



TOWN COUNCIL REGULAR MEETING

21 Main Street

Tuesday, April 9, 2024 at 9:00 AM

MINUTES

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

Work Session

PRESENT

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

ABSENT

Mr. David McGuire

Regular Meeting

PRESENT

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

ABSENT

I. WORK SESSION - 9:00 AM

The Mayor called the meeting to order at 9:00 a.m. A quorum was present, and business could be conducted.

A. Budget Work Session: Policies and Proposed Budget

Frank Cassidy, Town Manager, introduced the topic.

Brooke Campbell, Budget Manager, provided a presentation to Council on the FY 2025 Proposed Policy Updates.

Mayor Nevill clarified that an accessory dwelling unit could be connected to an existing tap without paying an additional tap privilege fee, but if it was set up as a separate building and system, there would be a fee.

Mr. Cassidy confirmed that staff would clarify that in the policy language.

Ms. Campbell provided a presentation to Council on the Fiscal Year 2025 Proposed Budget Overview.

Mayor Nevill stated that Council could have a separate budget work session if necessary, but he felt that this proposed budget was very easy to understand.

Councilmember asked if the Planning Commission would provide a recommendation on the CIP.

Ms. Campbell answered that because there were no proposed changes regarding land use in the CIP, they did not ask the Planning Commission to review the CIP.

Councilmember Semple expressed concern that the actual spending of the past year was not included in the budget analysis, which may impact the accuracy of forecasts.

Ms. Campbell replied that she would look into including that information.

B. Financial Advisor Presentation

Stephanie Miller, Director of Finance, introduced the topic.

Kyle Laux, Senior Vice President with Davenport & Company, LLC, provided Council with a presentation summarizing plans of finance for the Town's 2025-2030 Capital Improvement Plan (CIP).

Mr. Laux noted that Davenport staff would return in May to review specific details of the Utilities Fund after they had completed some further calculations.

Mr. Laux continued the presentation.

Councilmember Semple asked why a town such as Vienna had such a high credit rating when their fund balance policy was so small.

Mr. Laux explained that Vienna's economic indicators were such that they offset the low assigned fund balance when credit rating agencies evaluated them.

Mayor Nevill asked Mr. Laux what a good balance would be in terms of balancing revenue streams for predictability and consistency.

Mr. Laux replied that there was no specific level recommended, but in terms of consistency for the future, real estate was seen as a more stable tax revenue than meals tax.

Councilmember Semple noted that residents often saw the County's and the Town's taxes as an aggregate, which sometimes was an obstacle when justifying a local tax increase.

Mr. Laux continued the presentation.

C. Arrington Project Update

Frank Cassidy, Town Manager, introduced the topic.

Roy Barnett, Group President of Van Metre Companies, provided a presentation to Council on the Arrington Community Plan.

Councilmember Semple expressed his appreciation for the work Van Metre Companies had done in conceptualizing this development for Warrenton. He expressed concern that Council had not received this presentation at an earlier stage of the process. He asked if the Code of Development would require approval by the Town.

Mr. Barnett answered that the anticipation was that the Town would adopt the County's Zoning Ordinance for the purpose of administering the PRD and Code of Development.

Mr. Walton added that Mr. Barnett was correct; the Town would take the proffers, Code of Development, concept development plan process, the site plans, the subdivision plats, building permits, and regulate through those approved documents.

Councilmember Semple expressed concern regarding the traffic impacts this development would have on the greater area.

Mr. Barnett stated that the proposed improvements to James Madison Highway and Alwington Boulevard had gone through VDOT review, and any additional impacts would be addressed as part of that application.

D. Initiation of a Zoning Ordinance Text Amendment to Articles 3, 9, and 12 Related to Accessory Dwelling Units. Town Councilman Mooney has asked staff to consider allowing accessory dwelling units as a by-right use in the residential zoning districts.

Rob Walton, Director of Community Development, introduced the topic. He provided a brief summary of the item to Council.

Councilmember asked if there were any zoning districts in which this amendment would not apply due to maximum density.

Mr. Walton answered that it would apply to all residential districts; however, CBD had its own standards with 25 units per acre, so this would not apply to CBD.

Councilmember Semple asked if there would be criteria to ensure that an ADU could actually fit on an applicable property.

