



TOWN COUNCIL REGULAR MEETING

21 Main Street

Tuesday, October 08, 2024 at 9:00 AM

MINUTES

AN OPEN MEETING OF THE TOWN COUNCIL OF THE TOWN OF WARRENTON, VIRGINIA,
WAS HELD ON OCTOBER 8th, 2024, AT 9:00 AM

Work Session

PRESENT

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

ABSENT

Mr. James Hartman, Vice Mayor; Mr. Paul Mooney; Mr. David McGuire

Regular Meeting

PRESENT

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

ABSENT

Mr. James Hartman, Vice Mayor

I. WORKSESSION - 9:00 AM

The Mayor called the meeting to order at 9:00 AM. He stated that Mr. Mooney and Mr. McGuire were not present, and Mr. Hartman was expected shortly. He continued noting that business would proceed with the finance department overview.

1. Finance Department Overview

Ms. Stephanie Miller provided an overview of the Finance Department's responsibilities, including budgeting and long-term financial planning, revenue management (tax, fee, utility billing and collection, treasury management, and investment of town funds), debt issuance and management, accounting and financial reporting, accounts payable, payroll, and procurement. She stated that the proposed budget must be delivered to the council by April 1st, necessitating an earlier start to budget work. The FY26 budget process recently kicked off at the end of September, and departments meet quarterly with the budget manager to review spending. The adopted budget is available on the website, and printed copies of both the budget and the CIP document were placed in Council mailboxes. The department is working on a "budget in brief" document for FY25 to provide highlights in a condensed, easier-to-read format for citizens.

Adequate planning for the town's capital needs is a crucial part of the budget process, with the Capital Improvement Plan (CIP) outlining a six-year plan for major projects. The CIP document also includes a Capital Asset Replacement Plan (CARP), which acknowledges the need to maintain or replace large capital assets and infrastructure on a regular schedule, aiding financial advisors in long-term financial planning. The department received the distinguished budget presentation award from the Government Finance Officers Association (GFOA) for its FY24 budget, recognizing it as a strong policy, financial, operations, and communications document.

Ms. Miller stated that in 2021, Council adopted comprehensive fiscal policies to ensure compliance, safeguard funds, and properly account for assets; these are reviewed and updated annually. This past year, three new policies were added: a Capital Improvement Plan policy (setting a \$100,000 threshold and 10-year useful life, outlining identification, decision-making, and funding strategies), a Grant Application and Acceptance Policy (outlining authorization for departments to pursue and obtain grants), and a TAP Privilege Fee Assessment Policy (setting a one-year limit to use the TAP and requiring an administrative fee to refund the TAP). The department encourages engagement, having attended town talks in March to inform the public about the budget process and providing a game for citizens to allocate funds. They also created a "Finance 101" training for new staff to understand town funds, budgeting, procurement, and bill payment.

On the revenue management side, key dates include business license renewal applications due March 1st (with payment by June 30th), first-half real estate and stormwater bills due June 15th, and personal property and second-half real estate and stormwater due December 15th. Monthly activities include meals tax, lodging tax, and utility billing, with additional state revenue received at various intervals. An ordinance adopted in 2022 allows partnering with an outside collection agency for delinquent accounts, with the fee paid by the account holder. Over 50% of real estate balances sent to collections have been recovered, and other tax types will be sent soon; multiple notices are sent before an account goes to collections. The department is also working on purchasing cards through the state's program to provide a more efficient purchasing avenue and generate revenue back to the town through higher rebate percentages.

Ms. Miller continued explaining that an annual external audit is required by Virginia Code, with the Virginia Auditor of Public Accounts providing guidelines and reviewing work. A single audit is required if over \$750,000 in federal funding is spent, with federal guidelines. The audit process runs from May/June through November, consistently receiving an "unmodified opinion," meaning financial statements are free of material misstatement. The Annual Comprehensive Financial Report (ACFR) is the result, detailing actual performance against the budget, and must be filed annually with the Auditor of Public Accounts and presented to Council in December. A Popular Annual Financial Report (PAFR) was drafted for FY23 but not published; it is intended for FY24 to provide a condensed, easy-to-read summary of the more extensive ACFR. The PAFR focuses on the general fund, illustrating revenue sources, expenditures, and fund balance. The Town has received the GFOA's financial report award for the past thirty years, recognizing transparency and full disclosure.

Mr. Semple confirmed that the reports were in their mailboxes and requested a copy of the slideshow.

Mayor Nevill asked about the estimated revenue impact from the Chick-fil-A closure; Ms. Miller estimated "a couple hundred thousand dollars". Mayor Nevill also noted the upcoming Sheetz remodel for budget planning.

Mr. Semple inquired about plans for new meals tax revenue sources, to which Ms. Miller responded that turnover and new businesses are always a factor, but timing is uncertain.

Mr. Cassidy emphasized that now is the time for Council to engage in budget discussions, as the current budget is tight and any cuts could impact customer service. He cited sanitation as an example of a service where changes (e.g., third-party, different pickup amounts) could be explored, requiring time for estimates.

Mr. Hamby asked for the best estimate for next year's revenues; Ms. Miller stated estimates are still being developed.

Mr. Hamby expressed that he would not suggest cutting services.

Mr. Cassidy explained that outsourcing trash collection to a third party would result in a fee to every homeowner and likely the loss of a county stipend, significantly increasing costs for citizens.

Mr. Hamby requested revenue estimates before considering service reductions. Mr. Cassidy emphasized the need for lead time for complicated research into service changes.

Mr. Semple inquired about year-to-date financial performance and projections, suggesting that relying solely on the adopted budget distorts the picture.

Ms. Miller explained that departmental overviews provide consistency, and quarterly financial reports show year-to-date spending.

2. Information and Technology Department Overview

Mr. Jonathan Stewart, Information and Technology Director gave an overview of the IT department's operations, noting key initiatives align with Plan 2040 and aim to stay within budget. They have revised the asset replacement schedule for reliable equipment and extended timelines for greater value. Town phone service was migrated to a more robust platform with lower ownership and maintenance costs. The second initiative is selecting an Enterprise Resource Planning (ERP) software package, as the Town faces challenges with legacy software in finance and public works/utilities, including limited support and lack of interoperability. Anticipated benefits of ERP include streamlined processes, reduced human errors, and increased employee productivity, contributing to long-term success. The three beneficial reasons for using ERP are increased efficiency and transparency (through automation and integration), aligning processes between departments (addressing fragmented data), and becoming a data-driven government (delivering insights into citizen requirements). Prompt replacement of the legacy system is needed to prevent downtime and costly fixes. Pre-planning ensures software aligns with the budget and delivers value.

Mr. Gagnon asked about the cost of the ERP system for this year and out years, and if the focus remains on the finance system.

Mr. Stewart stated that the entire town's software infrastructure is outdated, including Public Works, and that ERP would benefit all departments. He could not provide specific numbers yet due to variables in vendor selection and phasing, but hopes to have them soon as they near the end of the selection process after three years of research.

Mr. Cassidy added that the current figures are within budget, and the goal is to avoid incremental "band-aid" software purchases that are segmented. He explained that ERP will provide a consistent and efficient model, eliminating wasteful costs from outdated software. He noted that while ERP programs are not cheap, their overall efficiencies make them cost-effective over time, providing better data for resource allocation and serving customers in real-time.

Mr. Gagnon clarified if costs are within projected budgets, and Mr. Cassidy confirmed they are currently under what town staff had been projecting, but added that contracts are still being negotiated to ensure a comprehensive service package. He explained that they are down to three vendors and are also considering how ERP will improve communication and collaboration with other jurisdictions like the County.

Mr. Semple asked if the procurement process differs from usual since it involves evaluating services based on merit.

Mr. Stewart confirmed this, and Mr. Cassidy stated a consolidated report on their objectives could be provided once the vendor is finalized, which will give a clearer picture of the service package and how existing software will be consolidated and eliminated.

3. Planning Commission Update From the September 17, 2024, Regular Meeting

Ms. Denise Harris gave an update on the Planning Commission's activities. Two (2) public hearings were held on September 17th. The first was for a Special Use Permit (SUP) at 71 South Fifth Street, where Mr. Robert Samia sought permission for an auto dealership in an existing building with no physical changes. The Planning Commission recommended approval of this SUP with conditions. The second public hearing was for a Zoning Map Amendment (ZMA) for Warrenton United Methodist Church and Hero's Bridge, proposing a residential planned unit development (PUD) for 44 two-family residential units for age-restricted affordable housing to serve veterans, along with walking trails and an office/community center. The Planning Commission held this public hearing open until its next meeting (October 15th) to allow for public comments on the applicant's updated September 30th application.

Mayor Nevill asked about changes to the Hero's Bridge application.

Ms. Harris explained that the original application had two phases, but Phase 2 (a potential 19,000 sq ft multi-use recreational center) has been removed due to issues with determining transportation and water/sewer impacts. The project is now solely the residential component, and proffers have been added for maintenance and ongoing succession. Additionally, the term

"veterans" has been removed from the proffers related to the Fair Housing Act and whether veterans are a protected class.

Mr. Semple asked about the schedule and potential presumption of approval if the Planning Commission misses its deadline.

Mr. Crim confirmed that there is a presumption of approval unless the applicant grants more time.

Mr. Semple also asked when the Planning Commission's recommendation would be brought before the Town Council.

Ms. Harris stated it would come to the November work session and then a December public hearing. Mr. Crim stated that staff would be requesting a closed session would be requested for the November meeting to discuss these issues.

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- 4. SUP 2024-01: 71 S. 5th Street. The Owner/Applicant, Mr. Robert Samia, seeks a Special Use Permit for the reinstatement of a pre-existing use as a car dealership at 71 S. 5th Street (+/- 0.2869 acres). The Applicant is requesting permission for the use of the parcel as an auto dealership in an existing building with no physical changes, under Article 3-4.11.1 of the Zoning Ordinance, as the non-conforming use as an auto-dealership lapsed in the last few years. The property is a zoned C (Commercial) and designated Old Town Character District in Plan Warrenton 2040 (GPIN 6984-42-4640-000).**

Ms. Casey Squyres gave an overview of SUP 2024-01 for 71 South 5th Street. The owner/applicant, Mr. Robert Samia, seeks a Special Use Permit (SUP) to reinstate a pre-existing use as an auto dealership in the existing building, with no physical changes proposed to the building or parcel. The auto dealership use had lapsed as a nonconforming use in recent years. The property is zoned Commercial and designated Old Town Character District in Plan Warrenton 2040.

