



TOWN COUNCIL REGULAR MEETING

21 Main Street

Tuesday, December 10, 2024 at 9:00 AM

MINUTES

AN OPEN MEETING OF THE TOWN COUNCIL OF THE TOWN OF WARRENTON, VIRGINIA, WAS HELD ON DECEMBER 10TH, 2024, AT 9:00 AM

Work Session

PRESENT

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

PRESENT

ELECTRONICALLY

ABSENT

Mr. James Hartman, Vice Mayor; 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. Eric Gagnon; Mr. David McGuire; Mr. Paul Mooney; Mr. Frank Cassidy, Town Manager; Mr. Stephen Clough, Town Clerk; Mr. Martin Crim, Town Attorney.

I. WORKSESSION - 9:00 AM

The Mayor called the meeting to order at 9:00 AM. He stated that a physical quorum was present, and that Vice Mayor Hartman and Mr. McGuire were unable to attend. He stated that Ms. Sutphin was on her way and stuck at a traffic light.

1. External Audit Results and Financial Report for the Fiscal Year Ended June 30, 2024

Ms. Miller introduced the topic. Ms. Miller stated that the Code of Virginia requires accounts to be audited annually by an external firm of CPAs. Chris Murray was present to present the results of the audit and highlights of the financials for June 30, 2024.

Mr. Chris Murray, Director out of the Lynchburg office for Brown Edwards, thanked Stephanie and her team for a strong audit. He noted that a clean, unmodified opinion, the highest opinion obtainable, was issued for the annual comprehensive report (ACFR).

Mr. Murray recommended reading the management discussion and analysis (MD&A) within the ACFR for a condensed version of the financial statements and highlights. He highlighted the schedule of findings and questioned costs as a "report card," indicating no material weaknesses

or significant deficiencies over financial reporting or federal compliance, and no other federal or state findings.

Mr. Murray reviewed the net position for governmental activities, noting a gain of approximately two million dollars, bringing the total to over fifty-one million. Factors contributing to this increase included the recognition of fiscal recovery federal money and growth in investments due to a better market in FY24. He then discussed the general fund's unassigned fund balance, which currently stands at about six months of expenditures, exceeding the GFOA recommendation of at least two months. He explained that this figure can fluctuate based on capital outlay. The overall change in net position, including governmental and business-type activities, increased by approximately 3.9 million dollars. The business-type increase was partly due to a million-dollar transfer from the general fund and water and sewer rate increases.

Regarding the general fund revenue budget, Mr. Murray stated that while it was just below budget, it was typical due to federal funds being multi-year grants. Excluding federal funds, the revenue was about 1.5 million over budget due to factors like increases in meals tax and investment performances. Expenditures were consistently below budget, primarily due to capital outlay spanning multiple years. Without capital outlay, expenditures were still about seventeen percent below budget.

For water and sewer operations, Mr. Murray noted that last year the Town experienced a loss in operating income, but with water and sewer rate increases, they were back to a positive position this year. Income before transfer, which includes non-operating items like interest income and expense, was also discussed. Stormwater data was consistent with the previous year.

The quick ratio, which measures the ability to pay current obligations, was presented. A one-to-one benchmark is desired, and the Town is at about nine to one for governmental activities and just over two to one for business-type activities, which is still strong. The governmental activity ratio was inflated last year due to fiscal recovery funds.

Mr. Murray also mentioned two letters issued: one for required communication with governance and another with comments on internal controls noting no material weaknesses or new comments.

Mayor Nevill thanked Mr. Murray and Stephanie and her team for their strong performance.

Councilman Semple inquired about the decline in the quick ratio, expressing concern it could fall below the one-to-one benchmark.

Mr. Murray explained that the decline in governmental activities was expected as the COVID money, 10.4 million in cash, was being spent on projects, which reduces the cash component of the calculation. He did not expect a drastic decline in business-type activities as they consistently provide services and collect cash.

Mr. Semple asked if Stephanie could answer questions later if Mr. Murray was out of town.

Mr. Murray confirmed he would not be back next month but could be reached through Stephanie or directly. He also suggested meeting with Stephanie for follow-up questions.

2. Planning Commission Update From the November 19, 2024 Regular Meeting

Ms. Denise Harris, Planning Manager, introduced the topic.

Ms. Harris stated that Planning Commission did not have any public hearings in November. During a work session, they covered their bylaws that are being updated. They had no more meetings for the remainder of the year. There were no questions.

3. Your Town Academy Introduction

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

Mr. Cassidy stated that there were twenty-seven registered citizen academies open at that point, and registration for more was open until December 20th.

Mr. Cassidy described that the point of these academies was to give citizens an intimate understanding of the internal operations of government. It involves eight sessions of interactions with Subject Matter Experts and departmental directors. The sessions would start on January 8th and there would be a graduation on March 11th.

Mr. Cassidy noted that this would be dedicated to a continual effort to present a transparent government as part of an outreach campaign.

Mayor Nevill expressed hope that the academy would encourage more contested council races and strong future councils.

4. Code of Conduct Committee Update

Mayor Nevill introduced the topic and opened the floor to questions.

Mr. Semple stated a staff report indicated that there were no comments made by Council, which he asserted was incorrect as he had submitted a redline in early October.

Mr. Semple took issue with some of the wording in the new Code of Conduct, including the use of "we" instead of "members," and recommended Council defer active consideration at this meeting. Councilwoman Heather Sutphin stated concerns with the lack of consequences for breaking the Code of Conduct. She suggested that an outside agency should revise the code to ensure accountability.

Councilman Paul Mooney, who was heading the revision to the code, agreed with both council members. He stated that legal troubles have prevented the inclusion of consequences in the past, but he would be willing to continue to work on adding some.

Mayor Nevill remarked that the difficulty in finding agreement underscored the challenge of defining a code of conduct, which is fluid and subject to opinion. He stated that accountability primarily rests with the voters. The Mayor noted the topic had consumed significant time without resolution and expressed that simpler is better, with actions defining behavior rather than a piece of paper.

5. Snow Emergency Routes Update

Mr. Cassidy introduced the topic and explained the addition of three streets to the Snow Emergency Routes.

Mr. Cassidy stated that Bear Wallow Drive, East Lee Street, and Waterloo Road would be added to the routes. He explained that these roads provide direct routes from residencies to VDOT classified emergency routes.

Councilman Brett Hamby requested that Keith Street and West Lee Street also be added to these emergency routes, explaining that both the Sheriff's Office and the Fire Department would need these streets to access East Lee Street.

Mr. Hamby also requested Madison Street be added to the route as a quick access point to Falmouth, Douglas, and Curtis Streets.

Mr. Cassidy agreed to look into adding these routes.

6. An Ordinance approving and authorizing the execution of a Voluntary Settlement Agreement between the Town of Warrenton and Fauquier

Town Attorney Martin Crim introduced the topic, announcing no changes to the draft voluntary settlement agreement released by the Commission on Local Government (COLG). He stated that the next step was for Town Council to receive public comments and then adopt the ordinance. The County would pass the ordinance later that week for action. Once both the County and Town have adopted their ordinances, the agreement with attachments would be submitted to the circuit court for approval by a three-judge panel. This process is anticipated to have an effective date of January 1, 2026, at which point the property would come into town limits.

Councilmen Semple had questions about the "code of development" which would offer three options, and whether the settlement agreement determines which alternative is selected.

Mr. Roy Barnett, Van Meter, stated that Alternative A offers 211 homes and Alternative B offers 270 homes. The only distinction between Alternative A and Alternative B is that Alternative B requires an off-site right-of-way; if unable to obtain, it would revert to Alternative A.

Mr. Barnett confirmed that the off-site right-of-way for Alternative B is under contract, so Alternative B is presumed for all practical purposes.

Councilmen Semple also asked about the schedule for the selection of the three-judge panel.

Mr. Crim stated the panel is appointed by the Virginia Supreme Court, and while he doesn't have an exact timetable, he expects it to be resolved in 2025, possibly within a few months, similar to other localities. He confirmed that the Town and future councils are bound by the terms only upon adjudication by the three-judge panel.

7. Closed session

As permitted by Virginia Code § 2.2-3711 (A)(8), consultation with legal counsel regarding specific legal matters requiring the provision of legal advice by such counsel, relating to legal problems that may arise from discussing and drafting conditions for a Special Use Permit.

Mr. Brett Hamby moved to convene a closed session as permitted by Virginia Code § 2.2-3711 (A)(8).

Councilmember Mooney Seconded. There was no discussion on the motion.

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

Nays:
Abstention:

Absent: Mr. David McGuire; Mr. James Hartman, Vice Mayor

Upon reconvening at from the closed session, Vice Mayor Hartman moved to adopt the following Certification of Closed meeting:

CERTIFICATION OF CLOSED MEETING

WHEREAS, the Town Council of the Town of Warrenton has convened a closed meeting on this date pursuant to an affirmative recorded vote in accordance with the provisions of the Virginia Freedom of Information Act; and

WHEREAS, Section 2.2-3172 E of the Code of Virginia requires a certification by the Town Council that such closed meeting was conducted in conformity with Virginia law;

NOW, THEREFORE, BE IT RESOLVED that the Town Council hereby certifies that, to the best of each members knowledge, (i) only public business matters lawfully exempted from open meeting requirements by Virginia law were discussed in the closed meeting to which this certification resolution applies, and (ii) only such public business matters as were identified in the motion convening the closed meeting were heard, discussed or considered by the Town Council.

Councilmember Hamby seconded. There was no discussion on the motion.

The vote for the motion was unanimous, as follows:

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

Nays:
Abstention:

Absent: Mr. David McGuire; Mr. James Hartman, Vice Mayor

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8. **ZMA 2023-01 Warrenton United Methodist Church/Hero's Bridge – The Owner, Trustees of Warrenton United Methodist Church, and the Applicants, Warrenton United Methodist Church and Hero's Bridge, seek a Zoning Map Amendment of approximately 9.8640 acres from R-10 (Residential) and RO (Residential Office) to R-PUD (Residential Planned Unit Development) located on and adjacent to the existing church located at 341 Church Street. The proposal requests approval to develop 22-two-family residential dwelling units for a total of 44 units to provide affordable senior housing to Veterans ages 65 and older. The application includes a Small Office/Community Center. The Applicant is requesting waivers and modifications. The Future Land Use Map designates the parcels as Medium Density Residential. The GPINS are 6984-16-5101 portion (approximately 5.22 acres of the approximately 6.31 acre parcel), 6984-16-7013, 6984-15-1823 and 6984-15-1930.**

Ms. Harris introduced the topic. She explained that the application seeks to rezone four parcels (approx. 9.8 acres) from R-10 Residential and RO Residential Office to R-PUD Residential Planned Unit Development. The applicants, Warrenton United Methodist Church and Heroes Bridge, propose developing 44 single-occupancy units in 22 attached dwellings for veterans aged 65 and older. The property is designated for medium-density residential in an existing neighborhood outside Plan Warrenton 2040 character districts. Last month, a work session was held where the applicant was asked questions regarding density, open space, the comprehensive plan, by-right density, and proffer language. Application materials remain unchanged, and the applicant was present to answer questions.

Councilman Mooney asked for an overview of what would be allowed by right.

Ms. Harris explained that on the 3.9 acres proposed for residential, 16 single-family residences (10,000 sq ft per lot) would be allowed by right, but due to setbacks and other requirements, it came out to approximately 12 single-family residences. Additionally, the R-10 zoning allows by-right group homes for the physically or mentally handicapped, children 16 or younger, abused adults, and persons aged 65 and older, supervised by resident or non-resident staff. She noted that 12 homes serving 8 people each is correct in their zoning ordinance. Public Works estimated by-right development (12 homes * 8 people * 150 gallons/day/person) would use 14,400 gallons per day, while the proposal for 44 people with the church property is estimated at 7,860 gallons per day. When asked about group home density, it was calculated that 12 group homes with 8 residents each would result in 96 people, potentially doubling the density compared to the proposed 44.

Councilman Semple expressed that he is a veteran and lost a twin brother to Agent Orange, stating he is not "anti-vet." He stated that his primary concern was with the process of using a proffer statement to rezone, bypassing the traditional text amendment process. He argued that a

text amendment would allow the planning commission, Council, and public to determine if reducing an RPUD to a smaller acreage is good policy.

Councilman Semple acknowledged the affordable housing crisis and his past work on the NAACP housing committee, which included proposals for increased density in the central business district that did not pass. He distinguished truly affordable housing (30-40% AMI) from 80% AMI. He noted that group homes, like one he lives next to, offer lower rents (\$600/month or less) and could serve more veterans at potentially lower rents.

Jessica Pfeiffer with Walsh, Colucci, Lubeley & Walsh, representing the applicant, stated she had a presentation and could address Councilman Semple's question and discuss group homes.

Ms. Pfeiffer briefly outlined the comprehensive plan's focus on attainable housing, diverse housing options, and walkable communities compatible with existing uses. She highlighted recommendations to set district standards based on form (height and setbacks) rather than density, and that conventional zoning is not compatible with mixed-use, walkable neighborhoods. She stated their proposal aimed to provide affordable housing for elderly veterans while considering the surrounding area's character. She presented the Floor Area Ratio (FAR) for the proposal: 0.19 on the 3.9 acres with housing, significantly less than the permitted maximum of 0.4 in the RPUD, and 0.13 on the entire zoning map area.

Ms. Pfeiffer showed the housing elevation, designed to be consistent with the surrounding area (Moser, Church, Stuyvesant Streets) in terms of one-story height and materials, which is also preferred for elderly veterans. She provided examples of nearby homes on Church Street, Waterloo Street (R-10 zoned), and Moser Street, noting varying lot sizes and setbacks. She also showed homes on Stuyvesant Street, mostly one-story, with varying lot and home sizes. Nearby uses on Sullivan Street include an automotive repair service, an automotive storage lot, and an insurance business. She reiterated that their design attempts to look at the character of the surrounding area while providing larger setbacks than permitted by R-10 zoning (RPUD: front 20 ft, side 15 ft, rear 35 ft vs. R-10: front 20 ft, side 8 ft, rear 20 ft).

Ms. Pfeiffer discussed pedestrian connectivity, noting the proposal includes trails and sidewalks on site with a connection to Moser Road, open to the public, and a missing sidewalk link on Church Street from the church to Sullivan Street. She explained that the non-subdivision of property does not impact integration due to larger setbacks.

Regarding public improvements, she mentioned proffers for affordable housing for veterans 65 and older (Proffer 2, 4), pedestrian improvements (Proffer 2, 10), and lighting (Proffer 8) designed to avoid spillover. She noted that by-right group homes would not include active recreation facilities, a small office/community center (which is for amenities like movie viewing, technology library, arts/crafts, music, pet therapy, fitness room), or a trail with fitness stations, leading to more isolation for veterans. These amenities are provided in Proffer 2b and 7.

She addressed the group home density, reiterating 8 residents per home for 12 homes is 96, plus potential non-resident staff (up to 108 total if 9 per home, which was not in water calculations). She stated that two-story group homes are not ideal for elderly veterans. Group homes would require streets at two locations and a connection to Moser Road, which citizens did not want. She concluded by emphasizing the balance between maintaining neighborhood character and

meeting community needs, especially for the 28 people on the waitlist (ages 67-93), many of whom do not drive and are low income, needing housing with amenities and community.

Councilman Semple clarified that his questions were about proposing a text amendment, not the IPUD. Ms. Pfeiffer stated they didn't go to IPUD due to the comprehensive plan zoning district.

Ms. Pfeiffer added that the comprehensive plan indicates conventional zoning is not the right tool for attainable, walkable housing.

Councilman Semple argued that the comprehensive plan also aims to preserve neighborhoods, particularly R-10 zones. He viewed the current proposal as a review of creating a "pocket PUD" and whether that is good policy for future zoning, separate from the proffer statement, allowing for a broader review consistent with the comprehensive plan.

Mr. Crim stated that creating a precedent is not a concern, as cases are individual, and no two properties are alike. He explained that under Rowland, a proffer statement does not need to relate to underlying zoning, as proffers become part of the zoning ordinance for that parcel. He argued that proffers allow for crafting unique situations without creating universally available text amendments that could be applied elsewhere. He stated that zoning ordinances are "one size fits all" and tend to create "cookie cutter development," whereas proffers allow for unique projects. He noted that localities are not obligated to accept these proffers.

Councilman Semple disagreed, arguing that the approach is disorderly for town zoning and bypasses the opportunity for citizens to have a say in the town's overall vision, which is the council's responsibility. He believed a text amendment as a precursor would be better.

Mr. Crim stated that an advocate's obligation is to propose something different and let decision-makers decide.

Councilman Gagnon recounted discussing the by-right option with neighbors he represents, who stated they would be fine with it as it addresses their concerns about the "radical" nature of the current proposal and its potential negative impact on property values. He noted that the by-right illustration looks like regular houses that would fit in. He assumed neighbors would accept a higher number of residents if built by right, which would be a plus for the organization. He suggested elevators or chair assist devices could address two-story concerns.

Councilman Gagnon emphasized that the primary concern is the project's radical departure from what people are used to, posing a threat to their financial asset (home). He stated that the by-right development could clear away all the opposition. He clarified that the issue is not "pro-veteran, anti-veteran," but about a reasonable dialogue and a form factor acceptable to neighbors. He proposed pursuing a zoning text amendment, involving the new Town Council and integrating it into broader zoning ordinance changes. He wished to avoid an immediate vote that leads to "extreme unhappiness" and noted that neighbors have discussed legal action if the current proposal is passed.

Ms. Sutphin stated that no one should be threatened with legal action before a vote. She argued that the proposal is about "quality over quantity," providing a quality of life for older folks, and that the proposed rents (\$1100) are significantly lower than current market rates (\$2000+). She stated that some neighbors have been given false information and that changes are needed in

Warrenton and Fauquier County. She thanked Ms. Brooks for her hard work and heart in leading this project for veterans.

Mr. Hamby noted the project's many proposed changes and its journey through planning. He observed a contradiction: while density has been reduced, he questioned if the public would truly prefer a by-right option leading to a small subdivision with over 100 people and higher water/sewer usage. He stated there is a need for this type of housing in town and expressed interest in public input at the evening's public hearing. He asked the applicant if they were interested in the by-right option.

Ms. Pfeiffer responded that the proposal before the Council is the "best option for the veterans." She clarified that in addition to the by-right group homes, the church has a special use permit with no restrictions, allowing for potential expansion to help veterans. She stated that the proposal provides a "village for veterans" with amenities, which is unique.

Mr. Hamby asked if a traffic study had been done for the by-right group home option.

Ms. Pfeiffer stated they did not, but would assume residents would not drive stating that 83% of waitlist do not drive, and traffic could double.

Councilman Gagnon reiterated his respect for Heroes Bridge's work and his military family members. He supported a "strong town's approach" of incremental steps. He noted that the current plan is a significant departure from current zoning. While he would prefer the proposed plan over the by-right option as a neighbor, his biggest issue is the drastic change from 25 acres down to 5 or 6, suggesting a text amendment should have been pursued. He asked if the project could be phased (e.g., 22 units first, then 22 more) to make it less drastic.

Jessica Pfeiffer responded that reducing to 22 units "doesn't pencil," meaning the project would not be financially viable, and essential amenities like the community center, fitness stations, and sidewalk connections, would be lost or stripped away, requiring more fundraising not directly for veterans. She also clarified that the project was submitted in December 2023, prior to the zoning ordinance update kickoff. Molly Brooks added that 44 units are needed, citing a market study showing a need for 368 senior units in the area, and that reducing to 22 units would likely increase rents, making it less affordable.

Councilman Gagnon questioned why, if 300 units are needed, they couldn't start with 22. He reiterated his concern about the drastic departure from current zoning.