Councilmember Mooney replied that determining the appropriateness of ADUs would be part of the overall ZOTA process.

E. Code of Conduct Committee Recommendations

Mayor Nevill introduced the topic. He provided a brief summary of the item to Council.

Mayor Nevill recommended clarity and simplicity when establishing this new Code of Conduct.

F. Discussion of Board of Zoning Appeals Appointments

Stephen Clough, Town Clerk, introduced the topic. He provided an update to Council and requested direction on the appointment of one new BZA member.

Mayor Nevill confirmed there was consensus from Council to readvertise for the BZA position.

G. Agenda Review

Mr. Cassidy reviewed the agenda.

Denise Harris, Planning Director, provided a presentation to Council regarding the Taylor Middle School addition and renovation.

Councilmember Hamby requested that a condition be added to the SUP for Taylor Middle School to ensure the Taylor Pump Station was built by the County schools in the case that the Arrington project did not build it.

Luke Fetch, Civil Engineer with the Timmons Group, stated that staff's review concluded the current pump station had capacity for the school improvements.

Mr. Cassidy clarified that the pumps could handle the increase, but the clear well would require an upgrade to keep up with the pumping.

Mr. Fetch stated that he was unsure if the applicant could build that pump station if the Arrington development were not to proceed.

Mr. Cassidy stated that staff could work with the applicant on a condition that would recognize the resulting issues if the pump station was not upgraded by the time of this project's completion.

Councilmember Hamby emphasized the importance of having a guarantee that the Town would not foot the entire bill of the pump station upgrade if it was not built by the Arrington project.

Mr. Fetch provided a presentation to Council on the proposed special use permit for the Taylor Middle School addition and renovation.

Councilmember Mooney recommended they keep the public hearing open in order to clarify Council's questions and ensure all necessary information was included in the application documents.

Councilmember Sutphin emphasized that this project was essential for the community's children, so she supported taking action as soon as possible.

Mr. Cassidy confirmed that staff would work on the language before tonight's public hearing.

Mr. Cassidy continued reviewing the agenda.

H. Councilmember Resolutions

Councilmember Mooney stated that in working with Councilmember Gagnon, Town staff, citizens, and other Councilmembers, they had drafted a couple of new resolutions for Council to consider. He requested they schedule a special work session to review their current status and find the best path forward.

Mr. Cassidy requested that Council and staff take up these resolutions at the dedicated work session and withhold discussion of them from tonight's regular meeting.

Mayor Nevill confirmed there was consensus from Council to schedule and advertise for a special meeting of Council to meet with Dominion Energy representatives and Town staff to discuss the prepared resolutions.

Councilmember Sutphin requested that more detailed information be provided to her regarding these proposed resolutions.

Adjournment

With no further business, this meeting was adjourned at 12:06 p.m. on Tuesday, April 9th, 2024.

II. REGULAR MEETING - 6:30 PM

The Mayor Called the meeting to order at 6:30 p.m. A quorum was present, and business could be conducted.

Mayor Nevill noted that Councilmember Semple would be joining the meeting remotely. He asked Mr. Semple to state his location and reason for remote participation.

Councilmember Semple stated that he was located at his home and was participating remotely due to medical reasons.

A. INVOCATION.

Pastor Troy Corwin of Park Valley Church led the invocation.

B. PLEDGE OF ALLEGIANCE.

Mayor Carter Nevill led the Pledge of Allegiance.

C. PROCLAMATIONS AND RECOGNITIONS

Town Manager Frank Cassidy said there were several staff members they would recognize this evening.

Mr. Cassidy announced the Town's new hires: In the Public Utilities Department, Class A Operator at the Wastewater Treatment Facility Daniel Vuksanic; in the Parks and Recreation Department, Lifeguards James Lawrence, Logan Ertz, Jacob Montgomery, Patricia Davis, Danielle Sutton, Caleb Montgomery, and Caleb Smith, and Water Safety Instructors Jerry Pickford, Amelia Merchant, Sophia Peterson, and Paisley Quinn.