Ms. Squyres explained that during Planning Commission and staff review, primary issues raised were related to parking, emergency services, and traffic flow. She provided a diagram from the applicant outlining the proposed parking (18 total spaces) for inventory (blue), customers (yellow), and employees (red), as well as traffic flow for loading/unloading. A key concern was ensuring vehicles do not block Fifth Street during loading/unloading. The Planning Commission held a work session on August 27th and a public hearing on September 17th, recommending approval as written (4-0-1 vote). This item will come before Council for a public hearing in November.

Mr. Semple stated he received calls and emails from an adjacent landowner concerned about potential traffic impact and parking issues on Fifth Street, recommending a traffic study and the installation of a sidewalk for pedestrian safety, especially given its easy access to the Greenway.

Mayor Nevill asked if there was a cap on the number of cars for sale on the lot; Ms. Squyres confirmed the cap is 18 vehicles, with 12 intended for outdoor display, and the interior might

hold two. Mr. Hamby asked about the adjacent parcel; Ms. Squyres stated Mr. Samia owns it but it's not part of this application and is used for automobile repair businesses, routinely receiving tow truck drop-offs.

Mr. Hamby asked about other car dealerships in the historic district; Ms. Squyres did not believe there were any others.

Mr. Hamby asked about enforcement of loading and unloading vehicles.

Ms. Heather Jenkins replied that it would be a zoning code enforcement issue, involving notices of violation and copying the Motor Vehicle Dealers Board, which could pull their license.

Chief Carter confirmed this happens infrequently on West Shirley Avenue, as the police address it when seen.

Mr. Hamby expressed concern about the limited space on Fifth Street for such operations. He also asked if the owner could use the adjoining property for unloading; Ms. Jenkins stated it would be permissible if it didn't interfere with fire lanes or the roadway.

Mayor Nevill inquired about prohibiting 18-wheeler deliveries; Ms. Jenkins confirmed this could be added as a condition, especially to avoid blocking Fifth Street.

Mayor Nevill suggested conditioning deliveries to the municipal lot, using flatbeds or rollbacks, to avoid blocking streets.

Mr. Hamby opposed using taxpayer-funded municipal lots for private business deliveries, suggesting the adjoining private lot should be used.

Mr. Hamby asked about the draft conditions and the ability to change them through the Architectural Review Board (ARB).

Ms. Jenkins stated the SUP conditions take precedence, meaning any ARB-approved changes would have to be minor (e.g., windows, signage, roof, chimneys, doorways) and not alter the dealership's operation. She confirmed that signage would fall under the historic district sign ordinance.

Mr. Hamby also noted conditions prohibiting raised hoods or flashing lights, which he found challenging for an auto dealership but consistent with the historic district. He questioned if the lack of existing outdoor lighting meant new lighting would require ARB approval.

Mr. Semple asked if staff was satisfied with the applicant's responses to previous comments.

Ms. Jenkins responded yes.

Mr. Gagnon asked if a traffic study was needed, and Ms. Jenkins stated the use does not trigger a traffic impact analysis, though a site plan (the next step) would require showing estimated total vehicles per day, which could necessitate entrance improvements if exceeding previous levels.

Mr. Gagnon also raised concerns about sufficient parking given the limited inventory and customer spaces, and potential overflow parking on the street.

Ms. Squyres mentioned a nearby municipal lot that could be used for required parking.

Mr. Semple asked about the historical use of the property as a car dealership and if there were past complaints.

Ms. Squyres confirmed it had been a nonconforming use for a long time but lost that status after ceasing operation around 2020 due to a more than two-year gap, requiring this SUP process.

Ms. Jenkins stated she had no record of complaints for the property.

5. A Town Code Amendment to Revise Sections 4-1, 4-33, 4-61, and 4-62 Property Maintenance

Mr. Hunter Digges gave an overview of the proposed changes. He stated that a preamble was added to Section 4-1, subsection (a), as requested by Council. The amendment changes the criminal penalties section (which already exists in Town Code) to building code violations, making it more restrictive. The main purpose is to address the civil penalty section by allowing the Town to impose civil penalties for the entire building code. Section 4-61, abatement of unsafe structures, is also addressed. Staff plans to place this on next month's agenda as a public hearing item.

Mr. Semple asked about the frequency of civil penalties if a homeowner refuses to comply over a long period.

Mr. Digges confirmed the amendment is for such situations, allowing the Town to gain compliance through court systems and impose civil penalties.

Mr. Semple inquired about potential outcomes of a court judgment.

Mr. Cassidy stated a judge could issue a series of orders focused on compliance, starting with fines (per day or set fines, depending on severity) and escalating to ordering the Town to take action, with all costs, fees, and penalties assessed to the property owner, potentially leading to a lien.

Mr. Crim added that in extreme cases, the Town could take over ownership to fix the property, with the lien eventually leading to foreclosure if not paid, similar to a tax sale.

Mr. Gagnon asked for clarification on the fine assessment process under Section C.2 of the civil penalties.

Mr. Crim explained that if compliance is not achieved, a new offense can be charged every ten days, with fines racking up but not exceeding a total of \$4,000; the judge ultimately determines the frequency and amount of fines. The maximum for subsequent summons is \$350.

Mr. Gagnon asked how the penalty schedule compares to other jurisdictions. Mr. Crim stated it's similar to most jurisdictions with escalating fees and fines, and they also try to connect homeowners with charities or government assistance if they lack funds for repairs.

Mr. Gagnon asked how this would apply to current building code violation cases.

Mr. Crim stated it would not be applied retroactively but would apply to existing cases moving forward, setting the rules for future enforcement.

Mr. Cassidy clarified that it won't automatically escalate cases; they must still meet progressive criteria and follow all procedures.

Mr. Semple asked about discretion if a homeowner claims hardship.

Mr. Crim reiterated that staff looks for alternate funding sources or assistance.

Mr. Cassidy added that staff already works to understand each homeowner's story to find avenues for voluntary compliance, using a resource list, donated time from contractors, and volunteers.

Ms. Sutphin emphasized that communication with the Town prevents escalation. She added that renters can also call and report substandard conditions.

Mr. Gagnon raised a hypothetical about a property owner subleasing apartments and asked about the Town's means to inspect for unsafe conditions like electrical or fire hazards.

Mr. Crim stated that voluntary compliance is sought first, but if there are reliable reports of unsafe conditions, a search warrant can be obtained if probable cause is shown to a magistrate.

The Mayor stated that this amendment is a result of citizen input concerning neglected properties, affecting property values, safety, and the general condition of the Town.

6. Proposed Change to Business License Filing Due Date

Ms. Miller provided an update on a proposed change to the business license filing due date. Currently, renewal applications are mailed in January and due March 1st. The Code of Virginia allows changing this date as late as May 1st.

Ms. Miller suggested moving the due date to April 15th to align with federal income tax filing, as many businesses (especially smaller ones filing Schedule C) often request extensions until federal taxes are done. This change offers more flexibility to businesses and should not have other impacts. If acceptable, an ordinance change would be advertised next month.

Mr. Semple asked about business income tax return due dates; Ms. Miller confirmed businesses are on a calendar year basis.

7. E. Shirley Ave. Sanitary Sewer

Mr. Cassidy and Mr. Steven Friend, Director of Public Utilities, provided an overview of an ongoing issue with flooding in the East Shirley Avenue area during extreme weather events. They

explained that the system functions well 99.9% of the time, but heavy rain overloads it. They have been working with property owners, confirming backflow valves are installed and functioning. They noted that the issue appears to stem from the gravity line, not the forced line from the pump station. They explained that the problem is compounded by the low elevation of the properties, creating very little fall from their sewer laterals into the town's system, leading to backflow when the rubber flapper valves are breached by even a pinhole.

Mr. Cassidy explained the situation was similar to basement systems, with mechanical backflows and grinder pumps, to overcome the gravitational issues of being below grade. He added that it was also planned to upgrade manholes downstream, which may help alleviate the strain on their system.

Mr. Hamby inquired about increasing the main line depth and its effectiveness.

Mr. Friend explained that increasing depth wouldn't help, as it would create a "belly" unless the depth was increased all the way to the wastewater plant, requiring a wet well and pump. He stated they are looking at widening manholes (from 4ft to 6ft) to increase flow. He reiterated that the issue is primarily one of elevation and extreme weather, not a system design flaw.

Mr. Hamby asked if lines could be manually sealed during storms; Mr. Friend strongly advised against it due to backup risks.

Mr. Friend confirmed a new backflow valve was found at one property, but it didn't prevent flooding from recent rains, leading them to believe a tighter or mechanical backflow is needed. The solution will likely involve cooperation between property and the Town.

Mr. Semple confirmed that ARPA funds are not available for this fix because it is not a shovel-ready project and is years out in the CIP.

Mr. Gagnon urged the Town to take immediate action. He suggested the Town install check valves (automatic and manual) and alarms in the lines to empower homeowners.

Mr. Cassidy explained that historical town policy holds the private property owner responsible for mitigating backflow, and any town-wide program would have significant financial implications. He encouraged property owners to get professional plumbing assessments and work with their insurance companies.

Mr. Hamby asked for a list of all sewer backups over the past 10 years town wide.

Mayor Nevill noted that the property owner was advised to install alarms in 2014 to address this issue, but it was not done.

8. Agenda Review

Mr. Cassidy reviewed the agenda for the evening meeting. He stated that the only public hearing would be for ZOTA 24-2, the stormwater control ordinance refinements to align with state requirements. The consent agenda would include the reallocation of unspent

ARPA funds to the wastewater treatment facility and infrastructure improvements, which recently had a bid opening for the primary clarifier work.

Mr. Semple asked about the current funding for the clarifier at the wastewater treatment plant; Mr. Friend stated it is around \$14 million total, with \$5.4 million from ARPA funds.

Mr. Cassidy re-confirmed that the Code of Conduct committee update would be moved to the November work session.