Ms. Pfeiffer clarified that an RPUD would be needed regardless, and the reduction in acreage from the RPUD would still occur. She stated that the project is within the density of medium-density residential and the FAR.

Councilman Semple asked about the criteria for RPUD applying to this zoning, noting the RPUD requires at least two dwelling types, while the proposal only has one.

Jessica Pfeiffer explained that after meeting with staff, RPUD was determined to be the best district, as a project like this requires a non-conventional, planned district due to its unique aspects. She stated that while it doesn't have two housing types, the zoning allows this to be addressed in the proffers, and such items can be waived.

Mayor Nevill emphasized that the project has undergone significant improvements based on community input. He argued that if the project went by-right, neighbors would be removed from the process and lose input on building appearance and color schemes. He supported the applicant's efforts to create a compatible design, minimizing impact and reflecting mid-century modern ranch style. He stated that it creates a "church campus village" consistent with existing SUPs.

Mayor Nevill cautioned against unintended consequences of the by-right option and stated that 44 residences are a "drop in the bucket" for the housing need. He stressed the importance of considering community benefit and preventing isolation of seniors

9. Agenda Review

Mr. Cassidy reviewed the agenda for the evening meeting. He stated there would be three public hearings: a town code amendment to revise sections 4-1, 4-33, and 4-61 property maintenance updates, an ordinance approving the voluntary settlement agreement, and the Warrenton United Methodist Church Heroes Bridge ZMA.

He continued noting that on the consent agenda, there was a Broadview Avenue contractor update, a request from Councilman Hamby for a six-month update, with little to report and staff confirming they are on contract.

Councilman Hamby asked when the turn lane for Waterloo Street would be close to street level, noting it had been dug up for several weeks.

Mr. Cassidy responded that he would have to check the schedule but noted that utility issues, finding unmarked utilities or utilities in unexpected locations, have been the biggest challenge.

Other consent agenda items included council minutes, the BZA resignation of Mr. Kovalik requiring advertisement, the ARB resignation of Mr. Thorson requiring advertisement, and a grievance policy update from Human Capital. He explained that this was administrative cleanup, approved by state and Mr. Crim. He concluded stating that there was an appropriation of VDOT funds for Main Street was on the consent agenda to ensure they don't lose the opportunity to move the project forward this summer.

Mr. Cassidy stated that due to the morning discussion, new and unfinished business were removed from the agenda.

With no further business, this meeting was adjourned at 12:07 PM on Tuesday, December 10th, 2024.

II. REGULAR MEETING - 6:30 PM

The Mayor called the meeting to order at 6:30 pm. All members were present, a quorum was established, and business could be conducted.

INVOCATION.

Chaplain Wally Smith of the Warrenton Police Department led the invocation.

PLEDGE OF ALLEGIANCE.

Mayor Nevill led the pledge of allegiance.

PROCLAMATIONS AND RECOGNITIONS.

Town Manager Frank Cassidy introduced the recognitions for Excellence in Action. He announced new hires:

- Vicky Atkins, permanent technician at the front desk in Community Development.
- Johnny Powers, Traffic Signal Field Technician, certified by the International Municipal Signals Association.
- Lindy Paul, Communications Manager, completed her professional certification in public engagement for local government from the Davenport Institute of Pepperdine University.

Mr. Cassidy also thanked outgoing council members for their service:

- Ward One Council Member, Heather Sutphen.
 - Ward Three Council Member, Mr. Brett Hamby.
 - Ward Four, Mr. James Hartman.
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CITIZEN'S TIME.

Citizen's time Sign in Town Council Regular Meeting: December 10 th , 2024		
Name	Address	Topic
Clara Tibbs	48 East Shirley Ave.	Sewer / Flooding
Chelsea Greer	48 Shirley Ave.	Sewer/ Flooding
Ginger O'Brien	4692 Bluff Turn, Marshall	Warrenton Parade
John Albertella	360 Culpeper St.	Code Enforcement
Joe Washington	39 Alexandria Pike	Council and Gas

Clara Tibbs, 48 East Shirley Avenue, spoke about ongoing property issues since 2012, including gas fumes that led to her mother's hospitalization when an ambulance couldn't enter due to strong odors. She requested the problem be fixed by the Town Council and the landowner.

Chelsea Greer speaking on behalf of Malcolm Alles, Alles Real Estate, addressed properties at 42, 48, 36, and 32 East Shirley Avenue, regarding long-standing sewage and stormwater backup problems. She stated that the Town installed and later removed backflow prevention valves in 2013 and 2014, deeming them ineffective. She alleged finger-pointing from the Town, including the Mayor blaming the property owner and the Town Manager recommending the installation of valves previously deemed ineffective. Ms. Greer stated that the Town's solution to sewer backups has been to remove caps, letting sewage flow into yards, and then refusing to clean private property. She mentioned that the insurance company, Versa, was reportedly denying claims based on information from the Town that Malcolm All's had altered infrastructure, which she denied. She also claimed the Town notified them to install alarms and pumps in September, which was the first they had heard of it. Ms. Greer concluded that the recurring issue cannot be repaired by backflow valves.

Ginger O'Brien, representing Premier Hospitality and Carlton Schutt, expressed gratitude for another successful season, including First Fridays and the Warrenton Christmas parade. She thanked the special events committee, Lauren Crook, Lieutenant Pierce, John Ward, Hunter Diggs, Johnny Switzer, Kelly Kornick, Chrissy Cooper, Chief Carter, Rob Walton, Frank Cassidy, Mayor Neville, and especially Heroes Bridge as their beneficiary.

John Albertella said goodbye and thanked Ms. Sutphin, Mr. Hamby, and Mr. Hartman for their service, sound votes, and excellent leadership. He then spoke about property maintenance code enforcement, stating that Warrenton Preservation Alliance overwhelmingly supports strengthening the Town's ability to implement active enforcement, especially for saving and restoring significant properties in the historic district. He believed the proposed changes would strengthen the Town's ability to handle difficult situations, requiring meaningful compliance incentives and penalties only in the final stages of due process to protect personal property rights. He concluded that uniformly applied and fairly enforced penalties serve the well-being of the entire community.

Joe Washington, representing First Baptist Church, thanked Councilperson Sutphin, Hamby, and Vice Mayor Hartman, and wished them well. He brought to attention that Columbia Gas found the gas line for the Finlife Center, installed 27 years ago, was not properly installed, and it would require maneuvering and be costly to fix. He noted that it had gone through a building permit process.

APPROVAL OF THE AGENDA.

Mayor Nevill sought a motion to approve the agenda.

Motion put forth by Vice Mayor Hartman was to approve the agenda as presented.

Seconded by Councilmen Mooney.

The vote was as follows:

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

Nays:

Abstention:

Absent:

The motion passed unanimously; the agenda was approved.

PUBLIC HEARINGS.

A Town Code Amendment to Revise Sections 4-1, 4-33, and 4-61 Property Maintenance

Mr. Hunter Diggs provided an overview. He stated that work sessions were held on September 10th, October 8th, and October 8th to discuss amending Town Code Sections 4-1, 4-33, 4-61, and 4-62. A preamble was added to Section 4-1(A) to ensure staff continues to seek voluntary compliance with all enforcement cases, and to allow staff to impose civil penalties for building code violations and abate unsafe structures.

Councilman Gagnon asked Mr. Crim about the impact of the new ordinance on five properties currently awaiting court action. Mr. Crim replied that it has no retroactive effect but provides additional tools for addressing those properties going forward if needed for safety. He noted that existing violations were being addressed under current ordinances, and Mr. Diggs confirmed there were no particular gaps.

Councilman Gagnon sought clarification if it would act as a stay, and Mr. Crim clarified that existing court actions would continue under existing ordinances, while the amendment provides additional tools.

Councilman Semple expressed concern about property owners in financial distress, noting that raising funds for repairs and paying fines can be difficult. He acknowledged the Town's compassionate approach and the positive impact of enforcement on neighborhoods, particularly in Old Town. He asked if there were parallel efforts to provide resources or direct owners to donations or nonprofits.

The Mayor responded that the Town seeks every possible remedy, particularly in financial distress, by reaching out to contractors and other assistance, with compliance as the goal, not punishment.

Mr. Cassidy added that this ordinance is a "last resort" tool for cases where property owners are uncooperative after lengthy processes, noting that only four out of forty-some property maintenance cases are in court due to efforts on the front side.

Mayor Nevill commented that if one has the financial means for a lawyer, they likely have the means for repair.

The public hearing was opened at 6:54 p.m.

Public Hearing:		
Name	Address	Organization or Individual
Winston Watt	158 Winchester St.	
Joe Ficarelli	102 Winchester St.	
John Albertella	Culpeper St.	

Winston Watt, 1588 Winchester Street, echoed previous speakers, stating the amendment should be the "exception, not the rule". He noted that a year ago, there were no court cases or many active cases, but through hard work and collaboration, progress has been made, and this amendment will help convey that there are penalties for not maintaining property as a last resort.

Joe Figarelli, 102 Winter Street, as a member of the Warrenton Preservation Alliance, fully supported the amendment. He commended Hunter and Frank for handling "derelict owners" who are "slumlords". He stated that extra tools help enforce against landowners with means to fight the town, preserving history and improving lives.

John Arbatello had already spoken.

No other speakers signed up or wished to address the issue. The public hearing was closed at 6:58 p.m

Motion put forth by Vice Mayor Hartman was to approve the A Town Code Amendment to Revise Sections 4-1, 4-33, and 4-61 Property Maintenance

Seconded by Councilmen Sutphin

Councilman Mooney thanked the group and staff for their work, stating the process worked well. He appreciated the preamble and viewed this as a necessary last step.

Councilman Semple requested the preamble be read and explained.

Mayor Nevill explained that the preamble states it is a last resort.

The Mayor added that property conditions are a top complaint, and the amendment addresses the failure of select property owners to maintain their homes, putting the town in an unfortunate position. He stated it is for the most egregious offenders, not to punish, but to ensure safety and reflect community standards.

Councilman Gagnon echoed support, emphasizing the need for more "teeth" in enforcement and the importance of the preamble to ensure attempts at reasonable solutions before stringent measures. He cautioned against "mission creep" and advocated for judicious enforcement with a

"small town spirit". The Mayor noted that this is a "narrowly scoped" and "surgically precise" solution compared to broader proposals

The vote on the motion was as follows:

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

Nays:

Abstention:

Absent:

The motion passed unanimously; the Town Code Amendment to Revise Sections 4-1, 4-33, and 4-61 Property Maintenance was approved.

An Ordinance approving and authorizing the execution of a Voluntary Settlement Agreement between the Town of Warrenton and Fauquier

Mr. Crim provided an overview. He stated this matter involves a proposed boundary line adjustment to bring property, including the Arrington development and adjacent parcels, into the town limits. The voluntary settlement agreement (VSA) process was chosen for land use considerations that wouldn't be possible with a simple boundary line adjustment. He noted that the county had a lengthy rezoning process for the property, with development options contingent on it coming into town. If approved by both the Town and County, the next step is for them to petition the circuit court to appoint a three-judge panel which would be appointed by the Virginia Supreme Court to decide if the VSA is in the best interest of the town, county, and Commonwealth. If approved, an order would be entered with an effective date presumably of January 1, 2026, and the property would come into town limits. Mr. Crim's explanation answered a question about the timeframe.

The public hearing was opened at 7:07 p.m.

No speakers were present or wished to address the issue. The public hearing was closed at 7:08 p.m..

Public Hearing: Ordinance approving and authorizing the execution of a Voluntary Settlement Agreement between the Town of Warrenton and Fauquier		
Name	Address	Organization or Individual

Motion put forth by Vice Mayor Hartman was to approve an Ordinance approving and authorizing the execution of a Voluntary Settlement Agreement between the Town of Warrenton and Fauquier.

Seconded by Councilmen Hamby

Councilman Mooney appreciated the long process and work by staff and the applicant.

The Mayor noted that this property has been discussed for potential annexation for at least 25 years, and this is the first proposal that has satisfied many previous concerns, finally reaching a point beneficial to both the county and town.

Councilman Gagnon inquired about introducing a motion to delay the vote until the January 14th Town Council meeting, to allow the new council to review and "own" the agreement, especially given its impact on water/sewer, infrastructure, finances, and traffic.

Councilmen Gagnon moved to postpone the vote to January 14th. Councilman Semple seconded the motion.

The Mayor responded that while valid, it would be a "disservice" to the current council who have worked on this to deny them the opportunity to conclude their work.

Vice Mayor Hartman agreed, stating he had worked tirelessly for 25 years to make this the best deal for the town, noting the subdivision will be built regardless and will use Town infrastructure.

He emphasized that the boundary line adjustment provides 25 acres for commercial and retail, which will benefit the town. He stated the builder agreed to re-engineer the Brumfield school entrance and help with the sewer lift station for several million dollars. He argued that only "naysayers" are against it, and it's a "win situation" for Warrenton and Fauquier County. He found it a disservice to ask the outgoing council not to vote.

Councilman Mooney echoed these sentiments, noting the applicant's time and effort, and the millions of dollars in benefits offered to citizens through the commercial aspect and pump station repairs.

The Mayor added that failing to move forward would saddle town residents with a \$5.4 million responsibility. He stressed the importance of commercial growth to offset residential growth, which is revenue negative, and to generate sales tax for schools and balance the burden on taxpayers. He stated the county is in favor of this and that a seasoned council should make this decision, not burden a novice council.

Councilman Semple asked if the commercial aspect would still be subject to Town overview, which would be the responsibility of the new council, and that commercial traffic might have a greater impact than residential.

The Mayor confirmed that the future council would not be deprived of authority or input on future development.

The vote on the motion to postpone the vote to January 14th, 2025 was as follows:

Ayes: Mr. William Semple; Mr. Eric Gagnon.

Nays: Ms. Heather Sutphin; Mr. Brett Hamby; Mr. James Hartman, Vice Mayor; Mr. David McGuire; Mr. Paul Mooney.

Abstention:

Absent:

The motion to postpone the vote to January 14th, 2025, failed by a vote of 2 to 5. This returned the discussion to the primary motion to approve the VSA.

Councilman Gagnon expressed that based on his conversations with residents, they do not want the expansion. He felt people are mistrustful of town expansion due to concerns about more people, traffic, and strain on water/sewer infrastructure, especially given recent aggressive development. He stated that while the developer, Van Meter, has beautiful designs, people would prefer it as a county development. He questioned the "backward logic" of using a new pump station as a reason to add 270 new homes, and the additional load on the sewer system. He also expressed concern about the unknown impact of the 25-acre commercial area on existing Main Street and Broadview businesses, given changing retail trends and existing stressed shopping centers. He highlighted the "hard stop" at the 3 million gallons per day sewer capacity limit, potentially leading to a \$100 million new sewer plant and further growth that could change Warrenton's character.

Councilman Hamby countered by emphasizing that town residents are also county residents, and the Town is the "economic engine" for Fauquier County. He stated that the Taylor pump station needs replacement, and if the VSA is not approved, town residents would be stuck with the \$5.4 million bill, not the county. He argued that the VSA, with its commercial component, is a win for the town, county, and Commonwealth, noting it has been discussed for 25 years and all entities are now in agreement. He stressed that commercial growth is necessary for tax revenue to fund schools and offset residential costs.

The Mayor added that commercial revenue is crucial for balancing the rising costs of schools and infrastructure, and Warrenton is the largest driver of sales tax revenue in the county. He also reminded that without the VSA, the town loses the affordable housing component.

Vice Mayor Hartman reiterated that without the VSA, the commercial retail space would be lost to rooftops, and the \$100 million for a new plant is "nonsense" and "scare tactics". He noted the proffers for Taylor Middle School and other benefits

The vote on the motion to approve an Ordinance approving and authorizing the execution of a Voluntary Settlement Agreement between the Town of Warrenton and Fauquier was as follows:

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

Nays: Mr. Eric Gagnon.

Abstention:
Absent:

The motion passed 6-1

An Ordinance approving and authorizing the execution of a Voluntary Settlement Agreement between the Town of Warrenton and Fauquier was approved.

ZMA 2023-01 Warrenton United Methodist Church/Hero's Bridge – The Owner, Trustees of Warrenton United Methodist Church, and the Applicants, Warrenton United Methodist Church and Hero's Bridge, seek a Zoning Map Amendment of approximately 9.8640 acres from R-10 (Residential) and RO (Residential Office) to R-PUD (Residential Planned Unit Development) located on and adjacent to the existing church located at 341 Church Street. The proposal requests approval to develop 22-two-family residential dwelling units for a total of 44 units to provide affordable senior housing to Veterans ages 65 and older. The application includes a Small Office/Community Center. The Applicant is requesting waivers and modifications. The Future Land Use Map designates the parcels as Medium Density Residential. The GPINS are 6984-16-5101 portion (approximately 5.22 acres of the approximately 6.31 acre parcel), 6984-16-7013, 6984-15-1823 and 6984-15-1930.

Ms. Harris provided a brief overview, noting the two work sessions and Planning Commission's work on the application.

Mr. John Foote, with Walsh, Colucci, Lubeley & Walsh, representing Heroes Bridge, presented. He acknowledged the previous Planning Commission sessions and council work sessions. He described the property location at Warrenton United Methodist Church. He indicated the property is zoned R-10 and planned for medium-density residential, with commercial planning along the Broadview section.

Mr. Foote described the planned layout of 22 units with two homes each, totaling 44 units, for aging veterans 65 and older. He showed an illustrative elevation of the dwelling units as "standard home-like" duplexes with kitchens, bedrooms, and bathrooms for single occupants. He discussed pedestrian access, showing paths from the far corner through the property and to Broadview using existing and constructed sidewalks. He reiterated commitments for affordable housing for veterans 65 and older, pedestrian improvements, and on-site lighting to prevent spillover. Amenities include a movie viewing area, senior technology library, arts and crafts area, music area, pet therapy, and a fitness room. Outdoor amenities include walking trails, fitness trail signage, a gazebo, and an existing flagstone garden. Mr. Foote showed examples of fitness stations.

He confirmed a commitment to veterans housing and discussed transportation, noting 83% of residents on the waitlist do not own cars, and a 12-person shuttle bus would be provided for shopping and appointments. He addressed the succession planning proffer, stating it ensures the property is maintained in good, safe, and livable condition if Heroes Bridge ceases to operate, a unique commitment compared to other zoned properties.

Mr. Foote addressed the question of 22 units versus 44, stating that 22 units are neither financially nor practically feasible, as it would mean only half of the trail system and pedestrian

improvements, with no certainty of approval for the second phase. He presented the by-right option of 12 single-family homes (group homes) allowed in the R-10 district, which could house up to 8 persons plus staff (96-105 people). He noted this is not ideal but would permit Heroes Bridge to serve more residents. This by-right option would result in five new cut-ins on streets, no designated parking beyond houses (potentially leading to street parking), and increased demand on public services like trash pickup and water/sewer. Mr. Foote respectfully requested approval for the application as presented.

Mr. Hamby asked Mr. Foote to clarify "additional parking" with regard to the by-right option. Mr. Foote explained it could mean on-road parking due to more people and staff coming and going without a shuttle bus, and that the individual units in the by-right scenario haven't been designed with adequate parking, leading to the assumption of potential street parking.

The public hearing was opened at 8:06pm

Public Hearing: ZMA 2023-01 Warrenton United Methodist Church/Hero's Bridge		
Name	Address	Organization or Individual
Michael Gimble	4502 Cantors Run Rd.	
William Benner	9476 Withers Hill	
Suzanne Corbett	295 Robeling St.	
Don Bromley	320 Church St.	
Judson Walls	6744 Carter Ct.	
Randy West	10500 Hume Road,	
Rachel Moore	216 Fairfield Dr.	
Nancy Gatty	306 Church St.	
Nancy Evert	249 Sapphire Ct.	
Chip Carson	5347 Wade Ct.	
Holly Hartman	5610 Wilshire Ct.	
Graham Sheffield	197 Waterloo St.	
Larry Davies	7815 General Wright	
Brian Schires	5945 Bowes Creek Pl	
Terri Church	306 Stuyvesant St.	

