it's hate speech. You know? If you wanna talk about something, talk about the issues. Don't attack anybody."

He continued asking for all to treat each other with civility and how they would their family or friends.

Mr. McGuire offered kudos to John Ward, explaining that when he called him about a sewer issue on Winchester St, Mr. Ward responded quickly and efficiently. Highlighting one of the benefits of living in a small town.

Mayor Nevill- Thanked the staff for all of the volunteered hours they put forth to make Warrenton Town Limits a success.

Mayor Nevill stated that the Town would be hosting Strong Towns for a community discussion and conversation. He explained that Strong Towns, was an organization, that deals with, community development and community how to build a literally a stronger town. Focus on traffic calming, focus on smart growth, incremental growth, and what makes towns healthy and, fiscally and socially resilient and, and viable. He explained the goal of this community discussion was to remove the fear from the way we talk about growth and bring sensibility and reason and truth to how we can grow. He stated that it was important we grow in a manner that is incremental, not overwhelming, and is focused on thickening. He encouraged everyone to check out strongtowns.org for more information about the organization. He stated that it was important to bring the community together to remove the misunderstanding, remove the misinformation and start talking sensibly. He stated that they would be here on September 9th.

Mayor Nevill stated that as the Town was preparing for the next century it needed to consider environmental concerns and build in preparations for future droughts and extreme weather events into our planning as those events are becoming much more common. He stated we needed to focus our investments on preparing for the future. He stated that affordable housing would not happen without growth and the only way to make an impact was to make a strategic plan for growth and that he was hoping Strong Towns could help shape and formulate that plan rather than divide us.

ADJOURNMENT.

With no further business, this meeting was adjourned at 7:21- PM on Tuesday, June 11th, 2024.

I hereby certify that this is a true and exact record of actions taken by the Town Council of the Town of Warrenton on July 9th, 2024.

Stephen M. Clough
Town Recorder

Attachments:

- 1) Handouts to Council from Citizen's time. July 9th, 2024.
- 2) Citizen Comment Emails and form submissions.
- 3) Signed legislation.



The Town of Warrenton
P.O. Box 341
Warrenton, VA 20188
P (540) 347-1101
F (540) 349-2414

July 9th, 2024, Regular Town Council Meeting Minutes

Attachment 1: Handouts to Council.

Please Deny SUP 2022-05 Warrenton Village

The Planning Commission was myopic in approving New Castle Development's Warrenton Village scheme. *Please* do not blindly also vote *wrong*. *Please* do not destroy our *Experience Warrenton's* in-proportion small town bucolic character.

The bait is "affordable housing" - but not for 90% of the units. That is a deplorably *inept trade-off* for an out-of-scale 4-story colossus which would cram 400 apartments, townhouses, and a 4-story concrete parking garage all onto a fraction of Amazon's data center acreage.

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 would our Town Council want us to be, *Experience Fairfax?*

Don't permit 4-stories where *no other* neighboring structures were allowed to exceed the 3-story limit. A mountainous 4-story complex would front, and unconscionably defile our Town's northern gateway in its 1-story setting of a nursing home, two senior residences, two schools, and family homes. *Please, please disallow 4-stories*. It is the wrong setting to cram-in *hi-rise towers*...the wrong, way-too-small setting for *unprecedented over-density*.

There is no comparable obesely-dense concentration of residences on such a small parcel anywhere in Warrenton - anywhere in Fauquier County. And 450 garaged cars will choke Oak Springs Drive to Broadview Avenue at its busiest bend-in-the-road every day of every year.

Warrenton Village's colossal structures and Amazon's forebodingly-massive 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 expansion? Quaint schools-and-residential Oak Springs Drive would become overwhelmed - become Warrenton's 'Street from Hell.'

Warrenton *does not* have the infrastructure, and certainly *not* the *homeowner* tax base to carry the increased costs for 1,600 renters' added needs - 1,600 renters who 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 if you wrongly vote to approve. A cost of community services for Culpeper estimated that for every \$1 generated by residential housing, it actually cost the County \$1.22. *Please* heed that *red flag*.