With no further business, this meeting was adjourned at 10:53 AM on Tuesday, October 8th, 2024.

II. REGULAR MEETING - 6:30 PM

Mayor Nevill called the regular meeting to order at 6:30 PM. A quorum was present.

INVOCATION.

Dr. Wendall Fuller led the invocation.

PLEDGE OF ALLEGIANCE.

Mayor Nevill led the Pledge of Allegiance

PROCLAMATIONS AND RECOGNITIONS.

Mr. Frank Cassidy, Town Manager, presented "Excellence in Action" acknowledgments. New hires in Parks and Rec were Anthony McGurk, Miles Wreck, and Ali Eggers. Cole Landon was a new hire in Public Utilities at the water treatment facility. Promotions included Stephen Kusterbeck to Head Guard in Parks and Rec, Travick Johnson from part-time to full-time maintenance worker in Public Works, and Roy Carpenter to maintenance work in the sanitation division. Hunter Diggs was recognized for passing difficult exams for his final certifications, earning him the official titles of Building Official, Property Maintenance Official, and Fire Official. Brian Jenkins was recognized for obtaining his Class 4 Virginia Wastewater Works Operator License. The Finance Department received the Certificate of Achievement for Excellence in Financial Reporting for the fiscal year ending June 30, 2023.

CITIZEN'S TIME.

Citizen's time Sign in Town Council Regular Meeting: October 8 th , 2024		
Name	Address	Topic
Winston Watt	158 Winchester St.	Property Maintenance Text Amendment
John Albertella Warrenton Preservation Alliance	360 Culpeper St.	Property Maintenance Text Amendment
Joseph Washington	8085 Shipmadilly Ln.	Co-Existence

Winston Watt (158 Winchester St.) spoke about the property maintenance amendment. He emphasized that enforcing property maintenance is a progressive process, with the amendment serving as a last resort. He urged Council to ensure fair and equitable application, keeping in mind property owners who may lack resources. He stated the amendment aims to address the "one person out of a thousand" who refuses to care for their property, protecting the town's pride and ensuring tenant safety. He urged Council to vote for approval next month.

John Arbatello (Warrenton Preservation Alliance, 360 Culpeper St.) spoke on behalf of the Warrenton Preservation Alliance, an informal group concerned about neglected historic properties. He expressed strong support for strengthening the town's enforcement of building and property maintenance codes, especially for significant historic properties in "demolition through neglect" condition. He stated that the proposed text changes are appropriate and essential for difficult situations, particularly concerning "chronic offenders" who ignore violations while tenants live in unsafe conditions. He noted the town has declared two properties unsafe. He emphasized that the proposed fees and penalties, applied only in the final stages of due process, are profoundly beneficial to the community's well-being when uniformly applied and properly overseen by Council.

Joseph Washington (8085 Shipmadilly Ln.) spoke about coexistence. He encouraged vigilance as elections approach, urging unity and doing what is best for the community regardless of political beliefs. He stressed winning and losing gracefully and quoted Charles Swindoll on the importance of attitude in reacting to life's events

APPROVAL OF THE AGENDA.

Mayor Nevill sought a motion to approve the agenda.

Motion put forth by Councilman Mooney was to approve the agenda.

Seconded by Councilman McGuire

The vote was as follows:

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

Nays:
Abstention:
Absent: Mr. James Hartman, Vice Mayor

The motion passed unanimously; the agenda was approved.

PUBLIC HEARINGS.

ZOTA-24-2 - Zoning Ordinance Text Amendment to Repeal Articles 4 and 5 to Address Changes to the Erosion and Stormwater Control Ordinance. The Town Council adopted on June 11, 2024, a new, combined Erosion and Stormwater Management Ordinance that is a separate, stand-alone document, as required by Virginia State law. As a part of the creation of the new, stand-alone Ordinance, the Zoning Ordinance must be revised to remove the out of date erosion and stormwater management regulations found in Article 4 and Article 5, as well as update several sections of the Zoning Ordinance that currently refer to Articles 4 and 5. This is a Town-initiated text amendment so as to remain in conformance with the requirements of the Code of Virginia, Section 62.1-44.15:51 Erosion and Sediment Control Law and Section 62.1-44.15:24 Stormwater Management Act, which became effective on July 1, 2024.

Public Hearing: ZOTA-24-2 - Zoning Ordinance Text Amendment to Repeal Articles 4 and 5 to Address Changes to the Erosion and Stormwater Control Ordinance.		
Name	Address	Organization or Individual

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Ms. Heather Jenkins, Zoning Administrator, introduced the text amendment. She explained that Council adopted a new combined stormwater and erosion control ordinance in June, as required by state code. This amendment ensures the zoning ordinance complies by removing outdated Articles 4 and 5 (the old stormwater and erosion control ordinances) and updating all references in the zoning ordinance to Chapter 21 of the town code. She added that this was previously discussed in last month's work session and again this morning.

The Public Hearing opened at 6:47 PM. There were no speakers. The Public Hearing closed at 6:48 PM.

Councilman Hamby made a motion to approve ZOTA-24-2 - Zoning Ordinance Text Amendment to Repeal Articles 4 and 5 to Address Changes to the Erosion and Stormwater Control Ordinance

Seconded by Councilman Semple

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

Nays:

Abstention:

Absent: Mr. James Hartman, Vice Mayor

The motion to approve ZOTA-24-2 - Zoning Ordinance Text Amendment to Repeal Articles 4 and 5 to Address Changes to the Erosion and Stormwater Control Ordinance, passed 6-0

CONSENT AGENDA.

Budget Resolution-ARPA Fund Reallocation

The Mayor explained that the ARPA funds that were unspent would be reallocated within the wastewater treatment and infrastructure improvements, remaining within the same category.

Motion put forth by Councilman Mooney was to approve the Consent Agenda as presented.

Seconded by Councilman Hamby

The vote was as follows:

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

Nays:

Abstention:

Absent: Mr. James Hartman, Vice Mayor

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 updated the Council on pending litigation matters.

1. **Cross Case (Amazon Data Center):** Motions are pending for protective and to compel discovery.
 2. **FOIA Case (Citizens for Fauquier County):** A petition for appeal has been filed by outside insurance counsel, and the Virginia Supreme Court will decide whether to hear the appeal.
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3. **Voluntary Settlement Agreement (Commission on Local Government):** The COLG held meetings and a public hearing, and sent requests for further information regarding water and wastewater treatment plant upgrade plans, costs, Taylor Run pump station, receiving stream capacity, and the recently released restrictive covenant on the wastewater treatment plant.

Mr. Crim also reported that a Memorandum of Understanding (MOU) with Fauquier County for the use of Town Hall has been finalized.

Mr. McGuire confirmed the MOU can be cancelled at will.

TOWN MANAGER'S REPORT.

Mr. Cassidy reported that fall cleanup is this week, with crews picking up curbside items. Public Works is hosting a "cookies and craft" event this Thursday at 1 PM for children to learn about public works. Parks and Rec is holding a series of Halloween events on October 26th, starting with a parade on Main Street at 9:45 AM, followed by "trunk or treat" in the parking lot, and a flashlight candy hunt at Rady Park at 7:15 PM. Town Hall will be closed on Monday for a holiday.

COUNCILMEMBERS TIME.

Mr. Mooney- Congratulated all new promotions. Thanked citizens who reached out, specifically mentioning good conversations with the gentleman from the Preservation Alliance and appreciating their work and effort. Wished everyone a great month and encouraged prayers for Americans suffering from recent events.

Ms. Sutphin- Thanked everyone for attending, noting their passion for the town despite differing views. Expressed concern for residents living in neglected homes. Spoke about the ongoing devastation from recent weather events in Florida and urged prayers for affected families. Emphasized that "change is inevitable" and thanked everyone

Mr. Semple- Shared his background with the National Trust for Historic Preservation and experience restoring his 1906 home in Old Town. Stated the importance of preserving Old Town as the most important asset. Acknowledged the obligation of homeowners to maintain properties, and supported the Town's response to residents lacking resources, while emphasizing the need for tools to ensure compliance for public safety. Switched topics to a personal anecdote about his son-in-law assisting a family member during the recent hurricane, highlighting the widespread commitment citizens are making. Expressed heartbreak for residents in all affected states and emphasized the need for diligence in protecting citizens with available resources during extreme weather events

Mr. Hamby- Echoed sentiments about recent weather disasters in Southwest Virginia, Tennessee, North Carolina, South Carolina, Georgia, and Florida, noting continued Northern Virginia resources assisting down south. Requested a more detailed map of manholes, sewer, and water infrastructure in the Legion Drive/Shirley Avenue area, as current maps are old or inaccurate. Suggested making Main Street parklets permanent and putting this on the November work session agenda, citing issues with temporary openings due to weather and costs for

business owners. Also suggested making the First Street improvements (including the larger bump out outside the building) permanent. Commented on the impact of business closures/pauses (e.g., Chick-fil-A, upcoming Sheetz remodel) on meals tax revenue

Mr. Gagnon- Echoed Mr. Hamby's concern for public health and safety. Described the "disgusting" and "intolerable public health issue" of raw sewage backing up into six homes on East Shirley Avenue during heavy storms due to geography and elevation. He noted this has happened repeatedly. He advocated for immediate, short-term remediation steps, such as installing automatic and manual check valves and alarms in sewer lines, which he stated would be nominal in cost compared to multi-million dollar infrastructure repairs. He stressed empowering homeowners to take immediate action and making life better for current residents rather than focusing only on future grand plans.