Asia Connor	5176 Casanova Rd.	
Ken Bresson	6256 Mint Springs Dr.	
Wayne Harne	10436	
John Leninsky	111 Turnstone Ln Lake Frederick	
Phil Lasky	3605 Sutherland Ct. 20187	
Greg Schumacher	4117 Kings Chase Ln. The Plains	
Ana Couls	8255 Lees Ridge Rd.	
Jennifer Costes	9178 Hanna Austin Ln.	
Cindy Ellis	560 Solgrove Rd.	
Helen Worst	326 Falmouth St.	
Jack Nash	41035 Rolling Pasture Ln.	
Laura Martin- Spetter	5501 Merchants View Sq.	
Geoff Spetter	5501 Merchants View Sq.	
Kay Finnerty	5529 Dumfries Rd.	
Cindy Hendricks	6335 Mayfield Ln.	
Hearlie Hendricks	6355 Mayfield Ln.	
Mark Rozak	709 Starting Place Ct.	
Linda Rozak	709 Starting Place Ct.	
Mark Willemsen	9651 Woodbrook Ln.	
Joe Ficarelli	102 Winchester St.	
Bruce Campbell	156 Menlough Dr.	
Jan Selbo	178 Main St.	
Louis McDonald	7205 Princess Anne Ct.	
Molly Newman	131 Moser Rd.	

Josaphine Gilbert	Scott District	
Charles Robinson	7812 Trafalgar Pl.	
Melanie Burch	98 Alexandria Pike	
Mark Harvey	Catlett	
Eric Mayback	150 John E. Mann St.	
Sarah Newton	7701 Morvern Ln.	
Alice Gorton West.	Scott District	
Tricia Goodwin	4264 Moonlight Ct.	
Jan Callahan	4303 Holly Springs Rd.	

Michael Gimbel, a 75-year-old Vietnam veteran and recipient of Heroes Bridge's services, expressed strong support, stating Heroes Bridge transported him 17 times for VA appointments and helped him overcome insurmountable problems. He stated that not approving the housing project would be "terrible" and that veterans need protection now.

Bill Benner, 9476 Withers Hill Way, Warrenton, a military retiree and Heroes Bridge volunteer, spoke in support. He highlighted common issues among vets: social isolation, inability to drive to appointments and grocery stores, and concern about remaining in their current living environment. He addressed concerns about PTSD, stating it's slightly more common in military (7%) than general population (6%), but many vets with PTSD are undetectable unless they disclose it, calling it a "red herring". He advocated for an inclusive community where younger generations interact with elderly veterans.

Suzanne Corbett, Ward 5, Warrenton, supported the Heroes Bridge rezoning request. She found it "appalling" that people wouldn't support a project for veterans who sacrificed for the country. She stated the Town could be a model for affordable and supportive housing for veterans nationwide. She highlighted the importance of good regional planning, directing growth into service districts like Warrenton. Stated she would be honored to have these veterans as neighbors.

Don Bromley, 320 Church Street, Warrenton, argued the decision should be based on facts, not emotions. He stated it is low-income housing, not strictly veterans housing (which he claimed is against state law). He argued the project is high-density, will bring high traffic, and does not meet RPUD minimums (9.864 acres vs. 25-acre minimum, only one dwelling type vs. two required, no recreational facility requirement). He warned of a precedent for zoning changes across the state and a potential lawsuit against the town. He stated the by-right option could be built and is supported by neighbors without changing zoning. He urged denial of the proposal and encouraged Heroes Bridge to pursue a by-right plan.

Judson Walls, 6744 Carter Court, Scott District (Fauquier County), founder and CEO of Constant Water LLC (disabled veteran-owned small business), wholeheartedly supported Heroes Bridge Village. He emphasized the void filled by organizations like Heroes Bridge due to federal and local agencies failing to provide benefits to disabled veterans. He stated that the 22 buildings and 44 units would not strain utilities or services, given the 700+ homes/apartments approved in 2024. He urged the council to approve and leave a legacy of supporting disabled veterans.

Randy West, 10500 Hume Road, Fauquier County, a former marine and volunteer with veteran organizations, emphasized the problem of safe and affordable housing for wounded, disabled, and elderly veterans on low incomes. He saluted Heroes Bridge and the Methodist Church for addressing this problem for 44 families.

Rachel Moore, 216 Fairfield, Warrenton, a proud supporter of Heroes Bridge Village with 15+ years in senior housing, highlighted the dire lack of affordable senior housing. She spoke of seniors having to choose between medication and housing, and families depleting savings. She stated Heroes Bridge Village is more than housing; it's a lifeline and community.

Nancy Gatty, 306 Church Street, spoke in opposition, stating three minutes was not enough time and she had emailed a letter. She clarified that neighbors are not against veterans. She argued the development on less than four acres is high density and not a good fit for the established neighborhood, as it's not zoned for this type of development. She mentioned alternative solutions meeting zoning regulations. She stated the veterans-only stipulation was removed, and based on interviews, lawsuits are "inevitable". She noted recent changes and "red flags". She asked the Council to deny the request and send it back to the drawing board for a community-fitting development built to regulations.

Nancy Everett, 249 Sapphire Court, urged the Council to "say yes" to the proposal, stating everything asked of Heroes Bridge has been addressed.

Chip Carson, 5347 Wade Court, Warrenton, a consulting engineer and member of Warrenton United Methodist Church, explained the church's internal review and decision to use their property for community service. They narrowed suggestions to elderly housing or childcare, and partnered with Heroes Bridge after Molly Brooks explained their plan for independent living for veterans 65 and older. He stated the project fits the church's vision to serve the community and addresses the need for housing and resources.

Holly Hartman, 5610 Wilshire Court, a Girl Scout leader, band mom, PTO president, and wife of a retired combat vet, spoke of homeless or near-homeless veterans who lack food or safe housing. She emphasized showing support for veterans who have sacrificed, especially older veterans with health issues and lacking family support. She urged the Council not to delay, as "these people cannot wait".

Graham Sheffield, 197 Waterloo Street, a Marine Corps veteran, supported the proposal. He stated that the community needs affordable housing and is failing its vulnerable members. He noted that initial opposition "by disparaging veterans" is now denied, but the public record speaks for itself. He emphasized that Heroes Bridge Village offers comprehensive solutions (transportation, nutrition, community) beyond just housing, significantly improving quality of life.

He stated that healthy towns are dynamic and evolve to meet community needs, and this project represents "controlled growth". He called the project a "unicorn," providing the only existing safe, suitable housing for elderly veterans facing homelessness.

Larry Davies, Pastor of Warrenton United Methodist Church, stated the church's long involvement in mission, serving meals to people in hotels (many veterans). He believed Heroes Bridge offers an opportunity to make a real difference and create a community where veterans help the community. He stated they listened to the community in designing the footprint, and dismissed traffic concerns as their preschool generates more car traffic. He warned that if denied, they would consider a "less popular" use for the land.

Brian Shires, 5945 Bowes Creek Place, Gainesville (Prince William County), Chairman of the Creekside Regency at Creekside Armed Forces Veterans Club, spoke in support. His club of 51 veterans (8 Vietnam vets) supports aging veterans. After a presentation by Molly Brooks, all 51 members voted to support Heroes Bridge's concept and proposal, pledging to buy TVs, beds, and furniture for the facility.

Terri Church, 306 Stuyvesant Street, Ward 5, Warrenton, whose backyard is adjacent to the project, supported it. Citing an Urban Institute study on affordable housing in Alexandria, she stated it's associated with "a small but statistically significant increase in property values" and that crime rates fell with such developments. She stated these veterans would be "good neighbors" and urged approval.

Asia Connor, 5176 Casanova Road, Fauquier County, a nurse who has worked with veterans, supported the need for a veterans village. She described aging heroes enduring silent struggles: inadequate housing, lack of basic needs, isolation, and inability to access medical appointments or afford groceries. She stated military service leaves invisible scars, leading to chronic illnesses and struggles exacerbated by loss or retirement. She emphasized the urgent necessity of Heroes Bridge Village as a safe, stable environment for care, companionship, and support.

Ken Bresson, just outside Warrenton, member of Warrenton United Methodist Church, supported Heroes Bridge Village. He has family members who are veterans and town residents. He noted the by-right development option (group homes, two stories, added streets) would have a greater impact on property values than the proposed patio-style homes. He argued for providing safe, dignified homes and services for veterans who lack resources.

Wayne Harne, Lee District, Fauquier County, supported Heroes Bridge. He served in the Army Reserves and Department of Defense, and his family has a strong military background. He stressed the need to continue assisting military veterans and that Warrenton, Fauquier County, and Virginia should be committed to appreciating veterans.

John Leninsky Aldie, a veteran and Heroes Bridge board member, supported the project. Having served on the Rappahannock County School Board and Board of Supervisors, he called the vote a "legacy vote" that shapes the community and requires "personal courage". He urged the council not to "shrink from a legacy vote" or be intimidated by lawsuits, stating the project makes Warrenton stronger.

Phil Kaskey, Bent Hill, a Heroes Bridge volunteer, spoke about Peter, an aging veteran on Agent Orange who lived in Moffett Manor with a \$1100 rent on a \$1200 Social Security income. He emphasized that Peter, like many other older vets, needed a "lifting hand" and would have benefited from the comfort and community of Heroes Bridge Village. He urged the board to vote to make this reality.

Greg Schumacher, The Plains, supported the project, calling it a "unique opportunity" due to the need for veterans, the church's vision for good stewardship, and the partnership with Heroes Bridge. He called the by-right counter proposal a "terrible plan". He stated the proposed plan is a "tremendous opportunity" for veterans, organizations, and the community. He reiterated the legacy aspect and stated it's "not a difficult decision at all" to make an exception to zoning for a worthy cause.

Ana Couls, Warrenton (member of Warrenton United Methodist Church), supported the project. She cited her father (WWII veteran), husband (Air Force flight surgeon), and son (disabled retired nuclear submarine commander) as veterans, and a grandson entering the Air Force Academy. She emphasized the church's commitment to supporting these people daily. She called it a "huge opportunity to do something to make Warrenton a place on the map".

Jennifer Costes, Fauquier County (Cedar Run District), supported the development, noting it's a "small, affordable housing development that people say they want, but just not there". She emphasized placing such developments in town for access to critical services. She urged the council to "put our money where our mouth is" and provide for vulnerable veterans, stating they deserve dignity and affordable housing.

Cindy Ellis, 560 Soul Grove Road, Warrenton (Ward 5), a long-time member of Warrenton United Methodist Church, supported Heroes Bridge. She stated the need for affordable senior housing is undeniable. She highlighted Heroes Bridge and the church's willingness to work with the town and community, making updates to meet concerns. She spoke of increased demand for food and housing, with Thanksgiving meal deliveries increasing 30% from last year, and children's stocking stuffer requests doubling. She stated people are sleeping in cars and have strong community ties even without permanent addresses. She called the Church Street location perfect for low-income housing and companionship, with bus trips for residents who don't drive and proximity to the church as a community hub.

Helen Worst, 326 Falmouth Street, thanked Councilman Hamby for his service. She shared her family's history in Warrenton and the United Methodist Church. She recounted a WWII story where her grandparents opened their home to four soldiers, demonstrating the community's history of serving soldiers. She urged approval, stating it's a "small thing to ask" for those who gave so much, and that the town should continue to be a loving and generous community.

Jack Nash, Aldie, a 23-year Navy veteran and retired physician, urged approval. He highlighted the "appalling statistic" that 15 homeless veterans die daily, and that this project could impact that. He discussed the VA's shortcomings in outreach to homeless veterans and how housing can impact health outcomes, citing a San Diego VA experiment where providing food, shelter, and medicine in a tent city dramatically improved health.

Laura Martin-Spetter, Haymarket (Virginia) and Maryland, a combat veteran and Air Force veteran, addressed a comment about non-residents speaking, stating she served under the US flag, not a state flag. She described the challenges faced by aging veterans, even those with family support, leading to nursing home placement when caregivers are overwhelmed. She questioned why Veterans Affairs (VA) isn't doing its job, necessitating charities like Heroes Bridge. She urged the Council to approve and be a "shining example" for other communities. She highlighted the difficulty in getting transportation for veterans like Clifford, who makes \$1300/month but recently spent \$1600 on car repairs. She urged the council not to say it's "not about veterans" and asked veterans in the room to raise their hands.

Kate Finnerty, 5529 Dumfries Road, Parkview (resident since 1971), supported the Heroes Bridge Village. She questioned the Planning Commission's decision to approve a for-profit 390-unit project but disapprove a non-profit for veterans. She emphasized the debt owed to veterans and the "sin" of elderly homeless veterans.

Cindy Hendricks, Warrenton, whose disabled senior Vietnam veteran husband was helped by Heroes Bridge, spoke emotionally in support, emphasizing the organization's dedication and the need for their services in the community.

Charlie Andrews, a Vietnam veteran, spoke briefly about his service and support for all military soldiers, giving them "the praise that I went through".

Mark Rozack, 709 Starting Point Court, Warrenton, a Navy retired disabled veteran, fully supported Heroes Bridge. He highlighted the unaffordability of housing for veterans like Clifford (making \$1300/month, cheapest rent \$1600/month). He stated that the argument against a non-profit zoning doesn't make sense. He emphasized the opportunity for 44 individuals to have a social, comfortable, healthy life, noting that younger veterans he served with died due to homelessness and lack of access.

Linda Rozak, Haymarket, speaking for her therapy dog Honey Bunny (who is paralyzed), highlighted the tragic statistic of a 9% increase in veteran suicide rates since 2022, urging Warrenton to help keep that number down.

Mark Williamson, 9651 Woodbrook Lane, Midland (Fauquier County), a realtor and retired Master Sergeant (20 years service), stated that he would not qualify to live in Warrenton based on the "three times rule" (rent must be 1/3 of income) and his \$1600/month retirement pay, when the lowest rental is \$1600/month. He emphasized the need for more affordable housing and rentals for the community, workforce, seniors, and veterans. He urged approval, stating the Town helps people, and Heroes Bridge is needed.

Joe Ficarelli, 102 Winchester Street, noted that 30 people plus one dog spoke for Heroes Bridge, and only two against, suggesting little community opposition. He stated that a petition with 1400 signatures for Heroes Bridge was ignored while one with 80 signatures against it was sent out. He argued the proposed density is smaller than by-right. He stated that group homes are not how senior veterans should live, and elevators for multi-level living are too expensive. He called Heroes Bridge the "perfect answer" and challenged opposing veterans to volunteer.

Bruce Campbell, 156 Menlough Dr., Warrenton, a Vietnam combat vet and retired Navy, actively involved with veterans organizations, stated Heroes Bridge Veterans Village aligns with VA strategy to improve attainable housing. He cited data on veteran population growth in Virginia (8.6% in rural counties), increasing enrollment in VA homeless and housing programs (53% increase for 66+ since 2019), and new care centers. He stated the project provides "missing middle housing" per Plan Warrenton 2040 and offers benefits like improved health outcomes, reduced homelessness, and economic benefits.

Jan Selbo, 178 Main Street, Warrenton (32 years resident), supported the adoption due to the desperate need for affordable and rental housing, and the current imbalance of 90% single-family housing. She noted neighborhood concerns about "change" but that her own property value never decreased despite nearby rentals and ADUs. She recounted Molly Brooks stating two vets died on the waiting list, one being her inaccessible neighbor who died after a fall.

Louis McDonald, 7205 Princess Anne Court, Warrenton, Chairman of the Warrenton United Methodist Church leadership team, stated the initiative aligns with their church mission to use land for meaningful purposes, supporting senior veterans with affordable housing and compassionate service. He acknowledged that if denied, the by-right development (12 large group homes, 8 residents each, 96 people) would be a "less desirable alternative". He found it "perplexing" that density doesn't include people in the equation. He emphasized cultivating authentic relationships, community events, companionship, and spiritual care. He stated the project aligns with Methodist principles of social justice and caring for the vulnerable.

Chris Gaddy, 306 Church Street, read a statement from **Molly Newman**, 131 Moser Road (adjacent to the church). Ms. Newman urged denial due to zoning issues, citing the Planning Commission's rejection and their focus on long-term impacts. She expressed concern about the lack of a viable financial plan, relying on uncertain donations, and the potential for insolvency leaving an "eyesore". She questioned who would pay if residents couldn't pay rent, and if they would be evicted. She noted Heroes Bridge's own accounting shows traffic would increase fivefold, and Church Street sidewalk and lack of Moser Road sidewalk are insufficient given Moser Road's narrowness. She stated the project is "the right project just in the wrong place," with zoning and environmental issues, and improper financial backing. She reiterated that neighbors are not "anti-veteran".

Josephine Gilbert, New Baltimore (Scott District), stated that over 32,000 people over 65 in the region will double by 2050, and finding affordable rentals is a challenge. She emphasized that older adults want to remain independent with proper support (transportation, nutrition, social engagement). She stated livable communities include mixed-use zoning, varied transportation, and diverse housing types. She called Heroes Bridge housing an "innovative approach" supporting community needs for older adults.

Charles Robinson, 7812 Trafalgar Place, Warrenton, Chairman of the board for Fauquier Rappahannock Habitat for Humanity, supported Heroes Bridge. He challenged the notion of "low income housing" and "right project in the wrong place" as "code words" for "we don't want you in our neighborhood," which he found offensive. He urged council members to vote "yes" for Heroes Bridge, reflecting "thank you for your service".

Melanie Birch, CEO of Habitat for Humanity, 98 Alexandria Pike, Warrenton, commended speakers and stated by-right could add three times the density. She corrected the claim that veterans housing is illegal, stating it's legal in Virginia. She stated "white papers" show it does not reduce home values, and urged Councilman Gagnon to read them. She supported Molly Brooks in building 44 homes, noting it's a "drop in the bucket" for the massive housing issue in 20186. She defined "low income" as a family of four making \$94,800. She stated it's a crisis for everyone working on Main Street, and if changes aren't made, the town will "age everybody out" and lack services. She urged against using "radical" or "threat" to describe housing for other people.

Mark Harvey, Catlett, operates First Light Home Care in Warrenton, providing care for 108 families (68 in Fauquier County). He spoke of families facing loss of homes and diminished life expectancy, and being on suicide watch in hospitals, which affects even non-veterans. He supported Heroes Bridge for making a difference, being "competent, purposeful, and ethical".

Eric Maybach, Ward 5, expressed "supreme support". His sisters (Dr. Nita Maybach and Julie Royal) committed to providing medical services. He stated constituents have "overwhelmingly said they want to make this exception". He shared his experience caring for an elderly parent and urged the council to consider whether they would want themselves or their parents in a group setting versus an option with dignity and independence. He stated he has five votes in support of the project.

Sarah Newton, 7701 Morvern Ln. Warrenton (outside town limits, wishes to be annexed), CEO (Church Executive of Operations) at Warrenton United Methodist Church, a proud daughter of veterans. As a single parent, she was denied affordable housing in Warrenton due to not meeting income requirements and not having a co-signer. She works at the church and will be there to support the senior veterans. She implored the council to search their hearts for this "calling" and "legacy".

Alice West, Scott District (former town resident), former treasurer of Warrenton United Methodist Church (24 years), reminded the council the church is 206 years old and will continue to support the project for future generations. She urged them to be "brave" and grant this "unicorn" exception.

Trisha Goodwin, Bent Hill (former town resident), emphasized the "huge crisis" for low-income housing in the county and strongly supported the project. She stated the community owes it to seniors and veterans. She recounted her disabled senior mother being denied services and having to move in with them, then to Florida. She urged the council to approve the waiver for density to allow independent living.