New Castle would clear-cut hundreds of mature trees and cement/asphalt over every acre of its existing green ground. This is antithetical to all intelligent, all conscientious modern development models - deterring an *entire* parcel's runoff from penetrating the ground by instead, washing rooftop and toxic parking lot surface run-off into our streets and sewers. *Please* don't act ignorantly, insolently by detrimentally aspersing green practices. Demonstrate that you are smarter than that; prove that you won't cause this irreparable harm.

Warrenton's 2040 comprehensive plan calls for "*creating a sense of place*" - *not* a place for the 'Tower of Babel' of rentals. A 4-story apartments-townhouses-garage complex would be incompatible here in every way, by every definition, and every precedent. *Please* do not *adulterate* and vote-away Warrenton's character and small-town soul only to benefit New Castle.

Draft

LAUGH DORANKA



The Town of Warrenton
P.O. Box 341
Warrenton, VA 20188
P (540) 347-1101
F (540) 349-2414

July 9th, 2024, Regular Town Council Meeting Minutes

Attachment 3: Signed legislation

July 9, 2024
Town Council
Regular Meeting
RES-24-07-01

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF WARRENTON, VIRGINIA
AUTHORIZING THE TOWN MANAGER TO DECLARE A WATER EMERGENCY AFFECTING THE
USE OF WATER BY PERSONS AND PROPERTIES SERVED BY TOWN WATER, INSIDE AND
OUTSIDE OF THE TOWN BOUNDARIES, AND TO CONTROL AND RESTRICT THE USE OF
WATER DURING AN EMERGENCY CAUSED BY A WATER SHORTAGE.**

WHEREAS, As of Thursday, June 20, 2024, the Virginia Drought Monitoring Task Force (DMTF) convened to discuss drought indicators that have surfaced across the Commonwealth; and

WHEREAS, according to the Virginia Drought Monitoring Task Force, surface and groundwater indicators such as precipitation, groundwater, stream flows have continued to decline throughout the past fourteen-day monitoring period; and

WHEREAS, one of the predominant concerns is the onset of a flash drought between June 27th and July 3rd, a flash drought is the rapid onset or intensification of drought, it is attributable to lower-than-normal rates of precipitation coupled with abnormally high temperatures, wind, and radiation, these sustained higher temperatures increase evapotranspiration and further lowers soil moisture, based on its geographic location, Warrenton is on the cusp of a D1 moderate drought.

WHEREAS, Section 17-146 of the Warrenton Town Code authorizes the Town Manager to declare water Emergencies with the approval of the Town Council; and

NOW, THEREFORE, BE IT RESOLVED THAT, the Town Council of the Town of Warrenton hereby authorizes the Town Manager to declare a water emergency affecting the use of water by persons and properties served by town water, inside and outside of the town boundaries, authorizes the publication of such emergency declaration pursuant to Section 17-147 of the Warrenton Town Code as needed and authorizes the Town Manager to take all necessary actions to implement conservation and other restrictions authorized under Sections 17-148 and 17-150 of the Warrenton Town Code to control and restrict the use of water during an emergency caused by a water shortage, including, but not limited to, imposition of penalties as provided under Section 17-151 of the Warrenton Town Code.

ATTACHMENT: Staff Report and Supporting Documents

Votes:

Ayes: Ms. Heather Sutphin; Mr. William Semple; Mr. Brett Hamby; Mr. Eric Gagnon; Mr. Paul Mooney; Mr. David McGuire

Nays:

Absent From the Vote: Mr. James Hartman, Vice Mayor

For Information:

For Information:

Town Manager

Assistant Director Public Utilities

Emergency / Risk Manager

ATTEST:

A handwritten signature in black ink, appearing to read "Stephen Joseph", is written over a horizontal line.

Town Recorder

Draft

July 9, 2024
Town Council
Regular Meeting
RES-24-07-02

**RESOLUTION TO APPROVE BOND REDUCTION REQUEST BOND-24-1 FOR STRICKLAND BROTHERS
OIL CHANGE INFRASTRUCTURE**

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

WHEREAS, a site development plan for the Strickland Brothers Oil Change Development, case number SDP 2021-474, was approved subject to the provision of a Public Improvements Bond placed on September 9, 2021, in the amount of \$196,833.24; and

WHEREAS, an As-Built Plan was submitted and subsequently approved on June 26, 2024, to demonstrate conformity with the approved site development plan and the ordinances and regulations of the Town of Warrenton as required by Section 10-9 of the Ordinance; and

WHEREAS, the Developer submitted a request on June 11, 2024, to release the full Public Improvements Bond; and

NOW THEREFORE BE IT RESOLVED, by the Warrenton Town Council that the Public Improvements Bond in the amount of \$196,833.24 is hereby released.