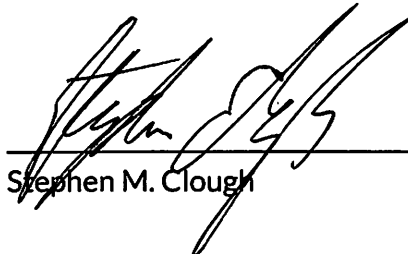
Mr. McGuire- Appreciated support for property maintenance and emphasized consistent enforcement of laws, including speeding. Described conditions on Haiti Street as "atrocious" and in need of fixing. Referenced Patsy Cline's song "Crazy" (originally "Stupid") in commenting on political civility. Acknowledged first responders killed in the recent hurricane, noting people rush in as others leave. He offered thoughts and prayers to Jimmy Hartman for his surgery. Supported building a parking garage for increased economic activity and emphasized the importance of infrastructure, especially water, in light of recent storms. Urged doing "the right thing"

Mayor Nevill- Connected the themes of increasing storm frequency and the need for system-wide infrastructure improvements. Emphasized that public utilities should not "go cheap" but make necessary investments to be climate change ready, storm ready, drought ready. He urged the current and incoming Council to take this responsibility seriously, follow financial advisors' advice, and support Public Utilities/Public Works, stating that delay will only lead to more emergency situations. Announced the closure of the Boys and Girls Club and commended efforts by Ms. Sutphin, the WARF, Parks and Recreation, First Baptist Church, and PATH Foundation to find programming opportunities for children in need, calling it a "tremendous reflection of what a small town is". Expressed prayers for residents affected by the storm in Florida, North Carolina, Tennessee, Kentucky, Georgia, and Southwest Virginia, acknowledging the horrific damage and the community's role in recovery.

ADJOURNMENT.

With no further business, this meeting was adjourned at 7:18 PM on Tuesday, October 8th, 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 October 8th, 2024.



Stephen M. Clough

Town Recorder

Attachments:

- 1) Handouts to Council from Citizen's time. October 8th, 2024.
- 2) Citizen Comment Emails and form submissions.
- 3) Signed legislation.

**October 8th, 2024, Regular Town Council Meeting
Minutes**

Attachment 1: Handouts to Council.

Dr. Wendell C. Fuller, I

Chaplain

8106 Frytown Road

Warrenton, VA 20187

October 8, 2024

Town Council of Warrenton, Virginia

% Stephen Clough, Warrenton Town Clerk

21 Main Street

Warrenton, VA 20186

In The Name of God, The Beneficent, The Merciful

Oh God,

You are peace.

From you comes peace,

To you returns peace.

Revive us with a salutation of peace,

And lead us to your abode of peace

"We have turned our face sincerely towards He who has brought forth the heavens and the Earth
and We are not of those who associate partners with God. Indeed our prayer, sacrifice, life, and

death are all for God, Lord of all the Worlds. He has no partner. This we are commanded and we are of those who Submit. O God, You are the King, none has the right to be worshipped except You. You are our Lord and we are Your servants. We have wronged our souls and acknowledged our sins. Forgive us all our sins for no one forgives sins except You. Guide us to the best of character for none can guide to it other than You, and deliver us from the worst of character for none can deliver us from it other than You. Here we are, in answer to Your call, happy to serve you. All goodness is within Your hands and evil does not stem from You. We exist by your will and will return to you. You are Most Blessed, Most Exalted. We seek Your forgiveness and we repent unto You."

Our Lord! Condemn us not if we forget or fall into error; our Lord! Lay not on us a burden Like that which Thou didst lay on those before us; Our Lord! Lay not on us a burden greater than we have strength to bear. Blot out our sins, and grant us forgiveness. Have mercy on us. Thou art our Protector; Help us against those who stand against faith."

Let the People of Peace Say Amen

Dr. Fuller

Wendell C. Fuller I, EdD

**October 8th 2024, Regular Town Council Meeting
Minutes**

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

From: "Joe Grimsley" <[REDACTED]>
Sent: Wed, 11 Sep 2024 13:38:55 +0000 (UTC)
To: "CITIZENCOMMENT@warrentonva.gov"
<citizencomment@warrentonva.gov>
Subject: Hero's Bridge

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

Good Day Town Council,
We, Joe and Hellen Grimsley of Joe's Servicer at 116 Sullivan Street are in favor of the Hero's Bridge project.
We as a community need to make sure we are looking out for our senior citizens who are in need.

Many Thanks,
Jennifer
C/O Joes's Servicer

[REDACTED]

From: "Helen Worst" <[REDACTED]>
Sent: Thu, 12 Sep 2024 14:24:43 +0000 (UTC)
To: "citizencomment@warrentonva.gov"
<citizencomment@warrentonva.gov>
Subject: Veterans Housing

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

Dear Council Members and Mayor,

My name is Helen Morrow Worst and I live at 326 Falmouth Street in Warrenton Virginia. In World War II, my grandparents packed their two children (my Mother 6 and her Brother 10) into a single bedroom to open their house to four soldiers from Vint Hill since there were not enough barracks for soldiers during the war. My Grandparents offered breakfast and dinner every day to these four men and shared their one bathroom. Some of the bonds created lasted a lifetime with one soldier naming his son after my Grandfather. How far have we descended, when our community (my Grandparents were not the only household to offer soldiers homes) that once opened their homes to our soldiers is actually considering refusing to share our streets, water, sewer, and hearts to assist the veterans who gave their all so we can reap the benefits of their sacrifices? Is this really the example we want to set for our children?

It is time for our generation to take a lesson from the pages of the greatest generation. Please approve Hero's Bridge, and keep our community a loving generous community, whose kind spirit is what makes people want to live here.

Thank you for your service to our community by serving on the Council and for seriously considering my comments.

Helen Morrow Worst
3rd Generation on Falmouth Street

[Yahoo Mail: Search, Organize, Conquer](#)

From: "Don Bromley" <[REDACTED]>
Sent: Thu, 12 Sep 2024 13:00:12 -0400
To: "" <citizencomment@warrentonva.gov>
Cc: "" <cnevill@warrentonva.gov>,"
<pmooney@warrentonva.gov>; "" <dmcguire@warrentonva.gov>,"
<hsutphin@warrentonva.gov>; "" <wsemple@warrentonva.gov>,"
<bhamby@warrentonva.gov>; "" <egagnon@warrentonva.gov>;
"cnevill@warrentonva.gov" <cnevill@warrentonva.gov>;
"wsemple@warrentonva.gov" <wsemple@warrentonva.gov>;
"dmcguire@warrentonva.gov" <dmcguire@warrentonva.gov>
Subject: ZMA 20023-01 Warrenton United Methodist Church/Hero's
Bridge
Attachments: Planning Commision Letter.docx

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

09/12/2024

To:
The Planning Commission of the Town of Warrenton

I know this is a long letter, however this is an important subject to our neighborhood so I hope you take the time to read it fully.

This note is in response to the notice of the public hearing that will be held on Tuesday September 17, 2024 at 7:00PM – ZMA 20023-01 Warrenton United Methodist Church/Hero's Bridge. As you are aware, the owners/applicants are requesting a zoning change of the ≈9.864 acres from R-10 and RO to R-PUD for the addition of 22-two-family dwellings for a total of 44 units. This letter is misleading as the actual buildings proposed will only be on a much smaller section of this property, only 3.9 acres for these 22 dwellings.

The note is also misleading in that it says the housing is to provide affordable housing for seniors ages 65 and older. It does not state, as is my understanding and I have seen in writing, that these 65 year olds are limited to US Military Veterans who actively served in the Vietnam, Korea and Second World wars. As the Vietnam war ended in 1973, Korea treaty in 1953 and WWII in 1945 and assuming the soldiers were a minimum age of 18 at the end of the wars, the Veterans will be a minimum of the ages of 69 for Vietnam Vets, 89 for Korean War Vets and 97 for WWII Vets, meaning the residence for this property will likely only be Vietnam Vets. This is pointed out only for the awareness of The Planning Commission.

As you are aware this request requires a special exception to the existing zoning laws. The existing laws should take precedence.

The primary purpose of this letter is to make you aware that a majority of the residents of the surrounding neighborhood are against this project. This is not at all because of the Veteran status of the proposed residence of the community. Our neighborhood is composed of active military, former military, family members and descendants of both of these groups. We strongly support our soldiers and veterans and we are very aware of the need for lower-income housing in the area. The objection to this project is based on the fact that it does not fit into this neighborhood. These objections have been pointed out at several Town Council meetings, at meetings with both the United Methodist Church and Hero's bridge representatives.

There has been a petition circulated around our neighborhood. To my awareness, at last count 85 of my neighbors have signed this petition. I am hoping it has been forwarded to the Planning Commission.

A few of the concerns are that the increased traffic on the narrow roads in this community cannot support the increased traffic this project will bring. Making the entrance and exit to this community one-way does not correct these concerns. This creates other issues, as you will now have a crossing traffic pattern at the proposed entrance. With a very active Daycare on site and the other evening and other social activities, not including the Sunday and Holiday Church traffic, there is already a good amount of traffic that comes and goes into the Church property.

I live directly across from the proposed entrance to this property. I lowered the sensitivity on my doorbell camera so I would no longer get as many alerts from passing traffic. These are still in the neighborhood of ≈ 100 a day, mostly in the morning and evening. With the addition of 44 more residents this traffic will of course increase.

Making the entrance/exit to the community one way will not prevent people coming to the community from driving through the narrow connecting roads in the neighborhood to get to this community.

Hero's Bridge states as these are older individuals they will not be driving very much. If the residences are not driving then the deliveries to these people's homes would have to increase. People still need to eat and will need other deliveries such as prescriptions and general household items. People will be moving in and out as well. It's a sad fact that senior citizens are not long term residents.

Hero's Bridge states that this will be a walking community. As a senior citizen of this age myself, I can tell you this neighborhood is not set up for walking, and I am a walker. It has inadequate sidewalks, limited crosswalks on the main roads in walking distance going to the

areas one would want to access, and has some steep hills heading to Old Town. These would not fit the needs of most senior citizens.

As the residents will be senior citizens there will be a higher need for emergency services in the area than in most neighborhoods. Emergency vehicles will regularly be coming into the area at all times of day and night. The construction equipment required to build this community alone would put a great deal of traffic and wear and tear on the road into and around this neighborhood for many years.

Property values are also a major concern. Most of the families in this neighborhood, similar to all residential neighborhoods in the country, have a majority of their investment in their homes. Hero's Bridge says this project will not affect property values. I know personally this is not to be true. I purchased what I intend to be my retirement home on Church St in 2022. Had I known in advance about the plans for this project I would not have purchased the property. I may have considered it as a short-term residence at perhaps \$200,000 less than I paid, and would not have put the great deal of money I put into this house to bring it up from its 1960's design to more modern house standards. I believe housing values will drop dramatically.