Jan Callahan, stated they were an army brat who raised two marines, a former Warrenton resident, noted everyone's good points and that council members came prepared to vote a certain way. She urged them to do what their constituents want and make this happen as a legacy.

The public hearing was called to a close at 10:15 p.m.

Councilman Hamby moved that the Town approves the ZMA 2023-01 Warrenton United Methodist Church Heroes Bridge. Councilman McGuire seconded the motion.

Councilman Semple, explained his opposition. He expressed sympathy for veterans, especially from the Vietnam era who were not appreciated then. His concern stemmed from the Virginia Supreme Court ruling in *Rowland versus Warrenton*, which involved proffers. He argued proffers should be for community protection, not dictating rezoning terms and rendering underlying zoning irrelevant, which he believed leads to "episodic" zoning. He stated that while he likes the project, his concern is its impact on future zoning throughout the town, potentially affecting every neighborhood.

Councilman Gagnon thanked speakers for their sincere statements. He stated that as the Ward 5 representative, he represented all constituents, including those opposing the project, acknowledging their unpopular stance. He stated that while most would want a veterans' facility, they might react differently if it's right across the street. He defined radical departure as something highly unconventional and different from what homeowners expect, supported by Strong Towns philosophy of incremental change. He cited concerns about high density, property values and the chaotic state of zoning due to the *Rowland v. Warrenton* decision. He specifically criticized the mismatch of using an RPUD (minimum 25 acres) for a 3.9-acre usable land area, calling it a radical departure. He warned of precedent for other projects lacking noble cause. He acknowledged the "breakthrough" of the by-right option and questioned if it's fair to roll over neighbors who are fine with it.

Councilman McGuire emphasized being "our brother's keeper" and Isaiah's command to "be strong and not afraid". He spoke of his family's military service, including an uncle who was a WWII POW and tortured. He argued that property values wouldn't exist without such people and found it "preposterous" to give millions to others while not honoring those who served. He urged unanimous support, stating veterans "care about everybody else".

Councilman Mooney, speaking about his personal connection to Warrenton, appreciated the diverse views. He stated he was a Marine with family in service, affirmed veterans' care as a high priority. He acknowledged legitimate arguments from opponents and the radical change or significant departure from the zoning ordinance. He supported a major overhaul of the zoning ordinance but questioned approving a project that is "75% different" and uses less than 5 acres when it should be 25. He suggested incremental growth but noted financial infeasibility. He expressed desire for all 300 vets in the county to have homes. He supported looking comprehensively at the zoning ordinance for housing needs and crafting changes. He felt the system is somewhat broken if the Planning Commission denies and the applicant returns with a plan that doesn't fit the scale. He questioned if there's a better location and emphasized the implications for future generations. He recognized the need to amend rules.

The Mayor highlighted the lack of affordable and attainable housing stock and urged action, as people are living in under house situations and unhealthy situations, which is appalling for veterans. He stated the need to address the crisis caused by zoning favoring single-family homes, which alienates young people and limits housing diversity. He stressed the importance of the "village" concept for community, extending and improving lives, and providing walkable access to businesses and amenities. He argued that defining density by people makes this a small scale project consistent with the neighborhood. He urged unanimous adoption based on community need, especially for at-risk veterans.

Mr. Hamby stated that the by-right option is way more intense than the current proposal, which he supports. He noted that while the technicalities of zoning are debated, the project has gone through the entire process. He argued that Warrenton chases away affordable housing opportunities and needs to start taking advantage of them. He stated that the current situation leads to young people leaving town and declining school populations.

Ms. Sutphin thanked everyone for their service and for speaking. She listed positive words used: dedication, modification, opportunity, shining example, unicorn, visionary, worthy, loving, generous, advancements, bravery. She acknowledged that people fought for the right to be disrespectful and have opinions, even if not true or agreed upon. She stated this is a "very good opportunity" for Warrenton.

Councilman Semple clarified his stance as an advocate for affordable housing, citing his past proposals and support for the Strong Towns theory, confirming he believes affordable housing is a critical need.

The motion passed by a vote of 5 to 2. (Councilman McGuire - Aye, Councilman Gagnon - No, Vice Mayor Hartman - Aye, Councilman Hamby - Aye, Councilman Semple - Nay, Councilwoman Sutphin - Yes, Councilman Mooney - Yes). The ZMA 2023-01 was approved

Motion put forth by Councilmen Hamby was to Approve ZMA 2023-01.

Seconded by Councilmen McGuire

The vote was as follows:

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

Nays: Mr. William Semple; Mr. Eric Gagnon.

Abstention:

Absent:

The motion passed 5-2

ZMA 2023-01 was approved.

The meeting paused for a five-minute recess and reconvened at 11:02 p.m.

CONSENT AGENDA.

Broadview Avenue Contractor Update

Approval of Town Council Meeting Minutes

July 9th, 2024, Regular Town Council meeting.

Board of Zoning Appeals Resignation- Advertisement Request

Architectural Review Board Resignation- Advertisement Request

Grievance Policy Update

Appropriation of VDOT Funds for Main St. Improvements

Motion put forth by Councilmen Hamby was to approve the Consent Agenda as presented.

Seconded by Vice Mayor Hartman

The vote was as follows:

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

Nays:

Abstention:

Absent:

The motion passed unanimously; the Consent Agenda was approved.

NEW BUSINESS.

There was no new business.

UNFINISHED BUSINESS.

There was no unfinished business.

TOWN ATTORNEY'S REPORT.

Mr. Crim provided updates on litigation:

- The Citizens for Fauquier County case appeal is pending at the Virginia Supreme Court, with technical details in the petition addressed earlier this month.
- Discovery is continuing in the Cross matter (Amazon data center).

- He conducted an orientation with the three new incoming council members on December 4th, which he stated was very productive.
- The Joint Legislative Audit and Review Commission (JLARC) released a report on data centers yesterday, recommending addressing noise concerns in zoning ordinances and having sound modeling studies, which the Town has already done, putting them "ahead of the curve"

TOWN MANAGER'S REPORT.

Mr. Cassidy stated he sent out the JLARC study link. He expressed it was a privilege working with Ms. Sutphin, Mr. Hamby, and Mr. Hartman, wishing them well. He joked about Army-Navy rivalry for the holidays. He thanked volunteers for the Christmas parade and looked forward to next year.

COUNCILMEMBERS TIME.

The Mayor afforded outgoing council members the chance to speak last.

Councilmen Mooney- thanked everyone for coming, noting the parade was a success, and wished everyone a Merry Christmas.

Councilmen Semple wished everyone a Merry Christmas, Happy New Year, and happy holiday season, and wished his former colleagues good luck.

Councilmen Gagnon- wished everyone Merry Christmas, Happy New Year, Happy Holiday, and best of luck to departing council members, looking forward to next year.

Councilmen McGuire- thanked Heather, Brett, and Jimmy for their service, appreciated their wise counsel, and stated they would be missed. He acknowledged the difficulty of public service.

Mayor Nevill- thanked all speakers for a model example of what a public hearing should be, noting their thoughtful, reasoned, and logical comments, and the civility and respect shown. He thanked Christmas parade volunteers and all who attended the fabulous evening. He personally thanked Councilman Hamby, Councilwoman Sutphen, and Vice Mayor Hartman, stating it was an honor to serve with them. He commended their courage and thought in facing challenges and helping the town embrace change, making the town better for their service.

Councilmen Sutphin- thanked everyone for coming, stated it was an honor to serve the town, and that she learned a lot about herself and her strength. She thanked Councilman Hartman, the Mayor, and Councilman Hamby for their bravery and what she learned from them. She stated she would continue to be involved in town meetings.

Vice Mayor Hartman-reflected on starting his time on Council during COVID with empty rooms, and how things changed when people showed up. He called his time on Council a wonderful and positive experience. He clarified that he stepped off council for health reasons and not due to Amazon or intimidation, stating this was a narrative he wanted to correct. He thanked everyone for allowing him to serve.

Councilmen Hamby- reflected on his ten years in town government with two on the Planning Commission, and eight on council. He clarified he is not leaving due to Amazon or intimidation, and he was only ever going to serve two terms. He noted the town's improvements during his tenure, including digitizing records, fleet improvements, and consolidating offices into a new town hall. He appreciated the civil crowd tonight. He stated he would miss it and wished good luck to the new council, urging them not to raise taxes.

ADJOURNMENT.

With no further business, this meeting was adjourned at 11:18 PM on Tuesday, December 10th, 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 December 10th, 2024.

Stephen M. Clough
Town Recorder

Attachments:

- 1) Handouts to Council from Citizen's time. December 10th, 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

December 10th 2024, Regular Town Council Meeting Minutes

Attachment 1: Citizen Comment Emails and form submissions.

From: "noreply@civicplus.com" on behalf of "noreply@civicplus.com"
<noreply@civicplus.com>
Sent: 21 Nov 2024 20:10:51 -0600
To: "" <citizencomment@warrentonva.gov>
Subject: Online Form Submittal: Public Comment

Public Comment

Name	Anonymous
Address	Field not completed.
City	Culpeper
State	Va
Zip Code	22701
Email Address	B2b620@yahoo.com
Phone Number	Field not completed.
Committee, Board, or Commission Type	Town Council
Agenda Item	Street lights on Shirley Avenue
Comment	Drove to Warrenton for dinner at Longhorn on Monday the 18th of November, and couldn't help but count 11 street lights out from Country Chevrolet to Wawa at the intersection of Shirley and Rt 211. You are aware that you as a town pay for these lights whether they are working or not. And it only takes a phone call to Dominion with the pole number to get a service ticket started and they are usually fixed within a day or two. It was raining that night and was very hard to see the faded markings on the road especially with 11 lights out along the way.

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

From: "Diana Pullin" <dnurse964@yahoo.com>
Sent: Tue, 3 Dec 2024 15:52:58 +0000 (UTC)
To: "citizencomment@warrentonva.gov"
<citizencomment@warrentonva.gov>
Cc: "[REDACTED]" <[REDACTED]>
Subject: Hero's Bridge Village

You don't often get email from dnurse964@yahoo.com. [Learn why this is important](#)

I want to express my support for the Hero's Bridge Village in Warrenton. This small village would enhance to lives of our veterans and provide an affordable housing option which is currently severely lacking for those on a fixed income. This Village will provide not only affordable housing but will also exist to provide much needed support for our veteran's who gave of themselves for our freedoms.

A Village concept is well documented in research as being an effective tool in promoting both support and socialization. The experiences that are veterans have endured are unlike those of others in the community.

The comprehensive plan for Warrenton supports this type of housing development, and this type of project fulfills a portion of that plan. Providing affordable housing for those in needs and to support a population that is diverse in their life experiences. Our senior population faces many challenges in today's economy and are often faced with the challenge of paying rent to have housing or buying food. Having an affordable housing is essential. Having a safe and stable home is a basic human need based on Maslow's Hierarchy of needs and is on the most basic level of human needs: Safety and Security.

I strongly encourage the Town Council to approve this Village and to support the veterans who need it. Our veterans deserve to have their basic needs met.

Diana Ayscue,RN

From: "Debbie Werling" <debbie@gprealtors.net>
Sent: Wed, 4 Dec 2024 19:08:40 +0000
To: "citizencomment@warrentonva.gov"
<citizencomment@warrentonva.gov>
Cc: "[REDACTED]" <[REDACTED]>
Subject: Support for the Hero's Bridge Village

You don't often get email from debbie@gprealtors.net. [Learn why this is important](#)

Town Council Members,

I'm writing to you with support for the Hero's Bridge Village. In addition to hearing early concerns about these efforts violating Fair Housing laws – I hope you have gained factual information that shows there are several other “Veteran’s only Housing” facilities throughout Virginia, and that Veterans are a protected class in Virginia so no Fair Housing laws would be violated.

Additionally,

- **Data suggests that renters in Warrenton are more cost burdened than Virginia renters overall, and recent market data shows it is likely getting worse.** According to the U.S. Census Bureau’s American Community Survey, more than half of renter households in Warrenton (52%) are paying 30% or more of their income on rent compared to 44% of Virginia renter households (ACS, 2022 5-yr). The average asking rent in Warrenton in the second quarter of 2024 was \$1,310, which is up 19% from the second quarter three years ago. This rent level is an average for all unit types and sizes. Larger units, those with 3 bedrooms go for more than \$1,800 on average (Costar). For context, to afford the average monthly rent of \$1,310, a household would need to have a minimum annual income of \$52,500. About 1 out of every 4 households (26.7%) in Warrenton have an annual income of less than \$50,000 (ACS, 2022 5-yr). This suggests that renters in the town are struggling to afford a place and that rent levels have risen rapidly in recent years, exacerbating the affordability issues.
- **Rental housing stock in the town is limited, and the units that are out there are quite old.** It is estimated that about 90% of the rental housing in Warrenton was built before 2000, making it 25 years or older. Nearly half of the rental housing stock (47%) was built prior to 1980, which makes it 45 years or older (ACS, 2022 5-yr). The town needs more rental housing not only to meet the demand of its workforce and of it is seniors, many of whom are on fixed incomes, but also because most the current rental housing stock is old, with many units approaching 50 years in age.

- **Studies have shown that subsidized housing developments do not lower surrounding property values but actual have been found to increase them.** This is largely attributed to neighborhood revitalization which lowers crime, and also context-driven building and site design, and robust maintenance requirements. An example study close to home, right here in Virginia was conducted in 2022 in Alexandria. Researchers found a modest increase in property values for homes in the city within 1/16 of a mile (about the distance of a city block) of a subsidized housing development.

Please do the right thing for our community and approve this project!

Debbie M. Werling

47 Garrett Street, Warrenton VA 20186

540-347-4866 – work

540-222-4728 – mobile

From: "Lee Sherbeyn" <dlsherbeyn@gmail.com>
Sent: Wed, 4 Dec 2024 14:13:33 -0500
To: "" <citizencomment@warrentonva.gov>
Subject: Veterans Homes

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

To all,

I can't imagine anyone objecting to this GREAT cause. All of us AMERICANS should feel grateful enough to support and do what we can for those who have and are willing to sacrifice everything to defend our freedoms. I know all of you speak and understand English. It is because of our veterans, that we don't have the need for Japanese or German or Russian. These are the men and women who have sacrificed so very much and are now in need of our help.

They don't have multiple cars and many will not have any so the negative traffic impact is negligible or non existent. The other infrastructure used by this project is also not a factor. If not here, WHERE?

If Fauquier County would approve it I would donate all the needed room on my farm for this entire project. I would be please and honored to be able to that for this honorable endeavor. Please approve this project ASAP and let us get to work to help the wonderful members of OUR community.

RESPECTFULLY SUBMITTED,

D. Lee Sherbeyn

Principal Broker

540-878-3068

WWW.LEESHERBEYNREALTOR.COM

Licensed in the Commonwealth of Virginia

Lic. 0225071822

Lee Sherbeyn Real Estate Service and Referrals

6328 Catlett Rd

Bealeton, VA 22712

Lic. 0226025771

IMPORTANT NOTICE: NEVER trust wiring instructions sent via email. Cyber criminals are hacking email accounts and sending emails with fake wiring instructions. These emails are convincing and sophisticated. Always independently confirm wiring instructions in person or via a telephone call to your agent or a trusted and verified phone number. Never wire money without double-checking that the wiring instructions are correct.

From: "[REDACTED]" on behalf of
"[REDACTED]" <[REDACTED]>
Sent: Wed, 4 Dec 2024 19:52:35 +0000
To: "citizencomment@warrentonva.gov"
<citizencomment@warrentonva.gov>
Subject: Urging approval for the Hero's Bridge Village

[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](#)

To Whom It May Concern,

I am writing to urge you to approve the Hero's Bridge Village project. This development is a crucial opportunity to provide a safe, supportive home for our veterans, many of whom served during the Vietnam War. These brave men and women sacrificed so much for our country, and it is our responsibility to ensure that they receive the care and respect they deserve in their later years.

The veterans who will benefit from this project are elderly and in need of assistance. They are not a threat to anyone but rather individuals who have given their all in service to our nation. By supporting the Hero's Bridge Village project, we are offering them the opportunity for a peaceful, dignified living environment where they can thrive in their senior years.

I strongly believe that this project is an investment in the well-being of those who have already invested so much in our country. Please consider the impact this project will have on these veterans and the community as a whole. Your approval will send a powerful message of support for those who have given so much to protect our freedoms.

Thank you for your time and consideration. I trust that you will make the right decision in support of these deserving veterans.

Janet Ashby Rehanek, REALTOR, GRI, ABR
CENTURY 21 NEW MILLENNIUM
67 W. Lee Hwy. Warrenton, VA 20186
(540) 229-8200
Licensed in the Commonwealth of Virginia
Greater Piedmont Realtors Association Board of Directors 2023-2025

From: "Kimberly Holzer" <[REDACTED]>
Sent: Wed, 4 Dec 2024 20:27:43 +0000
To: "citizencomment@warrentonva.gov"
<citizencomment@warrentonva.gov>
Cc: "[REDACTED]" <[REDACTED]>
Subject: Plea to the Town Council in Support of Hero's Bridge Village

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

Honorable Council Members,

I come before you today to advocate for a project that will profoundly impact the lives of aging veterans in our community: Hero's Bridge Village. This initiative is not just a housing project—it is a lifeline for the men and women who have served our country and now face the difficult realities of aging.

The effects of military service, particularly combat exposure, can accelerate the aging process in ways that are often unseen by those who haven't lived through it. While some veterans transition into their senior years with relative ease, many others suffer from chronic illnesses caused by wartime exposures like Agent Orange, or the mental and emotional scars of war. As they grow older, the loss of spouses, the onset of illness, or the challenges of retirement can send these veterans into a downward spiral. Unfortunately, the military culture they lived by—one that emphasizes strength and self-reliance—often prevents them from seeking the help they need.

Every day, we hear from hospitals, emergency rooms, social services, churches, and community organizations asking us to assist aging veterans who are struggling. Many of them can be supported in their homes, but for others, their living conditions have become too dangerous, too isolating, or too difficult to manage on their own. For these veterans, they need more than just a house—they need a *village*.

That is where Hero's Bridge Village comes in. This will be the first community of its kind: a dedicated space where aging veterans can find not only affordable housing but also a safe, supportive environment that nurtures their health and well-being. For many of our older heroes, maintaining large, unwieldy homes is no longer practical, and trying to do

so often shifts them from a state of independence to dependence. We have a responsibility to ensure that every senior veteran has access to a safe, clean, and supportive home.

Hero's Bridge Village will offer more than just shelter. It will offer peace, healing, and a sense of community. By prioritizing socialization and wellness over profit and square footage, this community will combat the isolation that too many of our veterans face. It will be a place where they can find camaraderie, care, and connection—a place where they can feel valued and supported in their later years.

This project will not only change the lives of the veterans who call it home but will also transform the culture of our community as a whole. It will remind us of the importance of giving back to those who have already given so much. Many of these veterans are from World War II, Korea, and Vietnam—wars that defined generations. Their sacrifices are immeasurable, and the least we can do for them is provide a place where they can live with dignity, safety, and community.

We ask for your support in making Hero's Bridge Village a reality. Let us honor these heroes not just with words, but with action. This is our opportunity to give back, to show these veterans that we care, and to ensure they spend their later years in the peace and dignity they deserve.

Thank you for your time and consideration.

Do you know a hero who could benefit from saving extraordinary money on a home?
Please share Homes for Heroes with them!