Votes:

Ayes: Ms. Heather Sutphin; Mr. William Semple; Mr. Brett Hamby; Mr. Eric Gagnon; Mr. Paul Mooney; Mr. David McGuire

Nays:

Absent From the Vote: Mr. James Hartman, Vice Mayor

For Information:
Community Development Director,
Town Attorney

ATTEST:



Town Recorder

A RESOLUTION ESTABLISHING A TOWN OF WARRENTON POLICY FOR ELECTRONIC MEETING PARTICIPATION UNDER VIRGINIA STATE CODE § 2.2-3708.3.

WHEREAS, The Town Council of the Town of Warrenton has identified a need for electronic meeting ability for the Town Council, the boards and committees that serve the Town, and the public, even after the end of the COVID-19 emergency; and

WHEREAS, pursuant to Virginia State Code § 2.2-3708.3 individual members of a public body may use remote participation instead of attending a public meeting in person if, in advance of the public meeting, the public body has adopted a policy consistent with § 2.2-3708.3;

NOW, THEREFORE, BE IT RESOLVED that the Warrenton Town Council hereby establishes a policy under Virginia code § 2.2-3708.3 for electronic meeting participation by the Town Council and all other bodies covered by this policy as follows:

THE WARRENTON TOWN COUNCIL POLICY FOR THE REMOTE PARTICIPATION OF MEMBERS

1. AUTHORITY AND SCOPE

a. This policy is adopted pursuant to the authorization of Va. Code § 2.2-3708.3 and is to be strictly construed in conformance with the Virginia Freedom of Information Act (VFOIA), Va. Code §§ 2.2-3700–3715.

b. This policy shall not govern an electronic meeting conducted to address a state of emergency declared by the Governor or the Warrenton Town Council. Any meeting conducted by electronic communication means under such circumstances shall be governed by the provisions of Va. Code § 2.2-3708.2. This policy also does not apply to an all-virtual public meeting.

c. This policy must be reviewed and readopted annually. Va. Code § 2.2-3708.3(D).

d. This policy does not prohibit or restrict any individual member of a public body who is lawfully either participating in an all-virtual meeting or who is using remote participation from voting on matters before the public body. See Va. Code § 2.2-3708.3(D).

2. DEFINITIONS

a. “**Council**” means the Warrenton Town Council or any committee, subcommittee, or other entity of the Council

b. “**Member**” means any member of the Warrenton Town Council.

c. “**Remote participation**” means participation by an individual member of the Council by electronic communication means in a public meeting where a quorum of the Council is physically assembled, as defined by Va. Code § 2.2-3701.

d. “**Meeting**” means a meeting as defined by Va. Code § 2.2-3701.

e. **"Notify"** or **"notifies"** for purposes of this policy, means written notice, such as email or letter. Notice does not include text messages or communications via social media.

f. **"Person with a disability"** means a person who has a physical or mental impairment that substantially limits one or more of his major life activities or who has a record of such impairment.;

g. **"Caregiver"** means an adult related by blood, marriage, or adoption or the legally appointed guardian of the person with a disability for whom he is caring.

3. **MANDATORY REQUIREMENTS**

Regardless of the reasons why the member is participating in a meeting from a remote location by electronic communication means, the following conditions must be met for the member to participate remotely:

a) A quorum of the Council must be physically assembled at the primary or central meeting location;

b) For purposes of determining whether a quorum is physically assembled, an individual member of a public body who is either a person with a disability or who must act as a caregiver at the time of the meeting for a person with a disability, and is thus prevented from physically attending the meeting and who thus uses remote participation, will count toward the quorum as if the individual was physically present;

c) Arrangements have been made for the voice of the remotely participating member to be heard by all persons at the primary or central meeting location. If at any point during the meeting the voice of the remotely participating member is no longer able to be heard by all persons at the meeting location, the remotely participating member shall no longer be permitted to participate remotely; and

d) A statutorily conforming policy must be adopted by this Council at least once annually.