In conclusion, there is the feeling among the neighbors I have spoken to that the Hero's Bridge project is a done deal and is just waiting for the rubber stamp of approval to get started. Although I wish this was not the case it is the feeling I have as well. I have personally contacted both the Church and Hero's Bridge offering alternative plans to this project that would be more acceptable to the neighborhood that I believe could truly limit the impact to the neighborhood. These suggestions seem to have fallen on deaf ears. I can offer these suggestions to the Planning Commission and the Council Members should they be interested. I would attach them, however that may give the false impression we have accepted this as a forgone conclusion, which we truly hope is not the case.

We are asking the Planning Commission and the Council Members to do the right thing and deny this project. There are other areas that can be found that would be more suitable, however there is the appearance that this area is being targeted through different organizations for some reason that is not available to me, and there is a great deal of pressure to put it here.

Thank you for your time

Best regards,

Don Bromley

320 Church St.

Warrenton VA. 20186

██████████ should you want to speak to me personally.

From: "wildmer arevalo" <[REDACTED]>
Sent: Sun, 15 Sep 2024 02:20:57 +0000
To: "citizencomment@warrentonva.gov"
<citizencomment@warrentonva.gov>
Subject: The W.A.R.F skatepark

[You don't often get email from [REDACTED]. Learn why this is important at
<https://aka.ms/LearnAboutSenderIdentification>]

Hello, My name is Wilmer Arevalo a frequent visitor of the town of warrenton's skate park resided at the W.A.R.F. Me and a couple other of the local skaters there wanted to bring some issues to the council's attention that could change a community. I wanted to start off by stating that the park is very old and is starting to fall apart, many of the obstacles are getting to the point where they are almost unskatable and very unsafe especially for the younger children which leads me to problem number two. Many of the children who are with the families who usually go to the hockey practices or games swarm the skate park and most of the time are unattended and have sustained Injuries from the park. There needs to be a sign up stating the rules of the park because if there is no rules the town could get into some trouble if the wrong persons kid gets hurt on that old equipment and finally the park needs a RENOVATION AND NEW CONCRETE this is a huge one the skate park is amazing and is a staple to me and my friends lives considering we have been going there since we where young and now we are all almost 21 the park's concrete is way too rough and needs to be redone and the park also needs to be renovated and maybe expanded. The skatepark is old and falling apart it is time for a renovation to not only keep people going to the park but to also bring in new faces and hopefully build more of a skate community that can bring in new businesses and more revenue to the town, the best example of this would be Fredericksburg they have a skate park which has a community that host events and is very close to the skate shop in the city/town and that park has new faces everyday compared to warrenton where you see a new face every three months. Finally I just hope this is a consideration for the towns plans to expand the beautiful town of warrenton and if there is any possibility of this happening i would love to work closely with the council to keep the people informed and to figure out the money situation

Contact info: [REDACTED]
540-340-230

From: "[REDACTED]" on behalf of
"[REDACTED]" <[REDACTED]>
Sent: Mon, 16 Sep 2024 12:29:56 +0000
To: "citizencomment@warrentonva.gov"
<citizencomment@warrentonva.gov>
Subject: Planning Commission - September 17 - Support for Hero's
Bridge Village: A Positive Step for Our Community

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

[resending as I got a kick-back message]

I'm writing to express my full support for the development of ****Hero's Bridge Village****—a unique community designed to uplift and serve aging veterans in need. As we know, many veterans face difficult challenges as they age, including substandard living conditions and social isolation. This initiative seeks to address these problems by providing affordable housing, access to services, and a supportive environment for veterans aged 65 and older already in our area. The Bible frequently emphasizes the respect and care due to the elderly, and providing them with housing and support aligns with these values.

I understand that some residents have concerns about the potential for drug or alcohol abuse among the veterans who will live in this community. It's important to remember that these concerns could apply to anyone in any neighborhood. Just as you don't screen a person's character when they purchase the home next door, a blanket assumption about veterans is both unfair and unfounded. The property managers of Hero's Bridge Village will conduct the same rigorous screenings as other rental communities, including background checks and sex offender registry screenings, ensuring the safety and well-being of all residents.

Moreover, it's worth emphasizing that the vast majority of these veterans have lived full, productive lives without trouble. They have served their country honorably and now, in their later years, deserve a safe, supportive community.

Many veterans may face challenges like fixed incomes, health issues, or the inability to work due to their age. The village will not only provide stable housing but also an environment that fosters dignity, care, and belonging. By providing a stable home for elderly veterans, the community can bridge generational gaps. The presence of older veterans in the neighborhood offers opportunities for younger generations to learn from their experiences and honor their service. This helps cultivate a culture of respect and intergenerational solidarity.

As this development is supported by the church, it's essential to reflect on how this aligns with our Christian faith. The Bible teaches us to care for those in need and to show kindness and hospitality.

- In **Leviticus 19:32**, we are reminded to *"Stand up in the presence of the aged, show respect for the elderly and revere your God. I am the Lord."*
- In **First Timothy 5:1-3**, Paul says, *"Do not rebuke an older man harshly, but exhort him as if he were your father. Treat younger men as brothers, older women as mothers, and younger women as sisters, with absolute purity. Give proper recognition to those widows who are really in need."*
- In **James 1:27**, we are reminded that *"Religion that God our Father accepts as pure and faultless is this: to look after orphans and widows in their distress and to keep oneself from being polluted by the world."*

Many of our aging veterans, often lonely and forgotten, fall into this category of those whom God calls us to serve. Hero's Bridge Village is a living expression of this biblical mandate.

By supporting Hero's Bridge Village, we are answering that call. We are offering a place of safety, community, and respect for those who have sacrificed much for us. This project isn't just good for veterans; it's good for our community, enriching it by offering compassion and showing that we value all members of society, especially those who have served.

I hope you will join us in supporting this transformative initiative.

Thank you.

Louis McDonald
WUMC Leadership Team Chair

Louis McDonald

Twitter: [louismcdonald](https://twitter.com/louismcdonald)

From: "Don Bromley" <[REDACTED]>
Sent: Mon, 16 Sep 2024 21:43:09 -0400
To: "" <citizencomment@warrentonva.gov>
Cc: "" <cnevill@warrentonva.gov>,"
<pmooney@warrentonva.gov>; "" <dmcguire@warrentonva.gov>,"
<hsutphin@warrentonva.gov>; "" <wsemple@warrentonva.gov>,"
<bhamby@warrentonva.gov>; "" <egagnon@warrentonva.gov>;
"cnevill@warrentonva.gov" <cnevill@warrentonva.gov>;
"wsemple@warrentonva.gov" <wsemple@warrentonva.gov>;
"dmcguire@warrentonva.gov" <dmcguire@warrentonva.gov>
Subject: Re: ZMA 20023-01 Warrenton United Methodist Church/Hero's
Bridge
Attachments: Proffer response.docx

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

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

09/16/2024

To:

The Planning Commission of the Town of Warrenton

This note is in regard to the Proffer Statement Warrenton United Methodist Church/Hero's Bridge dated August 16, 2024 and references the Fauquier Now article 'Warrenton Planning Commission continues discussions, sets public hearing for Hero's Bridge project'.

I would like some clarification on the following as well as point out some vague or misleading information.

First this Proffer continually mentions the project being on +/-9.864 acres. I believe this is the entire church property. The Actual Hero's bridge project will only cover approximately 3.9 of these acres. With 22 buildings plus an additional office building shown on the property this is approximately 0.169 acres per building. About 1/6 acre per building. In early information provided the individual units were around 770 sq ft each, which is the size of a 'Tiny House'

Under Development And Use, Section 2. a. Residential. iv. This is changed from what was proposed of limited to US Military Veterans who actively served in the Vietnam, Korea and Second World wars to only veterans over 65.

The Fauquier Now article points out that limiting residents on the basis of military service could violate the Virginia Fair Housing Act, which "makes it illegal to discriminate in residential housing based on race, color, religion, national origin, sex, elderliness, familial status, disability, source of funds, sexual orientation, gender identity, or military status.

It also mentions Mr. Crim saying he would be researching whether a "preference for veteran status" breaches the Virginia Fair Housing Act. Has this been looked into? Does it meet the requirements?

For informational purposes only, as the Vietnam war ended in 1973, Korea treaty in 1953 and WWII in 1945 and assuming the soldiers were a minimum age of 17 at the end of the wars, the Veterans will be a minimum of the ages of 68 for Vietnam Vets, 88 for Korean War Vets and 96 for WWII Vets, meaning the residence for this property will likely only be Vietnam Vets if this was the case or it would need to be opened up to other veterans as well.

The Fauquier Now article points out that this raises concerns among commissioners about potential legal conflicts. Are there any?

Under the same Development And Use, Section 5. b. it states the Applicants "shall not be required to make the homes available first to persons residing in the Town of Warrenton or Fauquier County but shall be permitted to rent to qualifying under its rules and regulations developed for this purpose.

Questions: Wasn't this supposed to address the needs of lower income people in the Town of Warrenton or Fauquier County? This will not in this case.

Does this open the rentals to Veterans only nationwide?

Under Community Design, Section 6. Architecture, 3. Height: No new structure on the Property shall exceed 35 feet in height. The standard height of a one-story building is 15 feet. This suggests that there will be multi-level buildings on the property. The original information we were given says these will be single story residences. What is correct?

It has been noticed that the entire Water and Sewer and Stormwater Management sections has been crossed out. The flooding in this area during heavy storms has been a concern brought up by the neighborhood's residents to Hero's Bridge and the Church. Is there a plan for these? There needs to be a solid plan in place before this project is approved as the flooding can be quite bad, especially in the area where this housing is proposed to be built. Also I am unaware of there being sewer lines on Church Street. Ours run behind the houses.

Under Transportation Section 11. Phase II Pedestrian Improvements suggests that the sidewalk will only be on Church Street extending only to Sullivan Road. Is this adequate for something said to be a 'Walking Community'?

Regards,
Don Bromley

On Thu, Sep 12, 2024 at 1:00 PM Don Bromley <[REDACTED]> wrote:
09/12/2024
To:
The Planning Commission of the Town of Warrenton

I know this is a long letter, however this is an important subject to our neighborhood so I hope you take the time to read it fully.