Kimberly Holzer, Realtor® | Ross Real Estate | Homes for Heroes®
“Serving Our Heroes, One HOME at a Time”

Direct [REDACTED] office [REDACTED]
<https://www.rossva.com/kimberly-holzer>

Licensed in Virginia

Greater Piedmont Realtors 2024 Board of Directors

Graduated Realtor Institute

Real Estate Negotiation Expert

Military Relocation Professional

Seller Representative Specialist

Accredited Buyer Representative

Pricing Strategy Advisor

At Home With Diversity

Fairhaven

From: "Adam Harvey" <[REDACTED]>
Sent: Thu, 5 Dec 2024 20:49:53 -0500
To: "" <citizencomment@warrentonva.gov>
Subject: Support for Hero's Bridge

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

I am writing to share my disappointment in the town of Warrenton leadership and show my support for Hero's Bridge and the Hero's Village. Our veterans have made extraordinary sacrifices in service to our country, and they deserve to have access to safe, comfortable, and accessible housing that meets their needs. A dedicated housing project would not only provide vital support for disabled veterans, but also serve as a testament to the community's gratitude for their service. By investing in this initiative, we can help ensure that those who have given so much are able to live with dignity and independence.

I cannot believe the below project of 200 homes was approved, but the small retirement community for veterans is not given a chance.

As a veteran (25 years) I am extremely disappointed with the town for not completely supporting this project. I previously encouraged the hundreds of veterans I come into contact with to visit and or move to Warrenton. I will not continue this practice based on the lack of support for veterans.

Sincerely,
Adam Harvey



Officials take first step toward moving 200-home development into Warrenton
fauquier.com



Warrenton Ridge New Homes in Warrenton, VA
marondahomes.com

From: "Jack Farrell" <[REDACTED]>
Sent: Fri, 6 Dec 2024 09:24:23 -0500
To: "" <citizencomment@warrentonva.gov>
Cc: "" <cnevill@warrentonva.gov>,"
<pmooney@warrentonva.gov>; "" <dmcguire@warrentonva.gov>,"
<hsutphin@warrentonva.gov>; "" <wsemples@warrentonva.gov>,"
<bhamby@warrentonva.gov>; "" <jhartman@warrentonva.gov>,"
<egagnon@warrentonva.gov>; "Molly Brooks" <[REDACTED]>;
"dmcguire@warrentonva.gov" <dmcguire@warrentonva.gov>
Subject: Letter of Support for Hero's Bridge,
Attachments: Hero's Bridge Letter of Support.docx, Ward 5 Mailer.jpg

[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](#)

Good morning,

Please find attached our letter of support for the project proposal at 341 Church Street, in anticipation of the Town Council meeting on December 10th as item F. C. of the Agenda. We are proud to support this project, and hope to see this Council's approval next week.

Attached also is a copy of the mailer referenced in our letter at footnote 23.

Sincerely,

Jack Farrell *he/him*
Research Attorney
[REDACTED]



Proposed Veteran's Tiny Home Village on Warrenton United Methodist Church Property



Hero's Bridge, a non-profit veteran's service group specializing in providing services to elderly veterans in our area, is advancing a proposal to build a village of tiny homes for elderly veterans on the vacant land next to the Warrenton United Methodist Church, directly across from Church and Moser Streets.

This development would provide elderly veterans with clean, safe housing, and a sense of community for aging veterans, who are often living alone in substandard housing conditions here in the County.

While we all support our veterans, and especially veterans in need, in addition to homeowner property value and traffic concerns, there are some questions that must be adequately addressed so that homeowners on Church and Moser Streets, and surrounding areas, can become part of the process and make an informed decision:

- Since many elderly veterans have health conditions which make it impossible for them to maintain their homes, what provisions would be made to insure these homes and surrounding grounds will be maintained?
- Would this development also be a home to veterans with drug or alcohol abuse issues? If so, what measures would be taken to support these residents, and provide security assurances for neighboring homeowners?
- Overall, will there be a meaningful plan in place to provide ongoing support and assistance to the veterans living in these homes, to meet their health, medical, and social needs?

I think there are many positive aspects to this idea, but ultimately it's up to the homeowners of Church, Moser, and surrounding areas to decide if this development is a good fit for their neighborhood.

Roebbling Street Neighbors Object to Proposed Road Cut-In to Broadview Avenue



The Town is proposing, as one of the many new road "improvements" in its grandiose Town budget, a new road cut-in on Roebbling Street (near North Court) to enable direct access from Broadview Avenue onto Roebbling Street.

Our Roebbling Street neighbors, who appreciate their quiet residential street, strongly oppose this project because it would significantly increase traffic from motorists on Broadview Avenue, who would use this new access as a shortcut alternative to taking Winchester Street, a two-lane road that is much more capable of accommodating Broadview Avenue traffic.

The Town of Warrenton has many older streets that twist and turn through our neighborhoods, and residents I've spoken to are used to this, and they don't mind it at all. Roebbling Street works just fine as it has for many decades since the first houses were built here. Why open the traffic floodgates to many more unwanted vehicles that don't belong here?

Better yet, why not put the money that would be wasted on a road nobody wants on Roebbling Street into repairing the roads that we already have?

What Do YOU Care About In Your Neighborhood? Let Me Know!

Call me at (540) 270-6650 or e-mail eric@gagnonward5.com to discuss your issues or concerns for your street in our Ward—I'm looking forward to hearing from you!



From: "Ray Parks" <[REDACTED]>
Sent: Sat, 7 Dec 2024 00:07:09 +0000
To: "citizencomment@warrentonva.gov"
<citizencomment@warrentonva.gov>
Cc: "[REDACTED]" <[REDACTED]>;
"Sheryl Reinstrom" <[REDACTED]>; "Kimberley Donohue"
<[REDACTED]>
Subject: Support for Hero's Bridge Village

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

To the Members of the Warrenton Town Council:

Encompass Community Supports (ECS) serves as the regional Area Agency on Aging providing supportive services to approximately 1300 older adults per year—many of them veterans. We provide information and referral, nutritional support through senior centers as well as Meals on Wheels, disease prevention, insurance counseling, long term care Ombudsman services, and many more initiatives under the Older Americans Act/Area Plan for Aging Services. We collaborate closely with Aging Together, the Regional Transportation Collaborative, the Senior Services Collaborative, and many other partner/providers that also work closely with Hero's Bridge.

Additionally, ECS provides supportive housing services such as permanent supportive housing, the State Rental Assistance Program, the Housing Choice Voucher Program, and a 23-unit HUD 202 apartment complex for very low-income individuals age 62 and up.

We are keenly aware of the critical shortage of affordable housing units in Fauquier as well as other counties in our service area (Planning District 9) for veterans/older adults. We believe that the Hero's Bridge Village would provide an excellent community that meets the goals set forth in the housing chapter of the Plan Warrenton 2040 Comp Plan. We strongly encourage your support for the rezoning plan that will allow this project to move forward.

Thank you for your consideration.

Sincerely,

Ray Parks
Director of Community Connections for Older Adults
Encompass Community Supports
15361 Bradford Road
P. O. Box 1568
Culpeper, VA 22701
[REDACTED], ext. 3331 (Office)
[REDACTED] (Cell)



encompass
—Community Supports—

Formerly Known As -
Rappahannock-Rapidan Community Services

From: "Don Bromley" <[REDACTED]>
Sent: Mon, 9 Dec 2024 11:25:22 -0500
To: "" <citizencomment@warrentonva.gov>
Cc: "<cnevill@warrentonva.gov>, Paul Mooney" <pmooney@warrentonva.gov>; "" <dmcguire@warrentonva.gov>," <hsutphin@warrentonva.gov>; "William Semple" <wsemple@warrentonva.gov>; "<bhamby@warrentonva.gov>, Eric Gagnon" <egagnon@warrentonva.gov>; "Larry Davies" <[REDACTED]>
Subject: ZMA 2023-01 Warrenton United Methodist Church/Hero's Bridge
Attachments: Public Hearing 12-10-2024.docx

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

12/08/2024

To:

The Town of Warrenton Councilmen.

This note is regarding the upcoming public hearing to be held on Tuesday December 10, 2024 at 6:30 PM – ZMA 2023-01 Warrenton United Methodist Church/Hero's Bridge.

I have written multiple times in the past with the understanding these emails are read by the Council members. I write as three minutes in front of the Commission or Council is not nearly enough time to discuss everything that needs to be discussed concerning this application and doesn't give the council members adequate time to think about the concerns, however I expect at this time most of you have already made your decisions. Even so I ask that you fully read the following.

I expect there to be many emotional arguments during this hearing by both the supporters and opposers of the Hero's Bridge project as proposed. This decision should not be made on emotions. I understand as well as anyone that there is a need for low-income housing, not just in this community, but across our entire nation. My neighbors understand this as well. We are not against helping those with low-income. We are against this project as proposed for the several reasons that you are all very well aware of. The high-density housing nature of this proposed plan and the high traffic this will bring with it are a few of these. Mr Foote suggests that the entire 9.864 acreage should be considered in this zoning change request. Unless the Church itself, with the parking lots and out buildings, are planned to be removed this should not

be part of the consideration. This is 22 duplexes and one administrative building to be placed on an approximately 3.7-acre parcel of land. The gazebo and walking labyrinth are planned to stay in place.

This is a high-density low-income housing project in an area that does not meet the present zoning ordinances or the Town of Warrenton's future vision. If allowed as planned this proposed change to the zoning would set a precedent that would affect not only Warrenton but the Commonwealth of Virginia as a whole. The Planning Commission understands this, agrees with our views and has advised against approving this. Please listen to them. The town's own attorney also agrees with the Planning Commission, sees the liability this could leave the town open to and advises against this. No one wants this to become a lawsuit but I am aware of this being discussed.

This vote cannot be based on emotion, it needs to be based on what is best for the Town of Warrenton. The same idea of this low-income project can be accomplished on this same piece of property using an alternate plan, done correctly inside of the existing zoning ordinances, which I believe the neighborhood will be willing to support. There are multiple other options that can and should be considered, some of which would have little impact on the neighborhood. Deny this proposal so that we can begin working on putting together a plan that is a win for the people, the town and the church. The first step is that this proposal has to be denied.

I feel some of you will vote in favor of this proposal in support of Hero's Bridge against the advice of the Planning Commission and the Town's Attorney no matter what. You should think about the best interest of the town, which is what you were elected to do. You can still support Hero's Bridge while denying this proposal by encouraging them to reapply inside of the existing zoning guidelines. Low-income housing can be built on these sites that fits in the town's vision and does not set a precedent that can't be undone.

Some of you may be on the fence as to which way to vote. You need to deny this proposal knowing that it is not the end for Hero's Bridge, but an opportunity for a new beginning for them to accomplish their goal with the backing of the people that are most affected by this proposal.

I encourage you to act in the best interest of the town you were elected to represent and deny this proposal.

The following is a condensed/revised version of the questions that were sent in the past and is included as a reminder of things that need to be considered before you make your decision.

With this potential community being under the management of Hero's Bridge there still remains the multiple items that need to be considered.

- Is the Town of Warrenton considering any way of overseeing who are actually selected as the residence to make sure Hero's Bridge follows the letter of the law?
 - This is important as allowing Hero's Bridge to run this as a veteran only community may leave the Town of Warrenton liable for being knowingly involved in any deceit.
- Would Hero's Bridge be willing to sign an affidavit releasing the Town of Warrenton from responsibility should they fail to follow this law?
 - The United Methodist Church may also want to be released of responsibility as well.
- Will Hero's Bridge have the wherewithal to fund the construction of this project?
 - They do not at this time.
- Can Hero's Bridge continue to fund this over the entire 75-year length of the lease period?
 - Hero's Bridge mission is aimed at improving the lives of Vietnam vets in particular. None of these vets and most likely none of the present management of Hero's Bridge will be involved at the end of the lease period.
- If this zoning change goes through and Hero's Bridge is unable to fund this project the new zoning ordinances will stand which sets a precedent and opens the door for other builders to build similar projects that could have negative impacts throughout the Commonwealth.
- In the event that Hero's Bridge fails in its mission and is no longer able to manage or support this low-income senior community, there should be something in writing as to who will assume the responsibility as the management of this project.
- The United Methodist Church needs to agree as to who will assume management of the development.

- The Town of Warrenton needs to consider if the assumption of management should fall on them.

As this will be low-income housing, it is the sad truth that low-income residents don't always have the funds to pay their rents or utility bills on time.

- Hero's Bridge should show that they can absorb this cost of this if one or more residents fall into this unfortunate situation of being unable to pay their bills.
- If Hero's Bridge will be counting on the continuing support of the Church or others to absorb this cost these organizations need to be made aware in advance.
 - I don't believe this should fall on the Town of Warrenton unless considered necessary.

The major concern of the increased traffic on the narrow roads in this community cannot be ignored. The Town needs to have a plan in places to address the needs of road upgrades and the addition of sidewalks. Even with an alternate plan the traffic will increase, possibly to the extent suggested by Hero's Bridge.

"The Applicant states there will be a total of 947 vehicle trips per day, an increase from the estimated current volume of 182 trips per day generated by the church". An increase in traffic more than 5 times greater than present needs serious consideration as these roads cannot support that amount of traffic.

- Does the Town of Warrenton's Plan to address this additional traffic?
 - Is the widening of the roads being considered?
 - Is the addition of sidewalks being considered?

We continue to ask the Planning Commission and the Council Members to do the right thing and deny this project as planned. The legal concerns mentioned at the beginning of the letter will still exist in any case.

Thank you for your time

Best regards,

Don Bromley

320 Church St.

Warrenton VA. 20186

██████████

Draft

From: "Molly Brooks" <[REDACTED]>
Sent: Mon, 9 Dec 2024 15:31:53 -0500
To: "" <citizencomment@warrentonva.gov>
Cc: "Carter Nevill" <cnevill@warrentonva.gov>; "" <pmooney@warrentonva.gov>; " <hsutphin@warrentonva.gov>; "William Semple" <wsemple@warrentonva.gov>; "" <bhamby@warrentonva.gov>; " <jhartman@warrentonva.gov>; "" <egagnon@warrentonva.gov>; " <dmcguire@warrentonva.gov>; "Larry Davies" <[REDACTED]>; "Sarah Newton" <[REDACTED]>; "Foote, John" <jfoote@thelandlawyers.com>; "Pfeiffer, Jessica" <jpfeiffer@thelandlawyers.com>; "Jeremy L. Karls" <[REDACTED]>
Subject: Hero's Bridge Response to Bromley Questions
Attachments: Applicant Response to Bromley Questions.docx

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

Dear Council Members,

When questions are asked about this important project, we feel it very important to answer the queries. The council needs the most information possible as they evaluate this proposal.

Please see the attached document. I have answered many of Mr. Bromley's questions. I hope you will take the time to read through this response as these are questions that have come up repeatedly over the last year.

We look forward to discussing the proposal and answering any remaining questions with you tomorrow.

Molly Brooks RN-BC, CHPCA
CEO & Founder
[REDACTED]

www.herosbridge.org



They fought for us. We fight for them.

From: "Bruce Campbell" <[REDACTED]>
Sent: Mon, 9 Dec 2024 15:33:35 -0500
To: "citizencomment@warrentonva.gov"
<citizencomment@warrentonva.gov>
Cc: "Molly Brooks" <[REDACTED]>
Subject: ZMA 2023-01 Warrenton United Methodist Church/Hero's
Bridge

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

My name is Bruce Campbell, and I reside in the Town of Warrenton. I advocate approval of the Veterans Village project because it provides "Missing Middle" housing that addresses the attainable housing challenge facing the Town and Fauquier County.

I understand concerns from some property owners about potential negative impacts on property values. However, recent research shows that affordable housing generally has no negative impact or even positive effects on property values. I encourage you to review these studies:

[Does Affordable Housing Lower Property Values? - Bloomberg](#)

[What Is the Impact of Low-Income Housing on Property Values? - A-Mark Foundation](#)

Thank you for considering this important information

Bruce Campbell
156 Menlough Drive
Warrenton, VA 20186

From: "[REDACTED]" on behalf of "[REDACTED]"
<[REDACTED]>
Sent: Mon, 9 Dec 2024 23:34:59 +0000 (UTC)
To: "citizencomment@warrentonva.gov"
<citizencomment@warrentonva.gov>
Subject: Comment regarding Town Council Meeting 12-10-24

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

December 9, 2024

Dear Members of the Warrenton Town Council,

My name is Nancy Gatti, I live at 306 Church Street, and I am writing in opposition to the Zoning Map Amendment requested by the Warrenton United Methodist Church/Hero's Bridge. As a co-trustee of the William E Sudduth Jr Revocable Living Trust, which owns the property located at 296 Church Street, I am also speaking on behalf of the trust in opposition to the Zoning Amendment as well.

I have attended several meetings at the Warrenton United Methodist Church regarding this proposal and I have spoken at two Zoning Planning Commission Meetings in regards to this proposed development. I appreciate you taking the time to read and consider the points that I will be making regarding this matter.

While the proposal states the acreage for the project to be 9.8640 acres, the land that this proposed development would sit on is less than 4 acres, thus making this development high density based on the location of buildings. This land is not zoned for this type of development, and the proposed development is not a good fit for this neighborhood of single family dwellings, which have been built to code.

The residents have expressed numerous concerns regarding this proposed development and the adverse effects that it would have on our nice quiet residential neighborhood - such as an increase in traffic, loss/change in property values. Several residents have also provided Hero's Bridge with suggestions for possible changes

While the 'veterans only' stipulation was removed, Ms. Brooks has emphatically stated that she and Hero's Bridge will continue to prioritize the proposed housing to veterans. Despite this, I feel that possible lawsuits are inevitable based on the information that Ms. Brooks has shared at recent meetings and during interviews regarding the proposed project.

In a meeting that Hero's Bridge held with residents, the question was asked regarding how much individuals would be paying a month. Ms. Brooks told us that their rent would be income based, some individuals may be paying \$600.00 a month, while others may be paying as much as \$1400.00 a month. A two bedroom one and a half bathroom at Moffett Manor currently rents for \$1300.00 a month. Compared to that pricing, a unit, smaller in size, would potentially cost more than other rentals in the area. Ms. Brooks stated that the rent would vary based on income, rather than a set amount for each unit, has this changed, and has this even been addressed?

Hero's Bridge is constantly making changes to the original proposal. At our community meetings in October/November of 2023, the residents were informed that the community center proposed to be built on the property located behind the church, would not be built, something that the community was just informed of last month. During our community meetings, we were told that sidewalks would be installed surrounding the property, this was taken out of their proposal presented to the Zoning Commission. Residents in the neighborhood have expressed concerns regarding traffic flow, another issue that is constantly changing during these presentations/hearings. What other changes do they have planned that are not being shared, and what can be put in place to prevent drastic changes moving forward?

On October 30, 2022, the church invited residents to gather and hear about the proposal. An individual, who lived on Stuyvesant Street, expressed her concerns regarding housing for veterans. Her concerns stemmed from a personal relationship, her ex-husband is a veteran. While she had the right to express her concerns, her questions, concerns, and comments were solely HER concerns. After that initial meeting, Hero's Bridge, in my opinion, painted a picture that the residents of the surrounding neighborhood were anti-veteran. This is not true. Many of us have relatives that are veterans, there are several veterans who live in the neighborhood. Our questions and concerns regarding this development have, and continue to focus on the zoning concerns and the adverse effect that a development as such would place on our neighborhood.

I acknowledge the need for affordable housing in this county. As an educator for the past 36 years, I understand the financial struggle for affordable housing. There is a need; however, this proposed development is not the right fit for this neighborhood. As the residents of the neighborhood have stated from the beginning, if a plan was presented that met current zoning requirements, then we would feel differently.

At one of the smaller community meetings held at the church, the question was asked how we felt about single family houses being built on the land instead of the proposed duplexes, and I

personally told them that if the structures met the current zoning regulations for our neighborhood, then I could not question it.

I am a fourth generation Warrentonian. I have been a resident of this neighborhood my entire life, and I hope to continue to live here for many years to come. I have made not only Warrenton my home, but Church Street. I grew up riding bikes around the neighborhood, playing outside until the street lights came on. I am grateful for the wonderful memories of being able to walk to my grandmother's house and to currently live in a house next door to the house that I grew up in.