4. **PROCESS TO REQUEST REMOTE PARTICIPATION**

a. On or before the day of the meeting, and at any point before the meeting begins, the requesting member must notify the Chair of the meeting (or the Vice-Chair if the requesting member is the Chair) that they are unable to physically attend a meeting due to (i) a temporary or permanent disability or other medical condition that prevents the member's physical attendance, (ii) a family member's medical condition that requires the member to provide care for such family member, thereby preventing the member's physical attendance, (iii) their principal residence location more than 60 miles from the meeting location, or (iv) a personal matter and identifies with specificity the nature of the personal matter.

b. The requesting member shall also notify the Town staff liaison of their request, but their failure to do so shall not affect their ability to remotely participate.

c. If the requesting member is unable to physically attend the meeting due to a personal matter, the requesting member must state with specificity the nature of the personal matter. Remote participation due to a personal matter is limited each calendar year to two meetings or 25 percent of the meetings held per calendar year rounded up to the next whole number, whichever is greater. There is no limit to the number of times that a member may participate remotely for the other authorized purposes listed in 4(a)(i)–(iii) above.

d. The requesting member is not obligated to provide independent verification regarding the reason for their nonattendance, including the temporary or permanent disability or other medical condition

or the family member's disability or medical condition that prevents their physical attendance at the meeting.

e. For purposes of establishing a quorum of the Council, the requesting member shall verify whether the requesting member is requesting remote participation due to his disability or need to act as caregiver for a person with a disability, pursuant to 3(b) above; and

f. The Chair (or the Vice-Chair if the requesting member is the Chair) shall promptly notify the requesting member whether their request is in conformance with this policy, and therefore approved or disapproved.

5. **PROCESS TO CONFIRM APPROVAL OR DISAPPROVAL OF PARTICIPATION FROM A REMOTE LOCATION**

When a quorum of the Council has assembled for the meeting, the Council shall vote to determine whether:

a. The Chair's decision to approve or disapprove the requesting member's request to participate from a remote location was in conformance with this policy; and

b. The voice of the remotely participating member can be heard by all persons at the primary or central meeting location.

6. **RECORDING IN MINUTES:**

a. If the member is allowed to participate remotely due to a temporary or permanent disability or other medical condition, a family member's medical condition that requires the member to provide care to the family member, or because their principal residence is located more than 60 miles from the meeting location the Council shall record in its minutes (1) the Council's approval of the member's remote participation; and (2) a general description of the remote location from which the member participated.

b. If the member is allowed to participate remotely due to a personal matter, such matter shall be cited in the minutes with specificity, as well as how many times the member has attended remotely due to a personal matter, and a general description of the remote location from which the member participated.

c. If a member's request to participate remotely is disapproved, the disapproval, including the grounds upon which the requested participation violates this policy or VFOIA, shall be recorded in the minutes with specificity.

7. **CLOSED SESSION**

If the Council goes into closed session, the member participating remotely shall ensure that no third party is able to hear or otherwise observe the closed meeting.

8. **STRICT AND UNIFORM APPLICATION OF THIS POLICY**

This Policy shall be applied strictly and uniformly, without exception, to the entire membership, and without regard to the identity of the member requesting remote participation or the matters that will be considered or voted on at the meeting.

The Chair (or Vice-Chair) or their appointee shall maintain the member's written request to participate remotely and the written response for a period of one year, or other such time required by records retention laws, regulations, and policies.

BE IT FURTHER RESOLVED that this policy applies to all committees, subcommittees, or other entities however designated created by the Town Council to perform delegated functions of the Town Council or to advise the Town Council, including any multi-jurisdiction bodies performing such functions for the Town if similar policies have been adopted by the governing body or bodies of those jurisdictions.

BE IT FINALLY RESOLVED that this policy shall be applied strictly and without exception, to the entire membership and without regard to the identity of the member requesting remote participation or the matters that will be considered or voted on at the meeting.