Mr. Cassidy announced the Town's staff promotions: In the Public Works Department, Maintenance Worker Team Lead Bruce Sanford, MEOI Adam Mullins, MEOI Carson Sanford, and Hunter Stringfellow earned their Class "A" CDL; in the Public Utilities Department, Superintendent of Wastewater Treatment Facility Russell Smith earned his Virginia Class I Wastewater Treatment Operators License; in the Information Technology Department, Network Engineer Robert Hughes; in the Town Council Department, and Town Clerk Stephen Clough was appointed as the Region VII Director for the Virginia Municipal Clerk's Association.

Mayor Nevill congratulated staff on their recent achievements.

D. CITIZEN'S TIME.

Citizen's time Sign in Town Council Regular Meeting: April 9, 2024		
Name	Address	Topic
Graham Sheffield	197 Waterloo Street	Heroes Bridge Housing Project
Rory Francis	147 Northview Circle	Concerns About Housing Projects
Joe Ficarelli	102 Winchester Street	Issues with Town Newsletter and Housing Projects
Cindy Burbank	Barnell Court	Concerns about Amazon site plan
Waldo Ward	192 Pentacle Court	Discussion on Town Growth and Development

Graham Sheffield spoke regarding his support for the Heroes Bridge Housing Project.

Rory Francis spoke regarding concerns about housing projects.

Joe Ficarelli spoke regarding issues with Mr. Gagnon's Town newsletter and housing projects.

Cindy Burbank spoke regarding concerns about the Amazon site plan.

Waldo Ward spoke regarding Town growth and development.

E. APPROVAL OF THE AGENDA.

Mayor Nevill sought a motion to approve the agenda.

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

Seconded by Vice Mayor Hartman.

The vote was as follows:

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

Nays:

Abstention:

Absent:

The motion passed unanimously; the agenda was approved.

F. PUBLIC HEARINGS.

1. **Special Use Permit (SUP) 2023-04 W.C. Taylor Middle School Expansion** – the Applicant/Owner, Fauquier County School Board, is requesting a SUP per Article 3-4.9.3 of the Zoning Ordinance for an expansion in excess of 10,000 square feet to an existing middle school. The subject parcel is located in the Public-Semi Public (PSP) District of the Town of Warrenton Zoning Ordinance and is designated in the Greenway and Makers Character District as Public/Semi Public Non-Intensive on the Future Land Use Map. The subject parcel (GPIN 6984-48-7973-500) is located at 350 E. Shirley Avenue on approximately 39.1805 acres. The Applicant is requesting a waiver from Article 2-19 of the Zoning Ordinance to allow multiple retaining walls in excess of six feet.

Denise Harris, Planning Manager, introduced the topic. She provided a brief summary of the item to Council.

Councilmember Mooney asked if a traffic study was performed for the area.

Ms. Harris replied yes; an extensive transportation analysis was completed collaboratively by the County, the Town, and VDOT.

The public hearing was opened at 6:51 p.m.

Luke Fetch, Civil Engineer with the Timmons Group, and Jeff Harris with RRMM Architects, provided a presentation to Council on SUP 2023-04 W.C. Taylor Middle School Expansion.

Public Comment: SUP 2023-04 W.C. Taylor Middle School Expansion		
Name	Address	Topic
Michelle Shanks	7178 Westmoreland Drive	
Earsaline Anderson	8063 Frytown Road	
Dr. Major Warner		
Clay Campbell		
Robin Upshur Fields	Marshall/Rectortown, Fauquier County	
Susan Pauling		
Conway Porter		

Michelle Shanks spoke in support of the SUP application. She emphasized the importance of the history of Taylor Middle School.

Earsaline Anderson spoke in support of the SUP application. She emphasized the importance of the history of Taylor Middle School.

Dr. Major Warner, Superintendent of Schools for Fauquier County, spoke in support of the SUP application.

Clay Campbell, Vice Chair of Fauquier County School Board, spoke in support of the SUP application.

Robin Upshur Fields spoke in support of the SUP application. She emphasized the importance of the history of Taylor Middle School.

Susan Pauling, Chair of Fauquier County School Board, spoke in support of the SUP application. She emphasized the importance of the history of Taylor Middle School.

Conway Porter spoke in support of the SUP application. He emphasized the importance of the history of Taylor Middle School.

The public hearing was closed at 7:25 p.m.