I can speak first hand about the traffic on the street and the neighborhood. The road is not very wide, and there are places where it is difficult for two cars to comfortably pass each other, one of which is the curve where Church Street and Moser Road connect. I can speak about the additional cars that are parked along the street when there is a Christmas Concert, a large church function, or an event being held at the church. When cars are parked on the side of the street across from my house, two cars are not able to pass comfortably on the road. I can speak about the influx of traffic when Waterloo Street is closed and traffic is diverted through the neighborhood. Thus, one of the concerns that I, along with other residents, have brought up regarding this proposed development focuses on the increase of traffic in our neighborhood.

While Ms. Brooks is passionate about her cause, I am passionate about the neighborhood that I grew up in and continue to reside, and what would be the best fit for our neighborhood. I believe that moving forward with a different proposal, one that would currently meet the existing guidelines, would benefit all involved. I believe that this is a project that should not be rushed, and one that should be transparent in all stages of development to those involved and affected moving forward.

Thank you again for your time and consideration.

Sincerely,
Nancy Gatti
306 Church Street
Warrenton, Va 20186
[REDACTED]

From: "Mark Kaufmann" <[REDACTED]>
Sent: Tue, 10 Dec 2024 06:27:06 -0500
To: "" <citizencomment@warrentonva.gov>
Cc: "" <[REDACTED]>
Subject: Plan Warrenton 2040 - Hero's Bridge Village

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

Hello,

As a veteran myself, I fully support Hero's Bridge's effort to have a senior assisted living center built for local, aging veterans in desperate need of something like this. Taking care of our veterans who have served this country is one of the most important things we can do as compassionate Americans. Please consider approving this project based on the amount of good it will do. Thank you.

Very respectfully,
Mark Kaufmann
4106 Adrienne Dr
Alexandria, VA 22309
[REDACTED]

From: "Anna Rogers" <[REDACTED]>
Sent: Tue, 10 Dec 2024 09:41:48 -0500
To: "" <citizencomment@warrentonva.gov>
Cc: "Molly Brooks" <[REDACTED]>; "Ellen Phipps" <[REDACTED]>; "Caroline Smeltz" <[REDACTED]>
Subject: Hero's Bridge Village

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

The topic of “the tiny home village” as a solution to our nationwide affordable housing crisis pops up frequently across our country. While it is true that various models of tiny home villages have pros and cons, the evidence speaks for itself in favor of the village model.

Our communities have a responsibility to take steps both large and small to address the affordable housing crisis. Waiting on “perfect” solutions is not an option.

We must rethink our image of homelessness. Rethink the image of those citizens in our communities that find themselves in “an affordable housing dilemma.”

Today, those who find themselves homeless are often *older adults*. Two situations that come to mind include the 85-year-old woman who was sharing a home with her sister, but her sister passed away and she could no longer afford her rent, and the 75-year old living in a small apartment on his \$1500 social security check but his landlord just increased his rent to \$1250 / month; which is considered a “fair rent” in our region. These are just two stories I have recently heard but if you talk with those serving the older adult community there are hundreds more.

To those who find themselves “hesitant” to have a neighbor defined by a “stigma of homelessness”, I would say that the Hero’s Bridge neighbors could be our mothers, our fathers, or our grandparents and should be defined by their humanity not by unfounded imagery.

The Hero’s Bridge Village model has been thoroughly researched, including the manner in which it will screen residents and provide oversight of the

development. It is spearheaded by an established and reputable organization not only providing services to an underserved population but also providing jobs in the community. It is also a finite project, not one set to expand or experience “sprawl.”

Our affordable housing crisis is not a crisis going away anytime soon. Specifically, we must continue to address affordable housing for *older adults*. With the number of older adults in Virginia set to reach 25% of the population by 2030, our region will continue to feel this impact.

The Hero’s Bridge Village project is a gift to the community, a win-win for both those needing affordable housing and for a community whose responsibility it is to provide affordable housing and economic growth.

Please consider voting in favor of the Hero’s Bridge Village project.

Thank you for your consideration.

Anna Rogers

Director of Community Engagement

██████████ | www.agingtogether.org

██████████ | PO Box 367 1835 Industry Drive Culpeper, VA 22701



AGING TOGETHER'S ANNUAL APPEAL IS ON NOW! PLEASE HELP WITH YOUR FINANCIAL SUPPORT [HERE](#). WE ARE GRATEFUL!

December 5 in Culpeper: The [Annual Dementia Education Conference](#) for anyone interested in learning more about dementia research and care!

Check info here: <https://www.agingtogether.org/annual-dementia-conference.html>



DRAFT

From: "Melissa Hunt" <[REDACTED]>
Sent: Tue, 10 Dec 2024 11:29:23 -0500
To: "" <citizencomment@warrentonva.gov>
Subject: ZMA 2023-01 Warrenton United Methodist Church/Hero's Bridge

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

Good morning,

As an adjacent property owner to the proposed Hero's Bridge/UMC Rezoning application, I am writing to express my opposition to the applicant's request to rezone the UMC land parcels from R-10 & RO to R-PUD due to several issues with the application. Some of those issues are outlined below:

- The Planning Commission recommends denial of the application.
- 25 acres is the required minimum acreage for R-PUD Zoning. The applicant is requesting to rezone a total of 9.8640 acres of combined land parcels to R-PUD. That is over 15 acres less than is required. A substantial variance. Over 21 acres less than required if factoring in the project portion of only 3.9 acres.
- The applicant is referencing Rowland vs Town of Warrenton to justify using proffers to substantially amend R-PUD zoning.
- The courts ultimately ruled in favor of the Town of Warrenton because the issue was regarding a land use mix variance. **The variance was minimal**, and the subsequent proffers addressed the potential issues of the variance. The parcel exceeded the 25-acre minimum for I-PUD.
- The Hero's Bridge/UMC rezoning application is **not a minimal variance**. It is over 15 acres less than is required for R-PUD zoning along with issues relating to setbacks, buffers, parking, to name a few.
- Is the proffered Restrictive Covenant for veterans legal? Virginia Code does not indicate it is when it relates to military status.

§ 36-96.6. Certain restrictive covenants void; instruments containing such covenants

A. Any restrictive covenant and any related reversionary interest, purporting to restrict occupancy or ownership of property on the basis of race, color, religion, national origin, sex, elderliness, familial status, sexual orientation, gender identity, military status, or disability, whether heretofore or hereafter included in an instrument affecting the title to real or leasehold property, are declared to be void and contrary to the public policy of the Commonwealth.

- Will limiting each home to one occupant and one parking space violate the tenant's right to accommodations under the Americans with Disabilities Act and Virginia Fair Housing laws? What if they require home health care, companion care or live-in caretaking. Can this restriction be implemented and enforced? If these services are required by the occupants, will they be allowed to age in place or be required to move?
- Why would the Town approve rezoning for development of any affordable housing project if the developers are proposing substandard zoning and substandard accessibility among other issues? Don't the future occupants have rights to be afforded the same standards described in the zoning code and accommodations under Virginia's Fair Housing laws?
- Land use mix: If rezoning to R-PUD is approved, **By right**, commercial buildings can be built in my residential neighborhood (behind my house) under R-PUD zoning. Up to 35% can be used for restaurants, medical buildings, banks, coffee shops, etc. All the proffers in the world can't stop future proffer amendments, especially if developers are involved.
- What happens if Hero's Bridge/UMC cannot financially complete or maintain the project? There is a high probability they would partner with a developer. If the Town approves this rezoning, it's setting a dangerous precedent for neighborhoods throughout the Town. If rezoned, there is no turning back on the likelihood of future development on these parcels.
- The Boys and Girls Club is closing its doors at the end of December. What assurances do we have on the continued funding and viability of this project and that it won't fall into a developer's hands in the future?
- If this parcel is rezoned to R-PUD, **By Right** buildings can be erected up to 55' and 65' with Council approval. That includes apartment buildings, office buildings, retail

establishments. Is the Town willing to allow this type of development in our established neighborhoods by approving rezoning of this small land parcel?

Please consider these and other's points when making your decision. I'm aware many people would like to see this project approved. However, we must look at the future impacts of this type of rezoning request. If approved, it will set a precedent for future development within the Town. The adjacent landowners/citizens have a right to protection from their Town representatives. The applicants, and most of their advocates, don't live in this neighborhood, and will not be affected by the impacts of the rezoning and subsequent/future development, if approved.

Respectfully,

Melissa Hunt
336 Stuyvesant Street
Warrenton, VA

From: "Kenneth Wilson" <[REDACTED]>
Sent: Tue, 10 Dec 2024 17:00:27 +0000
To: "citizencomment@warrentonva.gov"
<citizencomment@warrentonva.gov>
Subject: Warrenton United Methodist Church/Hero's Bridge

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

Dear Members of the Town Council:

Our family has lived on Frazier Road since we moved here 29 years ago. We chose this town having lived in Fairfax County for most of our lives prior. In the nearly three decades we have been here, the Town has expanded in many ways, mostly through sensible and natural growth. The ability to have controlled growth has been due to the established zoning and land development rules. Those rules and laws allow citizens to make informed decisions about where we chose to purchase a home. In recent years there have been attempts to bend our zoning laws to accommodate rather dubious "growth" plans, including the shattering of existing laws to allow the Amazon data center project to proceed, even though the Planning Commission recommended against it.

Now we are faced with another request to change our existing zoning laws. I and my family are against the proposed changes to zoning to accommodate the Hero's Bridge project. The need to ignore the current zoning is reason enough to deny this project from going forward. If you have to twist existing zoning into a pretzel to make something fit, it clearly is not a good fit.

We have absolutely no problem with affordable housing for seniors, veterans, or anyone of any age trying to live in Warrenton. However, changing existing zoning rules for this is completely wrong. We ask that you please follow the recommendations of the Planning Commission and deny this application.

Best regards,
Kenneth Wilson
Kathie Wilson
Brandon Wilson
Emma Wilson

From: "Terri Luper Church" <[REDACTED]>
Sent: Tue, 10 Dec 2024 12:02:19 -0500
To: "" <citizencomment@warrentonva.gov>
Subject: in re Hero's Bridge
Attachments: Terri Church Heros Bridge to Town Council.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](#)

Hero's Bridge Village Effect on Property Values and Crime Rates
Terri and Michael Church

306 Stuyvesant Street, Warrenton, VA 20186.

My back fence runs right along the property of Warrenton United Methodist Church. My teenager walks home from Fauquier High School right in front of where the Hero's Bridge Village is planned almost every day. This is my neighborhood we're talking about. And I care about it.

The City of Alexandria, Virginia, did a study. From 2000-2020, the Urban Institute studied the effects of affordable housing projects on nearby home values and sales prices. You know what they learned?

"Affordable units in the city of Alexandria are associated with a small but statistically significant increase in property values of 0.09 percent within 1/16 of a mile of a development, on average—a distance comparable to a typical urban block."

<https://www.urban.org/research/publication/assessing-impact-affordable-housing-nearby-property-values-alexandria-virginia>

Different research shows that CRIME RATES FELL when affordable housing was built.

<https://amarkfoundation.org/reports/what-is-the-impact-of-low-income-housing-on-property-values/#ref-42>

WOW. Projects like Hero's Bridge Village have brought an increase in property values for people like me: the ones who live next door to where our heroes would live, and no change at all for the rest of you. And it would have a huge effect on the lives of those heroes themselves.

Stable, affordable housing provides benefits to both people with low incomes and local economies overall. Do what's best for our home values. Do what's best for our local businesses. Do what's best as a human being. Vote FOR the Hero's Bridge Village.

As a resident whose property abuts the property of Warrenton United Methodist Church, I strongly urge the Town Council to vote to support the building of Hero's Bridge Village.

--

Terri Luper Church

12/08/2024

To:

The Town of Warrenton Councilmen.

This note is regarding the upcoming public hearing to be held on Tuesday December 10, 2024 at 6:30 PM – ZMA 2023-01 Warrenton United Methodist Church/Hero's Bridge.

I have written multiple times in the past with the understanding these emails are read by the Council members. I write as three minutes in front of the Commission or Council is not nearly enough time to discuss everything that needs to be discussed concerning this application and doesn't give the council members adequate time to think about the concerns, however I expect at this time most of you have already made your decisions. Even so I ask that you fully read the following.

I expect there to be many emotional arguments during this hearing by both the supporters and opposers of the Hero's Bridge project as proposed. This decision should not be made on emotions. I understand as well as anyone that there is a need for low-income housing, not just in this community, but across our entire nation. My neighbors understand this as well. We are not against helping those with low-income. We are against this project as proposed for the several reasons that you are all very well aware of. The high-density housing nature of this proposed plan and the high traffic this will bring with it are a few of these. Mr Foote suggests that the entire 9.864 acreage should be considered in this zoning change request. Unless the Church itself, with the parking lots and out buildings, are planned to be removed this should not be part of the consideration. This is 22 duplexes and one administrative building to be placed on an approximately 3.7-acre parcel of land. The gazebo and walking labyrinth are planned to stay in place.

This decision must be considered based on facts **and** emotion. It is impossible to remove emotion from the fact that the community you serve has a severe shortage of rental properties for seniors and many are living in difficult circumstances because of this.

The current ordinances and guidelines are very clear that the entire Church campus can and should be used in density calculations. Our project must be reviewed on current guidelines. Some may not agree with the guidelines but they should must us the Town's process for evaluating if a change is warranted.

This is a high-density low-income housing project in an area that does not meet the present zoning ordinances or the Town of Warrenton's future vision. If allowed as planned this proposed change to the zoning would set a precedent that would affect not only Warrenton but the Commonwealth of Virginia as a whole. The Planning Commission understands this, agrees with our views and has advised against approving this. Please listen to them. The town's own attorney also agrees with the Planning Commission, sees the liability this could leave the town open to and advises against this. No one wants this to become a lawsuit but I am aware of this being discussed.

This is not a high-density proposal.

No precedence will be set with this project. Every rezoning request will go through the same thorough democratic process that ours has been through.

This vote cannot be based on emotion, it needs to be based on what is best for the Town of Warrenton. The same idea of this low-income project can be accomplished on this same piece of property using an alternate plan, done correctly inside of the existing zoning ordinances, which I believe the neighborhood will be willing to support. There are multiple other options that can and should be considered, some of which would have little impact on the neighborhood. Deny this proposal so that we can begin working on putting together a plan that is a win for the people, the town and the church. The first step is that this proposal has to be denied.

Mr. Bromley has suggested many alternate plans, all of them have not been feasible for a variety of reasons ranging from engineering considerations to not owning the properties he suggests building on.

I feel some of you will vote in favor of this proposal in support of Hero's Bridge against the advice of the Planning Commission and the Town's Attorney no matter what. You should think about the best interest of the town, which is what you were elected to do. You can still support Hero's Bridge while denying this proposal by encouraging them to reapply inside of the existing zoning guidelines. Low-income housing can be built on these sites that fits in the town's vision and does not set a precedent that can't be undone.

Some of you may be on the fence as to which way to vote. You need to deny this proposal knowing that it is not the end for Hero's Bridge, but an opportunity for a new beginning for them to accomplish their goal with the backing of the people that are most affected by this proposal.

The Church and Hero's Bridge decided against what could be done by-right and spent years and thousands of dollars designing a smaller project that better matches the community and meets the need. We aren't complaining, we knew this was a process, but we do find it erroneous to suggest that it should just be denied so that we can start over.

I encourage you to act in the best interest of the town you were elected to represent and deny this proposal.

We assert adding to the rental supply for seniors is one of the most critical needs in our Town and guidelines require you to consider the critical needs of your citizens. Approval is definitely in the best interest of the people.

The following is a condensed/revised version of the questions that were sent in the past and is included as a reminder of things that need to be considered before you make your decision.

With this potential community being under the management of Hero's Bridge there still remains the multiple items that need to be considered.

- Is the Town of Warrenton considering any way of overseeing who are actually selected as the residence to make sure Hero's Bridge follows the letter of the law?
 - This is important as allowing Hero's Bridge to run this as a veteran only community may leave the Town of Warrenton liable for being knowingly involved in any deceit.
- Would Hero's Bridge be willing to sign an affidavit releasing the Town of Warrenton from responsibility should they fail to follow this law?
 - The United Methodist Church may also want to be released of responsibility as well.

The veteran preference issue has been discussed at length. Multiple entities with expertise and authority have assured the Council that veterans can be given preference. There are thousands of veteran housing units across America, and no one can find a single case where this question has arisen. You would literally be the first Town Council ever to assert that veterans cannot be given preference. We feel **that** is much more likely to put the Town in legal jeopardy for violating Fair Housing laws.

- Will Hero's Bridge have the wherewithal to fund the construction of this project?
 - They do not at this time.
 -

It would be ridiculous to expect us to have arranged all of our funding before we obtain the rezoning. That being said, we have raised over 3 million for this project even without the rezoning. That is a very promising indicator of future fundraising potential when the rezoning milestone is crossed.

- Can Hero's Bridge continue to fund this over the entire 75-year length of the lease period?
 - Hero's Bridge mission is aimed at improving the lives of Vietnam vets in particular. None of these vets and most likely none of the present management of Hero's Bridge will be involved at the end of the lease period.
 -

The community will be sustained by the rental income as are most housing projects. The proforma indicates it will be a financially sustainable community.

The Hero's Bridge mission serves any veteran age 65 or older. It is true that Vietnam veterans are the current generation being served but they are followed by immense numbers of Desert Storm, Iraq and Afghanistan veterans. Unfortunately, each generation has had to answer the call to serve and fight.

- If this zoning change goes through and Hero's Bridge is unable to fund this project the new zoning ordinances will stand which sets a precedent and opens the door for other builders to build similar projects that could have negative impacts throughout the Commonwealth.

- In the event that Hero's Bridge fails in its mission and is no longer able to manage or support this low-income senior community, there should be something in writing as to who will assume the responsibility as the management of this project.
- The United Methodist Church needs to agree as to who will assume management of the development.
- The Town of Warrenton needs to consider if the assumption of management should fall on them.

Our long-term ground lease is 45 pages long and properly addresses all scenarios to protect the well-being and viability of the community and all parties.

As this will be low-income housing, it is the sad truth that low-income residents don't always have the funds to pay their rents or utility bills on time.

- Hero's Bridge should show that they can absorb this cost of this if one or more residents fall into this unfortunate situation of being unable to pay their bills.
- If Hero's Bridge will be counting on the continuing support of the Church or others to absorb this cost these organizations need to be made aware in advance.
- I don't believe this should fall on the Town of Warrenton unless considered necessary.

Although I have answered many of these questions out of respect, these are quite discriminatory and these questions have not been asked of other applicants, nor are they normally part of rezoning applications. Hero's Bridge and the Church have outstanding reputations and zero history of not meeting their commitments or obligations. We are not asking the Town for anything other than their approval of the rezoning.

The major concern of the increased traffic on the narrow roads in this community cannot be ignored. The Town needs to have a plan in places to address the needs of road upgrades and the addition of sidewalks. Even with an alternate plan the traffic will increase, possibly to the extent suggested by Hero's Bridge.

"The Applicant states there will be a total of 947 vehicle trips per day, an increase from the estimated current volume of 182 trips per day generated by the church". An increase in traffic more than 5 times greater than present needs serious consideration as these roads cannot support that amount of traffic.

- Does the Town of Warrenton's Plan to address this additional traffic?

- Is the widening of the roads being considered?
- Is the addition of sidewalks being considered?

We have committed to sidewalks and have drastically improved the walkability of the neighborhood. What could be done by-right would house up to 96 veterans with no age restriction or proffers. This would obviously have drastically more impact on traffic, water and sewer capacity and the overall character of the neighborhood. We have worked hard to propose a more thoughtful project with the least impact on the neighborhood.