This note is in response to the notice of the public hearing that will be held on Tuesday September 17, 2024 at 7:00PM – ZMA 20023-01 Warrenton United Methodist Church/Hero's Bridge. As you are aware, the owners/applicants are requesting a zoning change of the ≈9.864 acres from R-10 and RO to R-PUD for the addition of 22-two-family dwellings for a total of 44 units. This letter is misleading as the actual buildings proposed will only be on a much smaller section of this property, only 3.9 acres for these 22 dwellings.

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There has been a petition circulated around our neighborhood. To my awareness, at last count 85 of my neighbors have signed this petition. I am hoping it has been forwarded to the Planning Commission.

A few of the concerns are that the increased traffic on the narrow roads in this community cannot support the increased traffic this project will bring. Making the entrance and exit to this community one-way does not correct these concerns. This creates other issues, as you will now have a crossing traffic pattern at the proposed entrance. With a very active Daycare on site and the other evening and other social activities, not including the Sunday and Holiday Church traffic, there is already a good amount of traffic that comes and goes into the Church property.

I live directly across from the proposed entrance to this property. I lowered the sensitivity on my doorbell camera so I would no longer get as many alerts from passing traffic. These are still in the neighborhood of ≈ 100 a day, mostly in the morning and evening. With the addition of 44 more residents this traffic will of course increase.

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We are asking the Planning Commission and the Council Members to do the right thing and deny this project. There are other areas that can be found that would be more suitable, however there is the appearance that this area is being targeted through different organizations for some reason that is not available to me, and there is a great deal of pressure to put it here.

Thank you for your time

Best regards,

Don Bromley

320 Church St.

Warrenton VA. 20186

██████████ should you want to speak to me personally.

From: "Melissa Hunt" <[REDACTED]>
Sent: Tue, 17 Sep 2024 11:50:09 -0400
To: "" <citizencomment@warrentonva.gov>
Subject: Hero's Bridge Village - Hero's Bridge/Warrenton UMC

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

Good morning,

For a brief time, I would like you to forget the words Heroes and Veterans. I would like you to hear out loud just some of the many deficiencies that your professional staff have given you this evening and please consider, are you willing to accept these deficiencies with any land use plan before you? Then factoring back in Heroes and Veterans, would you be doing these future residents a disservice by approving a plan with so many critical deficiencies such as access for emergency services and lack of safe connectivity?

I ask you to please remember that a good plan for our community comports with the existing zoning ordinances that have been carefully crafted by professional staff and are in place to promote to **"Improve the public health, safety, convenience, and welfare of their citizens..." Virginia State Code § 15.2-2200. Declaration of legislative intent.**

1. First and foremost: The Staff has "continued concern regarding whether Title VII has an express exception for veteran preferences." I would hope, based on this concern alone, your recommendation would be denial or deferral, until known.
2. The proffers do include a screening for barrier crimes but do not include sex offenses or active use of illicit drugs as referenced in the Statement of Justification. Why leave out these types of crimes? Is this in the best interest of public health, safety, and general welfare?
3. Staff states that the proffers fail to address how the property will be managed and maintained as it ages and who is accountable for the long-term success of the project. Why is this not yet in place? It raises concerns that the project is premature, not organized, and detrimental to its future residents.
4. Staff alerts that the decision makers need to carefully consider if the proposal is beneficial to the community and if the proffers suggested amendments to the Zoning Ordinance meet the fairly debatable standard in relation to the public health, safety, morals, or general welfare.
5. It is being suggested by Staff that the applicant may, in essence, propose their own suggested regulations for the proposal through the proffers. If this is in fact the case, why would we leave any question unanswered in the proffers?
6. Insufficient landscaping and reduced buffers should be unacceptable, period.
7. The proposal appears to argue it will function like an assisted living facility with residents having limited use and/or ability to drive cars. Yet the design of the site indicates these residents will be independent and that no on-site dining is provided.
8. There is no guarantee the second phase will be built; the second phase is on a separate parcel from the residential units; there is no trigger for Phase 2.
9. The proffers do not align with the Concept Plan.
10. Existing roads are substandard. Why is the applicant not being asked to improve the accessibility to the project? Why is applicant not providing any sidewalks or curb and gutter along Church Street and Moser Road?

11. Staff has raised concerns about reviewing landscaping, setbacks, open space, lighting, phasing, parking refuse and affordable dwelling unit provisions. The applicant has inadequately responded. This should be unacceptable for any rezoning application. If not addressed in the Concept Plan, it should be addressed in the proffers.
12. The applicant proffered to extend the existing sidewalk in front of the church to Sullivan Street during Phase 2, however, the applicant has also indicated there is **no guarantee of Phase 2.**

There are numerous other critical concerns raised by your Staff. I encourage you to recommend denial of this application until such time all staff concerns have been adequately addressed. I know and agree the intent of the project is wonderful and much needed, but this has all the appearances of being crammed in where there is no room for it without reducing the number of buildings. If the project is truly just to benefit Veterans over the age of 65, why can't the number of buildings be reduced so as to comply with the zoning ordinance?

It seems to me that the scale is in place for profitability.

Thanks in advance for considering my comments.

Melissa Hunt
336 Stuyvesant Street
Warrenton, VA 20186

From: "Keith B. Ellis" <[REDACTED]>
Sent: Tue, 17 Sep 2024 15:51:28 +0000
To: "citizencomment@warrentonva.gov"
<citizencomment@warrentonva.gov>
Subject: Hero's Village support

[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,

My family and I have researched, discussed and have a good deal of knowledge regarding the proposed Hero's Village project.

We have studied the design of the low density community as well as the positive impact it can provide for members of our community.

This small community would benefit that area greatly in providing much needed affordable housing to those in need. Some of the reason we are in support is our town has a severe lack of rentals for our seniors and with the shortage, the cost for rent is unaffordable for those needing it the most. The location provides easy transportation to needed services for the community including personal services like haircuts, shopping, restaurants, grocery stores, but also doctor, dentist, specialist appointments, the hospital, and pharmacies.

With numerous discussions over time and our questions and concerns being answered directly from the sponsors of this project we fully support the Hero's Village initiative for Warrenton, VA.

Thank you,

Keith B. Ellis
Cynthia M. Ellis
Thomas M. Ellis

560 Solgrove Road
Warrenton Va, 20186.

Keith B. Ellis *Associate Director Operations & Event Services*
Student Centers - George Mason University
[REDACTED] studentcenters.gmu.edu

From: "Melissa Hunt" <[REDACTED]>
Sent: Tue, 17 Sep 2024 12:13:57 -0400
To: "'citizencomment'" <citizencomment@warrentonva.gov>
Subject: RE: Automatic reply: Hero's Bridge Village - Hero's Bridge/Warrenton UMC
Attachments: Hero's Bridge Village - Hero's Bridge/Warrenton UMC

[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](#)

Your automatic response email below states there is no guarantee my public comment will be read aloud during the meeting. However, per your website instructions shown below, emails received by the noon deadline state my comments will be read or summarized at the meeting.

I am formally requesting my email comments (attached) be read aloud during the public hearing tonight since I have met the criteria outlined on the Town of Warrenton's Public Comment instructions stated on its website.

How to Make a Public Comment

There are several ways you can comment at our meetings:

- Mail or drop off your comments to:
Town Hall
21 Main Street
Warrenton, VA 20186
- Attend a Meeting in person and speak from the podium.
- Email us your comment by noon on the day of the meeting. Email comments received by this deadline will be read or summarized at the meeting and attached to the official record after the meeting.
- Fill out the online Public Comment Form.

Melissa Hunt

From: citizencomment <citizencomment@warrentonva.gov>
Sent: Tuesday, September 17, 2024 11:51 AM

To: Melissa Hunt <[REDACTED]>

Subject: Automatic reply: Hero's Bridge Village - Hero's Bridge/Warrenton UMC

Thank you for your email, while there is no guarantee your comment will be read aloud please know it will be part of the minutes.

Town of Warrenton

From: "Becky Miller" <[REDACTED]>
Sent: Tue, 17 Sep 2024 18:36:43 +0000
To: "citizencomment@warrentonva.gov"
<citizencomment@warrentonva.gov>
Cc: "Becky Miller" <[REDACTED]>
Subject: Support of 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'm writing to voice my support for Hero's Bridge Village. As a Fauquier native, I can understand concerns about the changes in our community over the last few decades especially concerning any type of subsidized housing. But as a real estate professional and owner of a local property management company based in Warrenton, I can attest that affordable housing especially for our military veterans is nearly non-existent and certainly out of reach for many. Projects like these are not only good for the tenants, but also good for the community – they bring stability to an underserved demographic and break cycles of homelessness.

Please approve Hero's Bridge Village – it's time for our local government to step up. We will never be able to provide affordable housing options if we don't approve projects like these.

Thank you for your consideration.

Becky Miller, Realtor/Owner
Piedmont Fine Properties

[REDACTED]

[REDACTED] cell

[REDACTED] office

[REDACTED] fax

www.PiedmontFineProperty.com

Check out my reviews on Zillow

[Becky Miller - Real Estate Agent in Warrenton, VA - Reviews | Zillow](#)

From: "Stephen Clough" <sclough@warrentonva.gov>
Sent: Thu, 19 Sep 2024 13:06:36 +0000
To: "citizencomment" <citizencomment@warrentonva.gov>
Subject: FW: Greenway suggestion

Stephen Clough, CMC
Town Clerk, FOIA Officer
Town of Warrenton, VA

21 Main Street
Warrenton, VA 20186
M: [REDACTED]
warrentonva.gov

CONFIDENTIALITY NOTICE: This electronic message is intended to be viewed only by the individual or entity to whom it is addressed. It may contain information that is privileged, confidential and exempt from disclosure under applicable law. Any dissemination, distribution or copying of this communication is strictly prohibited without the permission of the sender. If the reader of this message is not the intended recipient, or if you have received this communication in error, please notify the sender immediately by return e-mail and delete the original message and any copies of it from your computer system.

-----Original Message-----

From: Caitlin Pierce <[REDACTED]>
Sent: Thursday, September 19, 2024 8:58 AM
To: staff <staff@warrentonva.gov>
Subject: Greenway suggestion

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

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

Good morning! I wanted to suggest putting a couple flashing lights or solar option on the part of the greenway that opens up to pedestrians crossing near Animal Care Center. I believe it would catch the attention of drivers a bit sooner, avoiding any accidents with vehicles or pedestrians, both human and furry. ☺

Thank you for your time & consideration!