Votes:

Ayes: Ms. Heather Sutphin; Mr. William Semple; Mr. Brett Hamby; Mr. Eric Gagnon; Mr. Paul Mooney; Mr. David McGuire

Nays:

Absent From the Vote: Mr. James Hartman, Vice Mayor

For Information:
Town Clerk

ATTEST: _____


Town Recorder

July 9, 2024
Town Council
Regular Meeting

July 9, 2024
Town Council
Regular Meeting
RES-24-07-04

RESOLUTION TO INITIATE AN UPDATE TO THE TOWN OF WARRENTON ZONING ORDINANCE AND APPOINT A STEERING COMMITTEE

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

WHEREAS, the Town of Warrenton Zoning Ordinance ("the Ordinance") was last fully updated in 2006 after the 2002 comprehensive plan update; and

WHEREAS, the Town of Warrenton updated its comprehensive plan in 2021; and

WHEREAS, the Town Council appropriated funding to update the Ordinance in Fiscal Year 2024 budget; and

WHEREAS, the Town staff procured a consultant team to help in the Ordinance update; and

WHEREAS, best practices call for a citizen led steering committee to help guide the update of the Ordinance as an advisory committee under Virginia Code § 15.2-1411, serving without stipend but eligible for reimbursement of expenses and training to the extent authorized in advance by the Town Manager (the "Steering Committee"), and

WHEREAS, the Town Council held a work session on May 14th when the Mayor requested Town Council forward names of citizens who may be interested in serving on the Steering Committee; and

WHEREAS, the Town Council held a work session on June 11th with the consultant team to discuss the process and priorities of the Ordinance update; and

WHEREAS, the Warrenton Town Council finds that per the Code of Virginia Section 15.2-2286.A.7, amending, supplementing, or changing the regulations, district boundaries, or classifications of property through amendment of the Ordinance and its associated zoning maps is required by public necessity, convenience, general welfare, and good zoning practice;

NOW, THEREFORE, BE IT RESOLVED that the Warrenton Town Council this 9th day of July, 2024 hereby initiates the update to the Town of Warrenton Zoning Ordinance;

BE IT FURTHER RESOLVED that the Warrenton Town Council believes the Steering Committee should reflect the contributing voices of the community and understand the final proposal will be a product representing varied and valued stakeholder input to deliver the best planning framework to ensure a healthy, resilient, and stronger future for all of Warrenton;

BE IT FURTHER RESOLVED that the Warrenton Town Council expects the Steering Committee members to support the full Steering Committee recommendations once put forth in the final draft product and help engage and inform citizens about the Ordinance update;

BE IT FURTHER RESOLVED that the Warrenton Town Council hereby appoints the following citizens to serve on the Steering Committee with the expectations they shall follow the Town's adopted Code of Ethics to earn and maintain the public's full confidence of integrity.:

1. Paul Mooney, Town Council At Large
2. Darine Barbour, Planning Commissioner
3. Taylor Boyd, Warrenton Arts Commission Vice-Chair/Business Owner
4. Bill Chipman, Commercial Real Estate/Business Owner/Local Resident
5. Keith Farrish, Local Business and Property Owner
6. Jay Heroux, Affordable/Attainable Housing, Former TC Member/Local Resident
7. Jim Hricko, Local Business Owner/Architect/Local Resident
8. Kevin Kask, PEC Employee
9. Sam Parker, VP Local Bank/Local Resident
10. Ben Rose, Landscape Architect, Local Resident
11. Melanie Burch, President Habitat for Humanity

And

BE IT FINALLY RESOLVED that the Warrenton Town Council directs the Steering Committee to report to the Town Council on its efforts as part of the work of the consultant team and staff, after which the Town Council will take additional action to refer the draft Ordinance Update to the Planning Commission for its consideration and public hearing pursuant to the Code of Virginia.

Votes:

Ayes: Ms. Heather Sutphin; Mr. William Semple; Mr. Brett Hamby; Mr. James Hartman, Vice Mayor; Mr. Eric Gagnon; Mr. Paul Mooney; Mr. David McGuire

Nays:

ATTEST: 
Town Recorder



TOWN COUNCIL
H.E. Carter Nevill, Mayor
Paul W. Mooney
David A. McGuire
Heather D. Sutphin
William T. Semple II
Brett A. Hamby
James N. Hartman III, Vice Mayor
Eric F. Gagnon

Motion- Triparty Agreement modification request.