We continue to ask the Planning Commission and the Council Members to do the right thing and deny this project as planned. The legal concerns mentioned at the beginning of the letter will still exist in any case.

We have discussed this project extensively with Mr. Bromley over the last two years. We have made several changes to the project based on his, and other neighbors, feedback. It is a better project having gone through this process. Although we respect his right to raise all these issues, I felt it important to answer his questions so the Council has the most information possible.

Mr. Bromley willingly, and rather recently, chose to buy a home across the street from a busy church with an empty lot and development rights. Instead of exercising those development right as is, we are proposing a smaller more meaningful project that clearly is better for the neighborhood.

Thank you for your time

Best regards,

Don Bromley

320 Church St.

Warrenton VA. 20186

██████████



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

December 10th, 2024, Regular Town Council Meeting Minutes

Attachment 2: Signed Legislation

ORDINANCE 2024-14

**AN ORDINANCE AMENDING THE TOWN'S IMPLEMENTATION OF THE UNIFORM
STATEWIDE BUILDING CODE**

WHEREAS, Virginia Code § 36-106 empowers the Town of Warrenton to impose civil penalties for Uniform Statewide Building Code violations; and

WHEREAS, Virginia Code § 15.2-1115 empowers the Town of Warrenton to “compel...the razing or repair of all unsafe, dangerous or unsanitary public or private buildings, walls or structures which constitute a menace to the health and safety of the occupants thereof or the public,” to abate the nuisance itself if the responsible party fails to do so after reasonable notice, and to “collect the cost thereof from the owner or owners, occupant or occupants of the property affected in any manner provided by law for the collection of state or local taxes;” now, therefore

BE IT ORDAINED by the Warrenton Town Council this 10th day of December, 2024, that Warrenton Town Code Sec. 4-1, 4-33, 4-61, and 4-62 are repealed and replaced with the following:

Sec. 4-1. Violations and Penalties.

(a) Criminal

- (1) Any person guilty of a violation of the provisions of this chapter or of the Uniform Statewide Building Code resulting in injury to a person shall be punished by a fine of not more than two thousand five hundred dollars (\$2,500.00) unless a civil penalty applies as provided in subsection (b) of this section.
- (2) Any person convicted of a second offense committed within less than five (5) years after a first offense shall be punished by a fine of not less than one thousand dollars (\$1,000.00) nor more than two thousand five hundred dollars (\$2,500.00).
- (3) Any person convicted of a second offense committed within a period of five (5) to ten (10) years of a first offense of this chapter shall be punished by a fine of not less than five hundred dollars (\$500.00) nor more than two thousand five hundred dollars (\$2,500.00).
- (4) Any person convicted of a third or subsequent offense committed within ten (10) years of an offense under this chapter shall be punished by a fine of not less than one thousand five hundred dollars (\$1,500.00) nor more than two thousand five hundred dollars (\$2,500.00).

- (5) Any prosecution under this section shall be commenced within the period provided for in the Code of Virginia § 19.2-8.

(b) Civil

- (1) The penalty for any violation of the Uniform Statewide Building Code not resulting in injury to a person shall be a civil penalty of \$100 for the initial summons and \$350 for each additional summons.
- (2) Each day during which the violation is found to have existed shall constitute a separate offense. However, specified violations arising from the same operative set of facts shall not be charged more frequently than once in any 10-day period, and a series of specified violations arising from the same operative set of facts shall not result in civil penalties which exceed a total of \$4,000.
- (3) Any person summoned or issued a ticket for a scheduled violation may make an appearance in person or in writing by mail to the department of finance or the treasurer of the locality prior to the date fixed for trial in court. Any person so appearing may enter a waiver of trial, admit liability, and pay the civil penalty established for the offense charged. Such persons shall be informed of their right to stand trial and that a signature to an admission of liability will have the same force and effect as a judgment of court. As a condition of waiver of trial, admission of liability, and payment of a civil penalty, the violator and a representative of the locality shall agree in writing to terms of abatement or remediation of the violation within six months after the date of payment of the civil penalty.
- (4) If a person charged with a scheduled violation does not elect to enter a waiver of trial and admit liability, the violation shall be tried in the general district court in the same manner and with the same right of appeal as provided for by law. In any trial for a scheduled violation authorized by this section, it shall be the burden of the locality to show the liability of the violator by a preponderance of the evidence. An admission of liability or finding of liability shall not be a criminal conviction for any purpose.
- (5) If the violation concerns a residential unit, and if the violation remains uncorrected at the time of assessment of the civil penalty, the court shall order the violator to abate, or otherwise remedy through hazard control, the violation in order to comply with the Code. Except as otherwise provided by the court for good cause shown, any such violator shall abate, or otherwise remedy through hazard control, the violation within six months of the date of the assessment of the civil penalty.
- (6) If the violation concerns a nonresidential building or structure, and if the violation remains uncorrected at the time of assessment of the civil penalty, the court may order the violator to abate, or otherwise remedy through hazard control, the violation in order to comply with the Code. Any such violator so ordered shall abate, or otherwise remedy through hazard control, the violation within the time specified by the court.

Sec. 4-33. Civil violations and penalties.

- (a) There is hereby established civil penalties for violations of the following sections of the building code which are not abated or remedied promptly after receipt of notice of violation from the building official:
- (1) ~~VMC § 301.3 (Failure to maintain vacant structures in a clean, safe, secure, and sanitary condition);~~
 - (2) ~~VMC § 302.7 (Failure to maintain accessory structures, including detached garages, fences, and walls structurally sound and in good repair);~~
 - (3) ~~VMC § 304.2 (Failure to maintain exterior protective treatments in good condition);~~
 - (4) ~~VMC § 304.13 (Failure to maintain windows, skylight, and door frames in sound condition, good repair, and weather tight);~~
 - (5) ~~VMC § 304.15 (Failure to maintain doors in good condition).~~
- (b) The penalty for violation shall be a civil penalty of one hundred dollars (\$100.00) for the initial summons and three hundred fifty dollars (\$350.00) for each additional summons. Each day during which the violation is found to have existed shall constitute a separate offense. However, specified violations arising from the same operative set of facts shall not be charged more frequently than once in any ten (10) day period, and a series of specified violations arising from the same operative set of facts shall not result in civil penalties which exceed a total of four thousand dollars (\$4,000.00). Designation of a particular code violation for a civil penalty under this section shall be in lieu of criminal sanctions, and except for any violation resulting in injury to persons, such designation shall preclude the prosecution of a violation as a misdemeanor.
- (c) Any person summoned or issued a ticket for a scheduled violation may make an appearance in person or in writing by mail to the locality prior to the date fixed for trial in court. Any person so appearing may enter a waiver of trial, admit liability, and pay the civil penalty established for the offense charged. Such persons shall be informed of their right to stand trial and that a signature to an admission of liability will have the same force and effect as a judgment of court. As a condition of waiver of trial, admission of liability, and payment of a civil penalty, the violator and a representative of the locality shall agree in writing to terms of abatement or remediation of the violation within six (6) months after the date of payment of the civil penalty.
- (d) If a person charged with a scheduled violation does not elect to enter a waiver of trial and admit liability, the violation shall be tried in the general district court in the same manner and with the same right of appeal as provided for by law. In any trial for a scheduled violation authorized by this section, it shall be the burden of the locality to show the liability of the violator by a preponderance of the evidence. An admission of liability or finding of liability shall not be a criminal conviction for any purpose.
- (e) If the violation concerns a residential unit, and if the violation remains uncorrected at the time of assessment of the civil penalty, the court shall order the violator to abate, or otherwise remedy through hazard control, the violation in order to comply with the code. Except as otherwise provided by the court for good cause shown, any such violator shall abate, or otherwise remedy through hazard control, the violation within six (6) months of the date of the assessment of the civil penalty. If the violation concerns a nonresidential building or structure, and if the violation remains uncorrected at the time of assessment of the civil penalty, the court may order the violator to abate, or otherwise remedy through hazard control, the violation in order to comply

with the code. Any such violator so ordered shall abate, or otherwise remedy through hazard control, the violation within the time specified by the court.

(f) *Time limit for commencing prosecution.* Any prosecution under this section shall be commenced within the period provided for in the Code of Virginia § 19.2-8.

(Ord. No. 2022-1, 6-14-22)

Sec. 4-33 – Reserved.

Sec. 4-61. – Abatement of unsafe, dangerous or unsanitary public or private buildings, walls or structures which constitute a menace to the health and safety of the occupants thereof or the public.

In addition to any other remedies provided by this Code or the Virginia Code, the town may protect public health, safety, and welfare by addressing dangerous structures as provided in this article. The owners of property in the town shall remove, repair, or secure any building, wall or any other structure that might endanger the public health or safety of other residents of the town at such time or times as the town council may prescribe by resolution or ordinance.

(Ord. No. 2022-1, 6-14-22)

(a) A notice of unsafe structure, pursuant to the Virginia Maintenance Code, shall be reasonable notice for the purposes of Virginia Code § 15.2-1115 and this section.

(b) The Town may abate or obviate the unsafe structure if the owner fails to do so after notice as provided in subsection (a) of this section.

(c) If the Town abates or obviates the unsafe structure, the Town Treasurer shall charge and collect the cost thereof from the owner or owners, occupant or occupants of the property affected in any manner provided by law for the collection of state or local taxes.

Sec. 4-63 – Reserved.

Votes:

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

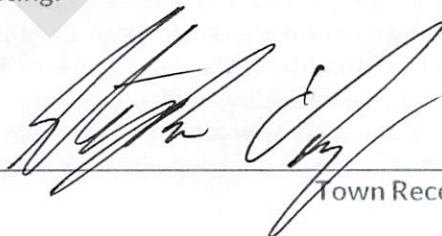
Nays:

Nays:

Absent from Meeting:

For Information:

ATTEST:



Town Recorder

**AN ORDINANCE TO APPROVE A VOLUNTARY SETTLEMENT AGREEMENT FOR THE
BOUNDARY ADJUSTMENT INTO THE TOWN OF WARRENTON OF APPROXIMATELY 243.87295
ACRES OF LAND BELONGING TO ALWINGTON FARM, LLC, ALWINGTON ESTATES, LLC, HD
DEVELOPMENT OF MARYLAND, INC., PADMAJA AND SRINIVAS DASARI, THE FAUQUIER COUNTY
SCHOOL BOARD, AND VABFT, LLC, AND CERTAIN ROAD RIGHT-OF-WAY, AS RECOMMENDED BY THE
VIRGINIA COMMISSION ON LOCAL GOVERNMENT**

WHEREAS, the Town of Warrenton, Virginia, (the "Town"), and the County of Fauquier, Virginia, ("the County") filed a Notice with the Virginia Commission on Local Government of their intention to effect a Boundary Line Adjustment ("BLA") by and between the Town and the County to incorporate into the Town approximately 243.87295 acres of land presently subject only to County jurisdiction (the Adjusted Property") belonging to Alwington Farm, LLC, Alwington Estates, LLC, HD Development of Maryland, Inc., Padmaja and Srinivas Dasari, the Fauquier County School Board, and VABFT, LLC, together with such road right-of-way as may lie within the proposed BLA area; and

WHEREAS, the Town and the County have mutually agreed upon terms and conditions for a boundary adjustment in a Voluntary Settlement Agreement (the "VSA") pursuant to Va. Code Ann. §15.2-3400, as an alternative to a fully contested litigation to adjust jurisdictional boundaries, and submitted that VSA to the Virginia Commission on Local Government (the Commission) for review and recommendation; and

WHEREAS, the Commission has reviewed the VSA and has recommended its approval of the said BLA and Agreement in its report dated November 2024, all according to law, a copy of which is incorporated herein by reference as Exhibit A; and

WHEREAS, the Town desires to approve and present the VSA to the Circuit Court for further action thereon;

NOW THEREFORE, BE IT HEREBY ORDAINED by the Town Council of the Town of Warrenton, Virginia, as follows:

1. The aforesaid Whereas clauses are incorporated herein by reference.
2. The Town Council hereby consents to the adjustment of the Adjusted Property into the Town's corporate limits consistently with the VSA.
3. The Town Council hereby agrees to the terms and conditions as set forth in the VSA, a copy of which is separately attached hereto and incorporated herein by reference as Exhibit A, and authorizes the execution thereof by the Mayor or his designee.
4. The Town Council hereby directs the Mayor, Town Manager, and Town Attorney, together with the Fauquier County Attorney, to forward the VSA, and any necessary exhibits thereto, to the Circuit Court of Fauquier County, and by a

proper petition to that Court request it to have the Supreme Court of Virginia appoint a Special Court pursuant to the provisions of Va. Code Ann. § 15.2-3400(5), to hear and decide this matter in accordance with law.

5. The Mayor, Town Manager, and Town Attorney, shall take such other and further steps as may be needed to effectuate the purposes of this Ordinance and the incorporation of the Adjusted Land into the Town's boundaries.

Votes:

Ayes:

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

Nays:

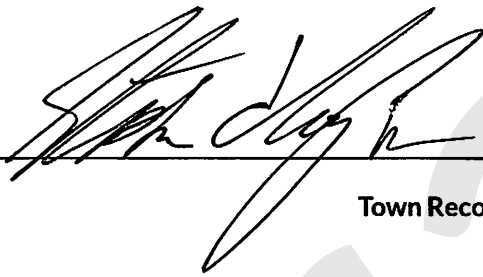
Mr. Eric Gagnon

Absent from Meeting:

For Information:

Town Attorney

ATTEST:



Town Recorder

ORDINANCE 2024-18

AN ORDINANCE AMENDING THE TOWN'S IMPLEMENTATION OF THE UNIFORM
STATEWIDE BUILDING CODE

WHEREAS, Virginia Code § 36-106 empowers the Town of Warrenton to impose civil penalties for Uniform Statewide Building Code violations; and

WHEREAS, Virginia Code § 15.2-1115 empowers the Town of Warrenton to “compel...the razing or repair of all unsafe, dangerous or unsanitary public or private buildings, walls or structures which constitute a menace to the health and safety of the occupants thereof or the public,” to abate the nuisance itself if the responsible party fails to do so after reasonable notice, and to “collect the cost thereof from the owner or owners, occupant or occupants of the property affected in any manner provided by law for the collection of state or local taxes;” now, therefore

BE IT ORDAINED by the Warrenton Town Council this ____ day of _____ 2024, that Warrenton Town Code Sec. 4-1, 4-33, 4-61 and 4-62 are repealed and replaced with the following:

Sec. 4-1. Violations and ~~penalties~~Penalties.

~~Any person guilty of a violation of the provisions of this chapter or of the Uniform Statewide Building Code shall be punished by a fine of not more than two thousand five hundred dollars (\$2,500.00). Any person convicted of a second offense committed within less than five (5) years after a first offense shall be punished by a fine of not less than one thousand dollars (\$1,000.00) nor more than two thousand five hundred dollars (\$2,500.00). Any person convicted of a second offense committed within a period of five (5) to ten (10) years of a first offense of this chapter shall be punished by a fine of not less than five hundred dollars (\$500.00) nor more than two thousand five hundred dollars (\$2,500.00). Any person convicted of a third or subsequent offense committed within ten (10) years of an offense under this chapter shall be punished by a fine of not less than one thousand five hundred dollars (\$1,500.00) nor more than two thousand five hundred dollars (\$2,500.00). Any prosecution under this section shall be commenced within the period provided for in the Code of Virginia § 19.2-8.~~

~~(Ord. No. 1994-15, 11-8-94; Ord. No. 2022-1, 6-14-22)~~

~~State law reference(s)—Violation a misdemeanor; civil penalty, Code of Virginia, § 36-106.~~

(a) Statement of Policy

- (1) The Town of Warrenton's policy is to seek voluntary compliance with all enforcement cases throughout the Town of Warrenton. If voluntary compliance cannot be achieved, as a last resort, further enforcement and penalties shall follow the language below.

(b) Criminal

- (1) Any person guilty of a violation of the provisions of this chapter or of the Uniform Statewide Building Code resulting in injury to a person shall be punished by a fine of not more than two thousand five hundred dollars (\$2,500.00) unless a civil penalty applies as provided in subsection (b) of this section.
- (2) Any person convicted of a second offense committed within less than five (5) years after a first offense shall be punished by a fine of not less than one thousand dollars (\$1,000.00) nor more than two thousand five hundred dollars (\$2,500.00).
- (3) Any person convicted of a second offense committed within a period of five (5) to ten (10) years of a first offense of this chapter shall be punished by a fine of not less than five hundred dollars (\$500.00) nor more than two thousand five hundred dollars (\$2,500.00).
- (4) Any person convicted of a third or subsequent offense committed within ten (10) years of an offense under this chapter shall be punished by a fine of not less than one thousand five hundred dollars (\$1,500.00) nor more than two thousand five hundred dollars (\$2,500.00).
- (5) Any prosecution under this section shall be commenced within the period provided for in the Code of Virginia § 19.2-8.

(c) Civil

- (1) The penalty for any violation of the Uniform Statewide Building Code not resulting in injury to a person shall be a civil penalty of \$100 for the initial summons and \$350 for each additional summons.
- (2) Each day during which the violation is found to have existed shall constitute a separate offense. However, specified violations arising from the same operative set of facts shall not be charged more frequently than once in any 10-day period, and a series of specified violations arising from the same operative set of facts shall not result in civil penalties which exceed a total of \$4,000.
- (3) Any person summoned or issued a ticket for a scheduled violation may make an appearance in person or in writing by mail to the department of finance or the treasurer of the locality prior to the date fixed for trial in court. Any person so

appearing may enter a waiver of trial, admit liability, and pay the civil penalty established for the offense charged. Such persons shall be informed of their right to stand trial and that a signature to an admission of liability will have the same force and effect as a judgment of court. As a condition of waiver of trial, admission of liability, and payment of a civil penalty, the violator and a representative of the locality shall agree in writing to terms of abatement or remediation of the violation within six months after the date of payment of the civil penalty.

- (4) If a person charged with a scheduled violation does not elect to enter a waiver of trial and admit liability, the violation shall be tried in the general district court in the same manner and with the same right of appeal as provided for by law. In any trial for a scheduled violation authorized by this section, it shall be the burden of the locality to show the liability of the violator by a preponderance of the evidence. An admission of liability or finding of liability shall not be a criminal conviction for any purpose.
- (5) If the violation concerns a residential unit, and if the violation remains uncorrected at the time of assessment of the civil penalty, the court shall order the violator to abate, or otherwise remedy through hazard control, the violation in order to comply with the Code. Except as otherwise provided by the court for good cause shown, any such violator shall abate, or otherwise remedy through hazard control, the violation within six months of the date of the assessment of the civil penalty.
- (6) If the violation concerns a nonresidential building or structure, and if the violation remains uncorrected at the time of assessment of the civil penalty, the court may order the violator to abate, or otherwise remedy through hazard control, the violation in order to comply with the Code. Any such violator so ordered shall abate, or otherwise remedy through hazard control, the violation within the time specified by the court.

Sec. 4-33. Civil violations and penalties.