Cheers,
-Caitlin

From: "Don Bromley" <[REDACTED]>
Sent: Thu, 19 Sep 2024 15:54:51 -0400
To: "" <citizencomment@warrentonva.gov>
Cc: "" <cnevill@warrentonva.gov>,"
<pmooney@warrentonva.gov>; "" <dmcguire@warrentonva.gov>,"
<hsutphin@warrentonva.gov>; "" <wsemp@warrentonva.gov>,"
<bhamby@warrentonva.gov>; "" <egagnon@warrentonva.gov>;
"cnevill@warrentonva.gov" <cnevill@warrentonva.gov>;
"wsemp@warrentonva.gov" <wsemp@warrentonva.gov>;
"dmcguire@warrentonva.gov" <dmcguire@warrentonva.gov>
Subject: Re: ZMA 20023-01 Warrenton United Methodist Church/Hero's Bridge

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

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

Dear Planning Commission,

Thank you for taking the time to listen to both sides of this zoning change request. I liked the comments you made at the end of hearing.

I am intending to send a few further comments that I was going to bring to your attention that I was planning to say, but the comments made during the hearing change my plan somewhat. I will do this next week as I am out of town until then and don't have my laptop.

I did contact Molly Brooks as yet another idea came to me on a plan that might be acceptable to both sides. I need a little time to get my thoughts on paper in a clear presentable manner.

Best wishes
Don Bromley

On Mon, Sep 16, 2024 at 9:43 PM Don Bromley <[REDACTED]> wrote:
09/16/2024

To:
The Planning Commission of the Town of Warrenton

- If the Town approves a permit, with this on the record, isn't the Town open to litigation that it knowingly aided and supports a violation of the VA Fair Housing Act?

- Would you ask Town Attorney Crim about this?

- Have you considered the following provision in the VA Fair Housing Act?

- In view of the public record on this project, including Mr. Foote's statement above, won't the Town be violating this provision if it approves all the exceptions and proffers knowing that HB explicitly intends to limit tenants to veterans as a matter of policy?

"C. It shall be an unlawful discriminatory housing practice for any political jurisdiction or its employees or appointed commissions to discriminate in the application of local land use ordinances or guidelines, or in the permitting of housing developments, (i) on the basis of race, color, religion, national origin, sex, elderliness, familial status, source of funds, sexual orientation, gender identity, military status, or disability....."

With potential residence of this community being under the management of Hero's Bridge there are multiple questions that need to be considered. The Town of Warrenton cannot knowingly condone violations to the Virginia Fair Housing Law. If Hero's Bridge can overcome the fundamental issues there are several questions 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?

- Statement: Allowing Hero's Bridge to run this as a veteran only community may leave the Town of Warrenton liable as knowingly being 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?

- Statement: The United Methodist Church may also need to be released of responsibility as well.

- Does Hero's Bridge have the wherewithal to fund the construction of this project?

- Can Hero's Bridge continue to fund this over the entire 75-year length of the lease period?

- Statement: Hero's Bridge mission is aimed at improving the lives of Vietnam vets in particular. None of these vets and very possibly 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 will the new zoning ordinances stand and will other commercial builders be allowed to with the permission of the Church?
- 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, is there or will there be anything in writing as to who will assume the responsibility as the management of this project?
- Has the United Methodist Church agreed to assume management of the development?
- Would the Town of Warrenton assume management?

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.

- Has Hero's Bridge shown that they can absorb this cost of this if one or more residents fall into this unfortunate situation of being unable to pay their rent or utilities?
- Would Hero's Bridge be counting on the continuing support of the Church to absorb this cost?
 - I don't believe this would fall on the Town of Warrenton, as it should not affect any taxes due.

A major concern is that the increased traffic on the narrow roads in this community cannot support the increased traffic this project. I was shocked to see in the Warrenton United Methodist Church/Hero's Bridge Response Letter that "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.

- What is 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?
 - What will be done to address the busy crossing traffic pattern if built as planned?
 - § Are the addition of traffic controls such as Stop signs, Yield signs, One Way signs, a Traffic light or others being considered?

As I know you are aware, a majority of the residents of the surrounding neighborhood are against this project, not because of the Veteran status, which is now off the table, but because this project does not fit into this neighborhood as planned. These objections have been pointed out at several Town Council meetings, at meetings with both the United Methodist Church and Hero's bridge representatives.

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

[REDACTED]

<https://law.lis.virginia.gov/vacodepopularnames/virginia-fair-housing-law/>

On Mon, Sep 16, 2024 at 9:43 PM Don Bromley <[REDACTED]> wrote:
09/16/2024

To:

The Planning Commission of the Town of Warrenton

This note is in regard to the Proffer Statement Warrenton United Methodist Church/Hero's Bridge dated August 16, 2024 and references the Fauquier Now article 'Warrenton Planning Commission continues discussions, sets public hearing for Hero's Bridge project'.

I would like some clarification on the following as well as point out some vague or misleading information.

First this Proffer continually mentions the project being on +/-9.864 acres. I believe this is the entire church property. The Actual Hero's bridge project will only cover approximately 3.9 of these acres. With 22 buildings plus an additional office building shown on the property this is approximately 0.169 acres per building. About 1/6 acre per building. In early information provided the individual units were around 770 sq ft each, which is the size of a 'Tiny House'

Under Development And Use, Section 2. a. Residential. iv. This is changed from what was proposed of limited to US Military Veterans who actively served in the Vietnam, Korea and Second World wars to only veterans over 65.

The Fauquier Now article points out that limiting residents on the basis of military service could violate the Virginia Fair Housing Act, which "makes it illegal to discriminate in residential housing based on race, color, religion, national origin, sex, elderliness, familial status, disability, source of funds, sexual orientation, gender identity, or military status.

It also mentions Mr. Crim saying he would be researching whether a "preference for veteran status" breaches the Virginia Fair Housing Act. Has this been looked into? Does it meet the requirements?

For informational purposes only, as the Vietnam war ended in 1973, Korea treaty in 1953 and WWII in 1945 and assuming the soldiers were a minimum age of 17 at the end of the wars, the Veterans will be a minimum of the ages of 68 for Vietnam Vets, 88 for Korean War Vets and 96 for WWII Vets, meaning the residence for this property will likely only be Vietnam Vets if this was the case or it would need to be opened up to other veterans as well.

The Fauquier Now article points out that this raises concerns among commissioners about potential legal conflicts. Are there any?

Under the same Development And Use, Section 5. b. it states the Applicants "shall not be required to make the homes available first to persons residing in the Town of Warrenton or Fauquier County but shall be permitted to rent to qualifying under its rules and regulations developed for this purpose.

Questions: Wasn't this supposed to address the needs of lower income people in the Town of Warrenton or Fauquier County? This will not in this case.

Does this open the rentals to Veterans only nationwide?

Under Community Design, Section 6. Architecture, 3. Height: No new structure on the Property shall exceed 35 feet in height. The standard height of a one-story building is 15 feet. This suggests that there will be multi-level buildings on the property. The original information we were given says these will be single story residences. What is correct?

It has been noticed that the entire Water and Sewer and Stormwater Management sections has been crossed out. The flooding in this area during heavy storms has been a concern brought up by the neighborhood's residents to Hero's Bridge and the Church. Is there a plan for these?

There needs to be a solid plan in place before this project is approved as the flooding can be quite bad, especially in the area where this housing is proposed to be built.

Also I am unaware of there being sewer lines on Church Street. Ours run behind the houses.

Under Transportation Section 11. Phase II Pedestrian Improvements suggests that the sidewalk will only be on Church Street extending only to Sullivan Road. Is this adequate for something said to be a 'Walking Community'?

Regards,
Don Bromley

On Thu, Sep 12, 2024 at 1:00 PM Don Bromley <[REDACTED]> wrote:
09/12/2024
To:
The Planning Commission of the Town of Warrenton

I know this is a long letter, however this is an important subject to our neighborhood so I hope you take the time to read it fully.

This note is in response to the notice of the public hearing that will be held on Tuesday September 17, 2024 at 7:00PM – ZMA 20023-01 Warrenton United Methodist Church/Hero's Bridge. As you are aware, the owners/applicants are requesting a zoning change of the ≈9.864 acres from R-10 and RO to R-PUD for the addition of 22-two-family dwellings for a total of 44 units. This letter is misleading as the actual buildings proposed will only be on a much smaller section of this property, only 3.9 acres for these 22 dwellings.

The note is also misleading in that it says the housing is to provide affordable housing for seniors ages 65 and older. It does not state, as is my understanding and I have seen in writing, that these 65 year olds are limited to US Military Veterans who actively served in the Vietnam, Korea and Second World wars. As the Vietnam war ended in 1973, Korea treaty in 1953 and WWII in 1945 and assuming the soldiers were a minimum age of 18 at the end of the wars, the Veterans will be a minimum of the ages of 69 for Vietnam Vets, 89 for Korean War Vets and 97 for WWII Vets, meaning the residence for this property will likely only be Vietnam Vets. This is pointed out only for the awareness of The Planning Commission.

As you are aware this request requires a special exception to the existing zoning laws. The existing laws should take precedence.

The primary purpose of this letter is to make you aware that a majority of the residents of the surrounding neighborhood are against this project. This is not at all because of the Veteran status of the proposed residence of the community. Our neighborhood is composed of active military, former military, family members and descendants of both of these groups. We strongly support our soldiers and veterans and we are very aware of the need for lower-income housing in the area. The objection to this project is based on the fact that it does not fit into this neighborhood. These objections have been pointed out at several Town Council meetings, at meetings with both the United Methodist Church and Hero's bridge representatives.

There has been a petition circulated around our neighborhood. To my awareness, at last count 85 of my neighbors have signed this petition. I am hoping it has been forwarded to the Planning Commission.

A few of the concerns are that the increased traffic on the narrow roads in this community cannot support the increased traffic this project will bring. Making the entrance and exit to this community one-way does not correct these concerns. This creates other issues, as you will now have a crossing traffic pattern at the proposed entrance. With a very active Daycare on site and the other evening and other social activities, not including the Sunday and Holiday Church traffic, there is already a good amount of traffic that comes and goes into the Church property.