I move to direct staff to work with Wargo Properties, LLC, Fauquier County, and the Fauquier County Water & Sanitation Authority to modify the triparty agreement to incorporate 5 additional taps at PIN 6984-95-2640-000 in support of Rezoning REZN-23-021163, Wargo Properties, LLC (Owner/Applicant), and to bring the modified triparty agreement to the Town Council for approval.

Motion made by Ms. Heather Sutphin, Seconded by Mr. Brett Hamby.

Votes:

Ayes: Ms. Heather Sutphin; Mr. William Semple; Mr. Brett Hamby; Mr. Eric Gagnon; Mr. Paul Mooney; Mr. David McGuire

Nays:

Absent From the Vote: Mr. James Hartman, Vice Mayor

For Information:

Director of Public Utilities

ATTEST: _____

Town Recorder

July 9, 2024
Town Council

Regular Meeting



The Town of Warrenton
P.O. Box 341
Warrenton, VA 20188
P (540) 347-1101
F (540) 349-2414

July 9th, 2024, Regular Town Council Meeting Minutes

**Attachment 2: Citizen Comment Emails and form
submissions.**

From: "Katie Heritage" <[REDACTED]>
Sent: Mon, 8 Jul 2024 19:23:34 +0000
To: "citizencomment@warrentonva.gov"
<citizencomment@warrentonva.gov>
Subject: FW: Warrenton Village Center
Attachments: Program Income and Rent Limits - April 2024.pdf, WVC
Comments Final.pdf

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

You don't often get email from [REDACTED]. [Learn why this is important](#)

From: Katie Heritage <[REDACTED]>
Sent: Monday, July 8, 2024 3:22 PM
To: Katie Heritage <[REDACTED]>
Subject: Warrenton Village Center

Catherine M. "Katie" Heritage
Director of Affordable Housing
Fauquier Habitat for Humanity
98 Alexandria Pike, Suite 43
Warrenton, Virginia 20186
[REDACTED]

Program Limits

Property Name: _____

Property Name: _____

Select
City or
County:

Fauquier County

City: _____

City or
County

Fauquier County

City: _____

MSA:

**Washington-Arlington-Alexandria, DC-VA-MD
HUD Metro FMR Area**

Regular

MSA:

**Washington-Arlington-Alexandria, DC-VA-MD HUD Metro
FMR Area**

MTSP Median
Income Limit: **154,700**

National Non-Metropolitan
Median Income Limit: **77,400**

MTSP Median
Income Limit: **154,700**

National Non-Metropolitan
Median Income Limit: **77,400**

Approved not Adjusted for Family Size Limits

50%	60%	80%	100%	120%	150%
77,350	92,820	123,760	154,700	185,640	232,050

Multifamily Tax Subsidy Program (MTSP) Income Limits

	20%	30%	40%	50%	60%	70%	80%
HH SIZE	0.4	0.6	0.8		1.2	1.4	1.6
1	21,660	32,490	43,320	54,150	64,980	75,810	86,640
2	24,760	37,140	49,520	61,900	74,280	86,660	99,040
3	27,860	41,790	55,720	69,650	83,580	97,510	111,440
4	30,940	46,410	61,880	77,350	92,820	108,290	123,760
5	33,420	50,130	66,840	83,550	100,260	116,970	133,680
6	35,900	53,850	71,800	89,750	107,700	125,650	143,600
7	38,380	57,570	76,760	95,950	115,140	134,330	153,520
8	40,860	61,290	81,720	102,150	122,580	143,010	163,440

Utility Allowance Applied to Gross Rent

BR Size	Utility Allowance	20%	30%	40%	50%	60%	70%	80%
0-BR		541	812	1,083	1,353	1,624	1,895	2,166
1-BR		580	870	1,160	1,450	1,740	2,030	2,321
2-BR		696	1,044	1,393	1,741	2,089	2,437	2,786
3-BR		804	1,206	1,609	2,011	2,413	2,815	3,218
4-BR		897	1,346	1,795	2,243	2,692	3,141	3,590

This Section is not Applicable for the City/County Area

	20%	30%	40%	50%	60%	70%	80%
HH SIZE	0.4	0.6	0.8		1.2	1.4	1.6
1							
2							
3							
4							
5							
6							
7							
8							