- (a) There is hereby established civil penalties for violations of the following sections of the building code which are not abated or remedied promptly after receipt of notice of violation from the building official:
 - (1) VMC § 301.3 (Failure to maintain vacant structures in a clean, safe, secure, and sanitary condition);
 - (2) VMC § 302.7 (Failure to maintain accessory structures, including detached garages, fences, and walls structurally sound and in good repair);
 - (3) VMC § 304.2 (Failure to maintain exterior protective treatments in good condition);
 - (4) VMC § 304.13 (Failure to maintain windows, skylight, and door frames in sound condition, good repair, and weather tight);

- ~~(5) — VMC § 304.15 (Failure to maintain doors in good condition).~~
- ~~(b) — The penalty for violation shall be a civil penalty of one hundred dollars (\$100.00) for the initial summons and three hundred fifty dollars (\$350.00) for each additional summons. Each day during which the violation is found to have existed shall constitute a separate offense. However, specified violations arising from the same operative set of facts shall not be charged more frequently than once in any ten (10) day period, and a series of specified violations arising from the same operative set of facts shall not result in civil penalties which exceed a total of four thousand dollars (\$4,000.00). Designation of a particular code violation for a civil penalty under this section shall be in lieu of criminal sanctions, and except for any violation resulting in injury to persons, such designation shall preclude the prosecution of a violation as a misdemeanor.~~
- ~~(c) — Any person summoned or issued a ticket for a scheduled violation may make an appearance in person or in writing by mail to the locality prior to the date fixed for trial in court. Any person so appearing may enter a waiver of trial, admit liability, and pay the civil penalty established for the offense charged. Such persons shall be informed of their right to stand trial and that a signature to an admission of liability will have the same force and effect as a judgment of court. As a condition of waiver of trial, admission of liability, and payment of a civil penalty, the violator and a representative of the locality shall agree in writing to terms of abatement or remediation of the violation within six (6) months after the date of payment of the civil penalty.~~
- ~~(d) — If a person charged with a scheduled violation does not elect to enter a waiver of trial and admit liability, the violation shall be tried in the general district court in the same manner and with the same right of appeal as provided for by law. In any trial for a scheduled violation authorized by this section, it shall be the burden of the locality to show the liability of the violator by a preponderance of the evidence. An admission of liability or finding of liability shall not be a criminal conviction for any purpose.~~
- ~~(e) — If the violation concerns a residential unit, and if the violation remains uncorrected at the time of assessment of the civil penalty, the court shall order the violator to abate, or otherwise remedy through hazard control, the violation in order to comply with the code. Except as otherwise provided by the court for good cause shown, any such violator shall abate, or otherwise remedy through hazard control, the violation within six (6) months of the date of the assessment of the civil penalty. If the violation concerns a nonresidential building or structure, and if the violation remains uncorrected at the time of assessment of the civil penalty, the court may order the violator to abate, or otherwise remedy through hazard control, the violation in order to comply with the code. Any such violator so ordered shall abate, or otherwise remedy through hazard control, the violation within the time specified by the court.~~
- ~~(f) — Time limit for commencing prosecution. Any prosecution under this section shall be commenced within the period provided for in the Code of Virginia § 19.2-8.~~
- ~~(Ord. No. 2022-1, 6-14-22)~~

Sec. 4-33 – Reserved.

Sec. 4-61. – Dangerous Structures. Abatement of unsafe, dangerous or unsanitary public or private buildings, walls or structures which constitute a menace to the health and safety of the occupants thereof or the public.

In addition to any other remedies provided by this Code or the Virginia Code, the town may protect public health, safety, and welfare by addressing dangerous structures as provided in this article. The owners of property in the town shall remove, repair, or secure any building, wall or any other structure that might endanger the public health or safety of other residents of the town at such time or times as the town council may prescribe by resolution or ordinance.

(Ord. No. 2022-1, 6-14-22)

(a) A notice of unsafe structure, pursuant to the Virginia Maintenance Code, shall be reasonable notice for the purposes of Virginia Code § 15.2-1115 and this section.

(b) The Town may abate or obviate the unsafe structure if the owner fails to do so after notice as provided in subsection (a) of this section.

(c) If the Town abates or obviates the unsafe structure, the Town Treasurer shall charge and collect the cost thereof from the owner or owners, occupant or occupants of the property affected in any manner provided by law for the collection of state or local taxes.

Sec. 4-62 – Reserved. Abatement

(a) After adoption of an ordinance or resolution under section 4-61 of this Code, the town through its agents or employees may remove, repair, or secure any building, wall, or any other structure that might endanger the public health or safety of other residents of the town, if the owner and lien holder(s) of such property have failed to remove, repair, or secure the building, wall or other structure, after the notice provided in this section has been sent and the time to act provided in that notice has elapsed.

(1) For the purposes of the section, repair may include maintenance work to the exterior of a building to prevent deterioration of the building or adjacent buildings.

(2) For the purposes of this section, reasonable notice includes a written notice (i) mailed by certified or registered mail, return receipt requested, sent to the last known address of service the property owner and (ii) published once a week for two (2) successive weeks in a newspaper having general circulation in the locality.

(b) No action shall be taken to remove, repair, or secure any building, wall, or other structure for at least thirty (30) days following the later of the return of the receipt or newspaper publication, except that the town may take action to prevent unauthorized access to the building within seven (7) days of such notice if the structure is deemed to pose a significant threat to public safety and such fact is stated in the notice.

(c) ~~In the event the town, through its own agents or employees, removes, repairs, or secures any building, wall, or any other structure after complying with the notice provisions of this section, the cost or expenses thereof shall be chargeable to and paid by the owners of such property and may be collected by the town as taxes are collected.~~

(d) ~~Every charge authorized by this subsection or Virginia Code § 15.2-900 with which the owner of any such property has been assessed and that remains unpaid shall constitute a lien against such property ranking on a parity with liens for unpaid local taxes and enforceable in the same manner as provided in articles 3 (§ 58.1-3940 et seq.) and 4 (§ 58.1-3965 et seq.) of chapter 39 of title 58.1, Code of Virginia. The town council may by resolution waive such liens in order to facilitate the sale of the property. Such liens may be waived only as to a purchaser who is unrelated by blood or marriage to the owner and who has no business association with the owner. All such liens shall remain a personal obligation of the owner of the property at the time the liens were imposed.~~

(Ord. No. 2022-1, 6-14-22)

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:

Absent from Meeting:

For Information: **Building Official**

ATTEST: _____
Town Recorder

**A PROCLAMATION RECOGNIZING BRETT HAMBY FOR HIS DEDICATION AND SERVICE TO
THE TOWN OF WARRENTON, VIRGINIA**

WHEREAS, the Town Council of the Town of Warrenton is the legislative body charged, under the laws of the Commonwealth of Virginia and the Town Charter, to determine the needs of the citizenry and to establish the ordinances, policies, and budgets which determine the kind, manner, and cost of services to be delivered; and

WHEREAS, Brett Hamby was elected to the Warrenton Town Council in May of 2016 after serving on the Planning Commission for two years; and

WHEREAS, Mr. Hamby has served the Town of Warrenton with distinction as the elected Council Member for Ward 3, consistently advocating for the needs of residents and working to enhance the quality of life within the community; and

WHEREAS, Councilman Hamby helped usher the Town of Warrenton into the modern era by investing in our critical infrastructure and work spaces; and

WHEREAS, from his extensive background as a firefighter, Councilman Hamby was a strong advocate for those that put their lives on the line for our community; and

WHEREAS, Mr. Hamby has exemplified a life of public service, including 25 years with the Prince William Fire and Rescue Department, where he currently serves as a Battalion Chief, and through his lifetime membership with the Warrenton Volunteer Fire Department, embodying dedication to public safety and community care; and

WHEREAS, Brett has consistently balanced his professional commitments with his role in public office, bringing a unique perspective rooted in service, integrity, and leadership to his work on the Town Council; and

NOW, THEREFORE BE IT PROCLAIMED that the Mayor of the Town of Warrenton hereby recognizes and deeply appreciates the contributions of Brett Hamby for his dedication and service to the Town of Warrenton, Virginia, and its Citizens.



A handwritten signature in black ink, appearing to read "H. E. Carter Nevill", is written over a horizontal line.

H. E. Carter Nevill
Mayor Town of Warrenton

**A PROCLAMATION RECOGNIZING JAMES HARTMAN FOR HIS DEDICATION AND SERVICE
TO THE TOWN OF WARRENTON, VIRGINIA**

WHEREAS, the Town Council of the Town of Warrenton is the legislative body charged, under the laws of the Commonwealth of Virginia and the Town Charter, to determine the needs of the citizenry and to establish the ordinances, policies, and budgets which determine the kind, manner, and cost of services to be delivered; and

WHEREAS, Mr. James Hartman was elected to the Warrenton Town Council in 2020 and elected the Vice Mayor in 2022; and

WHEREAS, Mr. James N. Hartman III, a lifelong resident of Warrenton, has devoted his life to public service, mirroring the dedication of his father, who also represented Ward 4 on the Town Council in the 1980s;

WHEREAS, Councilman Hartman Mr. Hartman honorably served in law enforcement for over 31 years, culminating in his retirement in 2020, and distinguished himself as a graduate of the FBI National Academy and DEA Drug Unit Commanders Academy; and


WHEREAS, Mr. Hartman has been an active and committed community leader, volunteering with numerous organizations, including his service on the Board of Directors for the Boys and Girls Clubs of Fauquier and as a past treasurer of Fauquier Cops for Children, embodying a spirit of service and compassion; and

WHEREAS, Mr. Hartman, in his role as Vice Mayor and representative of Ward 4, has worked tirelessly to preserve the small-town charm and high quality of life in Warrenton, reflecting his deep pride and care for the community he calls home; and

WHEREAS, his leadership has significantly contributed to shaping the Town's policies, fostering community connections, and upholding the values and priorities of Warrenton residents;

NOW, THEREFORE BE IT PROCLAIMED that the Mayor of the Town of Warrenton hereby recognizes and deeply appreciates the contributions of James Hartman for his dedication and service to the Town of Warrenton, Virginia, and its Citizens.




H. E. Carter Nevill
Mayor Town of Warrenton

**A PROCLAMATION RECOGNIZING HEATHER SUTPHIN FOR HER DEDICATION AND
SERVICE TO THE TOWN OF WARRENTON, VIRGINIA**

WHEREAS, the Town Council of the Town of Warrenton is the legislative body charged, under the laws of the Commonwealth of Virginia and the Town Charter, to determine the needs of the citizenry and to establish the ordinances, policies, and budgets which determine the kind, manner, and cost of services to be delivered; and

WHEREAS, Heather Sutphin was elected to the Warrenton Town Council in November of 2020, to fill the shoes of Councilmen Jerry Wood, a Virginia Delegate, who was stepping down; and

WHEREAS, she sought guidance from the former councilmen who often offered wisdom and guidance like 'you have to be open to all ideas when making decisions that are going to affect people.'; and

WHEREAS, Heather D. Sutphin has diligently served as the Ward 1 representative on the Warrenton Town Council, demonstrating a steadfast commitment to the welfare and advancement of the community she calls home; and

WHEREAS, Councilwoman Sutphin's diverse career, from her early service in law enforcement with the Fauquier County Sheriff's Office to her contributions in marketing, advertising, and real estate, has provided her with a wealth of experience and insight that she has brought to her role on the Town Council; and

WHEREAS, her leadership extends beyond governance to active involvement in community enrichment through her service with the Fauquier Historical Society, the Boys and Girls Club, and the Silent Auction Committee for the Warrenton Horse Show; and

WHEREAS, Ms. Sutphin has been an advocate for local businesses as a member of organizations such as the Fauquier County Chamber of Commerce and HGBA, and has shown unwavering support for public safety initiatives, including the Warrenton Town Police; and

WHEREAS, she has balanced her professional responsibilities with a love for Warrenton, regularly engaging in community events and fostering strong connections with residents alongside her family;

NOW, THEREFORE BE IT PROCLAIMED that the Mayor of the Town of Warrenton hereby recognizes and deeply appreciates the contributions of Heather Sutphin for her dedication and service to the Town of Warrenton, Virginia, and its Citizens.



A handwritten signature in dark ink, appearing to read "H. E. Carter Nevill", is written over a horizontal line.

H. E. Carter Nevill
Mayor Town of Warrenton

**RESOLUTION TO APPROVE ZMA 2023-01 WARRENTON UNITED METHODIST
CHURCH/HERO'S BRIDGE PURSUANT TO SECTION 11-3.9 OF THE ZONING ORDINANCE OF
THE TOWN OF WARRENTON
(GPINS 6984-16-5101 PORTION APPROXIMATELY 5.22 ACRES OF THE APPROXIMATELY
6.31 ACRE PARCEL, 6984-16-7013, 6984-15-1823 AND 6984-15-1930)**

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

WHEREAS, the Owner, Trustees of Warrenton United Methodist Church, and the Applicants, Warrenton United Methodist Church and Hero's Bridge, seek a Zoning Map Amendment of approximately 9.8640 acres from R-10 (Residential) and RO (Residential Office) to R-PUD (Residential Planned Unit Development) located on and adjacent to the existing church located at 341 Church Street in the Town of Warrenton and hereinafter referred to as the "Property"; and

WHEREAS, the Applicants have applied for a Zoning Map Amendment to develop 22-two-family residential dwellings for a total of 44 units to provide affordable housing to veterans ages 65 and older; and

WHEREAS, the Application includes a Small Office/Community Center to be constructed; and

WHEREAS, The Applicants are requesting deviations from Zoning Ordinance requirements under the Virginia Supreme Court's ruling in *Rowland vs. Town of Warrenton* that "the General Assembly intended for these statutes to grant localities the authority to permit deviations from the requirements of a zoning ordinance by accepting voluntary proffers as part of a rezoning application"; and

WHEREAS, the Owner and Applicants submitted executed voluntary proffers dated September 20, 2024, and a Concept Development Plan dated September 19, 2024; and

WHEREAS, the Planning Commission held two public work sessions on ZMA 2023-01 on July 16, 2024 and August 27, 2024; and

WHEREAS, pursuant to §11-3 of the Zoning Ordinance upon petition of the Applicant for approval of a zoning amendment, the Planning Commission upon advertisement and notice properly given pursuant to §15.2-2204 of the Virginia Code held a Public Hearing on September 17, 2024 and October 15, 2024; and

WHEREAS, the Planning Commission considered for approval of the zoning amendment based on voluntary proffers and Virginia State Code Section 15.2-2285; and

WHEREAS, the Warrenton Planning Commission recommended denial to the Town Council in a 3 to 1 vote, with one member absent; and

WHEREAS, the Owner and Applicants have submitted updated executed voluntary proffers dated October 30, 2024, Warrenton UMC Proposed Building Elevation dated March 16, 2023, Fitness Trail/Stations Exhibit dated October 22, 2024, and a General Development Plan dated October 30, 2024; and

WHEREAS, the Warrenton Town Council held a work session on ZMA 2023-01 on Tuesday, November 12, 2024; and

WHEREAS, pursuant to §11-3 of the Zoning Ordinance upon petition of the Applicants for approval of a zoning amendment, the Town Council upon advertisement and notice properly given pursuant to §15.2-2204 of the Virginia Code held a Public Hearing on Tuesday, December 10, 2024; and

WHEREAS, the Town Council considered for approval of the zoning amendment based on the Planning Commission recommendation, voluntary proffers and Virginia State Code Section 15.2-2285; and

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

NOW, THEREFORE, BE IT RESOLVED that the Warrenton Town Council on this 10th day of December 2024, finds that ZMA 2023-01 serves the public interest as provided in Plan Warrenton 2040's Vision for providing housing options to meet people's needs at different stages of life, more specifically addressed in the Housing Chapter that calls for inclusive, diverse housing types that ensure equitable, attainable housing opportunities across all ages, incomes, and abilities of the community;

AND FURTHER RESOLVED, the Warrenton Town Council hereby approves ZMA 2023-01 subject to the executed voluntary proffers dated October 30, 2024, Warrenton UMC Proposed Building Elevation dated March 16, 2023, Fitness Trail/Stations Exhibit dated October 22, 2024, and a General Development Plan dated October 30, 2024.

Votes:


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

Nays: Mr. William Semple; Mr. Eric Gagnon;

Absent from Vote:

Absent from Meeting:

ATTEST:


Stephen Clough, Town Recorder

December 10, 2024
Town Council
Regular Meeting
RES-24-12-02

**A RESOLUTION TO AMEND THE FISCAL YEAR 2025 BUDGET BY \$73,002
TO APPROPRIATE VDOT FUNDING FOR MAIN STREET IMPROVEMENTS**

WHEREAS, the Warrenton Town Council is charged by the Code of Virginia with the preparation of an annual budget for the Town of Warrenton; and

WHEREAS, on June 11, 2024, the Town Council adopted the Town of Warrenton Fiscal Year 2025 Budget; and

WHEREAS, during the course of the fiscal year certain events occur that necessitate amending the budget to appropriate additional funds; and

WHEREAS, Town Staff and VDOT has reached an agreement for scope and cost estimate for the Main Street Improvement project (TC-008); and

WHEREAS, the VDOT Funding of \$73,002 was not included in the Fiscal Year 2025 Adopted Budget; and

WHEREAS, the remaining funding will be appropriated as part of the Fiscal Year 2026 Adopted Budget; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Warrenton this 10th day of December 2024, that the Fiscal Year 2025 adopted budget is amended to appropriate \$73,002 of VDOT funds as noted in the attached staff report; and

BE IT FURTHER RESOLVED that the Department of Finance is authorized to process the necessary budget adjustments required for this appropriation.

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:

Absent from Meeting:

For Information:
Budget Manager

ATTEST:



Town Recorder



Motion for Convening a Closed Session

Council Meeting Date: December 10th, 2024.

I move that the Council convene in closed session to discuss the following:

- ___ As permitted by Virginia Code § 2.2-3711 (A)(1), a personnel matter involving:
___ Discussion, consideration or interviews of prospective candidates for employment or appointment; OR
___ assignment, appointment, promotion, performance, demotion, salaries, disciplining, or resignation of specific public officers, appointees, or employees of the Town; specifically dealing with _____ [Give department, job title(s), or job category].
- ___ As permitted by Virginia Code § 2.2-3711 (A)(3), a matter involving:
___ discussion or consideration of the acquisition of real property for a public purpose; OR
___ disposition of publicly held real property specifically involving _____ [Give location of property], because discussion in an open meeting would adversely affect the City's bargaining position or negotiating strategy.
- ___ As permitted by Virginia Code § 2.2-3711 (A)(4), a matter requiring the protection of the privacy of individuals in personal matters not involving the public business.
- ___ As permitted by Virginia Code § 2.2-3711 (A)(7), consultation with legal counsel or briefing by staff members or consultants pertaining to:
___ probable litigation involving:
___ the pending case of _____ [Give case name], where such consultation or briefing in open meeting would adversely affect the negotiating or litigating posture of the City.
- X** As permitted by Virginia Code § 2.2-3711 (A)(8), consultation with legal counsel regarding specific legal matters requiring the provision of legal advice by such counsel, relating to **legal problems that may arise from discussing and drafting conditions for a Special Use Permit.**
- ___ As permitted by Virginia Code § 2.2-3711 (A)(29), discussion of the award of a public contract for _____ [Give nature of the contract] involving the expenditure of public funds, including interviews of bidders or offerors, and discussion of the terms or scope of such contract, where discussion in an open session would adversely affect the bargaining position or negotiating strategy of the City Council.
- ___ As permitted by Virginia Code § _____, a matter involving:

[IDENTIFY THE APPLICABLE PARAGRAPH OF § 2.2-3711(A) OR OTHER LAW AND GIVE THE SUBJECT MATTER AND PURPOSE FOR THE CLOSED SESSION.]

Votes:

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

Nays:

Absent: Mr. James Hartman, Vice Mayor; Mr. David McGuire.

CERTIFICATION MOTION AFTER RECONVENING IN PUBLIC SESSION:

(requires a recorded roll call vote)

I move that the Council certify that, in the closed session just concluded, nothing was discussed except the matter or matters (1) specifically identified in the motion to convene in closed session and (2) lawfully permitted to be discussed in a closed session under the provisions of the Virginia Freedom of Information Act as cited in that motion.

Votes:

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

Nays:

Absent: Mr. James Hartman, Vice Mayor; Mr. David McGuire.

For Information:

Town Clerk

Effective date: December 10th, 2024.

Stephen Clough, Town Recorder

A handwritten signature in black ink, appearing to read 'Stephen Clough', is written over a horizontal line. The signature is stylized and cursive.