I live directly across from the proposed entrance to this property. I lowered the sensitivity on my doorbell camera so I would no longer get as many alerts from passing traffic. These

are still in the neighborhood of ≈100 a day, mostly in the morning and evening. With the addition of 44 more residents this traffic will of course increase.

Making the entrance/exit to the community one way will not prevent people coming to the community from driving through the narrow connecting roads in the neighborhood to get to this community.

Hero's Bridge states as these are older individuals they will not be driving very much. If the residences are not driving then the deliveries to these people's homes would have to increase. People still need to eat and will need other deliveries such as prescriptions and general household items. People will be moving in and out as well. It's a sad fact that senior citizens are not long term residents.

Hero's Bridge states that this will be a walking community. As a senior citizen of this age myself, I can tell you this neighborhood is not set up for walking, and I am a walker. It has inadequate sidewalks, limited crosswalks on the main roads in walking distance going to the areas one would want to access, and has some steep hills heading to Old Town. These would not fit the needs of most senior citizens.

As the residents will be senior citizens there will be a higher need for emergency services in the area than in most neighborhoods. Emergency vehicles will regularly be coming into the area at all times of day and night. The construction equipment required to build this community alone would put a great deal of traffic and wear and tear on the road into and around this neighborhood for many years.

Property values are also a major concern. Most of the families in this neighborhood, similar to all residential neighborhoods in the country, have a majority of their investment in their homes.

Hero's Bridge says this project will not affect property values. I know personally this is not to be true. I purchased what I intend to be my retirement home on Church St in 2022. Had I known in advance about the plans for this project I would not have purchased the property. I may have considered it as a short-term residence at perhaps \$200,000 less than I paid, and would not have put the great deal of money I put into this house to bring it up from its 1960's design to more modern house standards. I believe housing values will drop dramatically.

In conclusion, there is the feeling among the neighbors I have spoken to that the Hero's Bridge project is a done deal and is just waiting for the rubber stamp of approval to get started. Although I wish this was not the case it is the feeling I have as well. I have personally contacted both the Church and Hero's Bridge offering alternative plans to this project that would be more acceptable to the neighborhood that I believe could truly limit the impact to the neighborhood. These suggestions seem to have fallen on deaf ears. I can offer these suggestions to the Planning Commission and the Council Members should they be interested. I would attach them, however that may give the faults impression we have accepted this as a forgone conclusion, which we truly hope is not the case.

We are asking the Planning Commission and the Council Members to do the right thing and deny this project. There are other areas that can be found that would be more suitable, however there is the appearance that this area is being targeted through different organizations for some reason that is not available to me, and there is a great deal of pressure to put it here.

Thank you for your time

Best regards,

Don Bromley

320 Church St.

Warrenton VA. 20186

■■■■■■■■■■ should you want to speak to me personally.

**October 8th, 2024, Regular Town Council
Meeting Minutes**

Attachment 3: Signed legislation

October 8, 2024
Town Council
Regular Meeting
RES-24-10-01

**A RESOLUTION TO REALLOCATE UNSPENT AMERICAN RESCUE PLAN ACT (ARPA) FUNDING FOR
THE PRIMARY CLARIFIER PROJECT**

WHEREAS, the U.S. Congress passed and the President signed the American Rescue Plan (ARP) Act of 2021 which established the Coronavirus State and Local Fiscal Recovery Fund (CSLFRF); and

WHEREAS, the United States Treasury distributed funding under the CSLFRF to the Commonwealth of Virginia and mandated that Non-Entitlement Unit funds be distributed according to a formula based on population; and

WHEREAS, the Town of Warrenton is considered a Non-Entitlement Unit and has received a total allocation of \$10,403,180 according to the prescribed formula, which has been distributed in two equal tranches of \$5,201,590 approximately 12 months apart with the second tranche received July 21, 2022; and

WHEREAS, staff has reviewed the United States Treasury guidance and provided information to Town Council during a work session on March 8, 2022 regarding projects that are eligible for the CSLFRF funding; and

WHEREAS, qualifying expenditures in the amount of \$1,966,648 as detailed in the attached Exhibit A have previously been appropriated in the Fiscal Year 2023 Adopted Budget on June 16, 2022; and

WHEREAS, qualifying expenditures in the amount of \$4,650,000 as detailed in the attached Exhibit B have previously been appropriated by council on September 13th, 2022; and

WHEREAS, the Town Council reviewed and committed funding for other projects as detailed in the attached Exhibit C that would be appropriated in the FY 2025 Adopted Budget in the amount of \$236,083 during the March 8, 2022 work session; and

WHEREAS, qualifying expenditures in the amount of \$3,269,910 as detailed in the attached Exhibit D have previously been appropriated in the Fiscal Year 2024 Adopted Budget on June 13, 2023; and

WHEREAS, the Town Council appropriated the remaining \$280,559 ARPA funds to affordable housing and accessibility initiatives focused on the best use of these funds for maximum benefit which will meet all the requirements for distribution of these funds on July 11, 2023 as detailed in the attached Exhibit E; and

WHEREAS, funds in the amount of \$1,600,00 were reallocated, as detailed in Exhibit F, upon the cancellation of the Horseshow Grounds Project; and

WHEREAS, several of the projects previously identified by council have finished under budget, as detailed in Exhibit G, making funding available for the Primary Clarifier Project; and

NOW, THEREFORE, BE IT RESOLVED, that the Warrenton Town Council Hereby reallocate the unspent ARPA Funding in the amount of \$830,135.74 to aid in the funding of the Primary Clarifier Project.

Votes:

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

Nays:

Absent from the meeting: Mr. James Hartman, Vice Mayor.

For Information:
Budget Manager

ATTEST:



Town Recorder

EXHIBIT A - Appropriated in FY23 Budget		
Project	Estimated Cost	Description
Financial Coordinator Salary and Benefits	\$101,093	1 year in budget, remaining time committed
Assistant Director Salary and Benefits	\$154,397	Covers 1 year period - salary and benefits
Junior Engineer Salary and Benefits	\$131,947	Covers 1 year period - salary and benefits
Project Coordinator Salary and Benefits	\$119,406	Covers 1 year period - salary and benefits
Compensation Study	\$50,000	Classification and compensation study
Professional Services	\$42,350	Economic Development
Fuel System	\$50,000	IT
Waterloo Speed/Safety Improvements (T-23-002)	\$70,200	FY23 cost only
Leaf Machine (G-23-003)	\$85,000	
Salt Spreaders (G-23-004)	\$68,000	
HVAC Replacement (G-23-005)	\$55,000	FY23 cost only
Police Vehicles (P-23-001)	\$98,262	FY23 cost only
Fitness and Studio Floor Replacement	\$60,000	
Fitness Equipment Replacement	\$25,000	
Traffic Light Updates (T-23-008)	\$28,800	FY23 cost only
Timber Fence Trailway	\$50,889	Timber Fence Trail Segment 2 (Town cost-share)
Refuse Trucks	\$626,306	Two new refuse trucks
ADA Improvements (R-23-001)	\$150,000	ADA improvements to Town park facilities; Remaining project balance committed for future years
\$1,966,648		Total Appropriated in FY23 Budget

EXHIBIT B - Appropriated September 13, 2022		
Project	Estimated Cost	Description
Water and Sewer Projects	\$4,500,000	Per Davenport analysis of sewer rate study
ADA Compliance	\$150,000	
\$4,650,000		Total Appropriated September 13, 2022

EXHIBIT C - Committed & Later Adopted in FY25 Budget		
Project	Estimated Cost	Description
ADA Improvements (R-23-001)	\$150,000	ADA improvements to Town park facilities
Financial Coordinator Salary and Benefits	\$86,083	Funding for support through 12/31/2024
\$236,083		Total Committed

EXHIBIT D - Appropriated in FY24 Budget		
Project	Estimated Cost	Description
Financial Coordinator Salary and Benefits	\$124,824	1 year in budget, remaining time committed
Assistant Directors Salary and Benefits	\$17,044	Remainder of 1 year period
Project Coordinator Salary and Benefits	\$28,042	Remainder of 1 year period
Comprehensive Zoning Update	\$200,000	
Deed Provision	\$1,000,000	For payment of deed provision at WWTP
Horseshow grounds	\$1,600,000	For purchase of horseshow ground property
ADA Improvements (R-23-001)	\$300,000	ADA improvements to Town park facilities; Remaining project balance committed for future years

\$3,269,910 Total Appropriated in FY24 Budget

EXHIBIT E - Appropriated July 11, 2023		
Project	Estimated Cost	Description
Affordable Housing	\$280,539	Affordable Housing and Accessibility Initiatives

\$280,539

EXHIBIT F - Reallocated February 13, 2024		
WWTP Capital Payment	\$500,000	
Water and Sewer Projects	\$900,000	
Infrastructure Projects	\$200,000	
Horseshow Grounds	(\$1,600,000)	

EXHIBIT G - Reallocated October 8, 2024		
Meeting & Polling Location ADA Compliance	(\$112,638)	
Playground ADA Improvements	(\$214,825)	
Assistant Director Salary and Benefits	(\$46,310)	
Compensation Study	(\$6,500)	
Comprehensive Zoning Update	(\$1,550)	
Deed Provision	\$5,076	
Financial Coordinator Salary and Benefits	(\$96,753)	
Fitness and Studio Floor Replacement	(\$1,410)	
Fitness Equipment Replacement	(\$480)	
Fuel System	(\$14,466)	
HVAC Replacement	(\$6,668)	
Junior Engineer Salary and Benefits	(\$131,947)	
Leaf Machine	(\$10,572)	
Police Vehicles	(\$133)	
Professional Services - Economic Development	(\$42,350)	
Project Coordinator Salary and Benefits	(\$55,109)	
Recycling Trucks	\$1,234	
Salt Spreaders	(\$2,119)	
Timber Fence Trailway	(\$50,889)	
Traffic Light Updates	(\$1,800)	
Waterloo Speed/Safety Improvements	(\$39,927)	
Primary Clarifier	\$830,136	

\$10,403,180 Appropriated

\$10,403,180 Total ARPA Funds Received

- Available Balance