Utility Allowance Applied to Gross Rent

BR Size	Utility Allowance	20%	30%	40%	50%	60%	70%	80%
0-BR								
1-BR								
2-BR								
3-BR								
4-BR								

PUBLIC COMMENTS TO THE WARRENTON TOWN COUNCIL WARRENTON VILLAGE CENTER

As the Planning Commission has now approved and forwarded this project on to the Town Council for consideration, representatives of several local non-profits recently met to identify questions and concerns and formulate our shared public comments. First and foremost, we neither support nor oppose the proposed Warrenton Village Center, but welcome the additional housing opportunities, which address critical social and economic needs. Our primary concern is to ensure that the inclusionary zoning provisions result in actual affordability for Warrenton. Thank you for taking our comments into consideration:

1. According to the HUD and IRS guidelines, the maximum rent for an 80% of the Area Median Income one-bedroom unit is \$2,321 per month, inclusive of utilities. This is simply not a feasible scenario and refutes the basic concept of “affordability” for this area. It also reflects higher-than-market-rate rents, which typically range from \$1,653 to \$1,995.
2. The Conditions of Approval provide that “The community’s Property Management Team shall make annual reports to the Zoning Administrator as to the number, type and location of units hereunder that shall have been rented as Affordable Dwelling Units (ADUs) and shall verify that they have been rented to Qualified Parties.” We have some concerns surrounding how the affordability requirement will be enforced and by whom. Attached is the methodology used by **Virginia Housing** as a tool for calculating rent for income restricted units. However, whom will the Town authorize to confirm incomes of the residents occupying the ADUs? Is the Zoning Administrator the appropriate person? Typically, zoning officials are extremely well versed in zoning and planning matters but less so in affordable housing compliance. As no Housing Authority or Housing Department currently exists, who will provide the necessary expertise to ensure compliance with the stringent affordable housing criteria?
3. The Conditions of Approval indicate that, “The Applicant shall contact the appropriate local Social Service and/or Housing Authority offices for identification and placement of local residents.” Given that there is not a Housing Authority in Warrenton or Fauquier County, the final agreement should identify the social services agencies that will be identifying and referring eligible households for the ADUs. What mechanisms will be used for referrals from these agencies?
4. The Conditions of Approval also state that “ADUs will first be made available to the following persons with preference to the first three bulleted items below:
 - Those residing or working in the Town of Warrenton or Fauquier County
 - Town of Warrenton or Fauquier County teachers
 - Town of Warrenton or Fauquier County first responders
 - Veterans and enlisted members of the United States Armed Forces.”

The intent here is commendable, and the lack of workforce housing in the area *is* critical. However, in areas like Fauquier County, where the most recent census data shows that 87% of the population is white, the property manager runs the risks of a claim of discrimination by a member of a protected class if the preference is used. We would recommend that the developer provide an FHEO-compliant Affirmative Fair Housing Marketing Plan to HUD, and that a copy be available for inspection at the property to ensure adequate marketing to underrepresented and historically discriminated populations.

Fauquier Habitat for Humanity
Community Housing Partners
Fauquier NAACP
Community Touch

From: "noreply@civicplus.com" on behalf of "noreply@civicplus.com"
<noreply@civicplus.com>
Sent: 12 Jun 2024 10:27:22 -0500
To: "" <citizencomment@warrentonva.gov>
Subject: Online Form Submittal: Public Comment

Public Comment

Name	Kaitlyn Worley
Address	5344 Baldwin St
City	Warrenton
State	VA
Zip Code	20187
Email Address	
Phone Number	
Committee, Board, or Commission Type	Planning Commission
Agenda Item	Field not completed.
Comment	<p>Hello,</p> <p>I would like to share my support for the Warrenton Town 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.</p> <p>My family includes two young boys who attend or will attend Highland School. I would ask that all plans for development</p>

ensure the fullest, most robust possible pedestrian safety measures not only for residents, business owners, and visitors who drive to the Warrenton Town 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

Email not displaying correctly? [View it in your browser.](#)

From: "noreply@civicplus.com" on behalf of "noreply@civicplus.com"
<noreply@civicplus.com>
Sent: 12 Jun 2024 10:30:07 -0500
To: "" <citizencomment@warrentonva.gov>
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	5344 Baldwin St
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

Email not displaying correctly? [View it in your browser.](#)