Mayor Nevill sought a motion on the item.

Motion put forth by Councilmember Sutphin was to approve SUP 2023-04 W.C. Taylor Middle School Expansion.

Seconded by Councilmember McGuire.

Vice Mayor Hartman disclosed that because he is an employee of Fauquier County Public Schools, he would recuse himself from the vote on this item.

Councilmember McGuire expressed the importance of providing safe and clean education facilities, as well as investing in the community members, their educational opportunities, and their history.

Councilmember Sutphin expressed her gratitude for being an alum of Taylor Middle School. She emphasized the profound impact educators had on children's lives and the lasting relationships that come from being part of a strong educational system.

Councilmember Hamby expressed concern regarding the lack of communication between the School Board and the Town Council on this item. He expressed concern regarding the Taylor Pump Station, which he believed should be proffered as a cost to be split between the involved parties of this application. He emphasized that if the pump station was not built by the Arrington project, it would be paid for by the Town's Public Utilities customers.

Councilmember Semple asked what the cost of the pump station would be.

Mr. Cassidy replied that it was listed in the CIP as a cost of approximately \$4 million beginning in 2027. He clarified that the pumps did not need replaced, but the size of the well needed to be upgraded to take pressure off the pumps, and the force main would need to be replaced.

Councilmember Mooney recommended that Council add this item to their special work session agenda so they had the opportunity to meet with County Supervisors and School Board members and ensure that all questions about the application were answered before a vote was taken.

Councilmember Gagnon expressed concern regarding the pump station issue and the short amount of time given to Council for review of the SUP. He agreed with Councilmember Mooney that they could add this item to the work session agenda.

Councilmember McGuire stated that they needed to upgrade the pump station regardless of this application; it was a separate issue. He recommended that Council approve the schools' SUP tonight.

Councilmember Hamby asked if the School Board would be willing to meet with Town Council regarding a potential negotiation to contribute towards the cost of the pump station if Arrington did not build it.

Ms. Pauling replied that the School Board could establish a meeting date with Town Council; however, she could not speak on behalf of the rest of the School Board members. She noted that whether the pump station was paid for by the schools or the Town, it would be paid for by the constituents because they contributed to funding both of those entities.

Dr. Warner clarified that the County schools had discussed the pump station over the past year. He stated that the pump station had been resolved at all other levels of this process, which was why it was not included in the conditions of the SUP application. He stated that at the will of the School Board, they would come to the table to discuss the issue. He requested the Town Council

consider bringing all of the major users of the pump station in order to better understand the impacts.

Councilmember McGuire asked what the effects of delaying this SUP would be.

Dr. Warner answered that any further delays would critically affect the timing of the project.

Vice Mayor Hartman stated that he would not be willing to add this item to the proposed special session of Council; that session was requested for a specific item and should remain as such.

Mayor Nevill called the vote on approval of SUP 2023-04 W.C. Taylor Middle School Expansion, with conditions as submitted.

The vote was as follows:

Ayes: Ms. Heather Sutphin; Mr. Brett Hamby; Vice Mayor; Mr. David McGuire; Mr. Carter Nevill, Mayor

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

Abstention: Mr. James Hartman, Vice Mayor

Absent:

The motion passed (4-3); SUP 2023-04 W.C. Taylor Middle School Expansion was approved. (Vice Mayor Hartman abstained from the vote.)

G. CONSENT AGENDA

There were no items on the Consent Agenda.

H. NEW BUSINESS

a. Initiation of a Zoning Ordinance Text Amendment to Articles 3, 9, and 12 Related to Accessory Dwelling Units. Town Councilman Mooney has asked staff to consider allowing dwelling units as a by-right use in the residential zoning districts.

Rob Walton, Director of Community Development, introduced the topic. He provided a brief summary of the item to Council.

Councilmember Semple asked what the impacts of the ZOTA would be for construction companies.

Mr. Walton answered that the intention is to make it easier for homeowners to achieve accessory dwelling units. Currently, it was approved by-right in one zoning district, permitted as

a special use permit in most residential districts, and not permitted in the RT and RMF districts. The intention is to make it a by-right use in the residential districts.

Councilmember Mooney stated that this initiation would align better with the County's by-right uses and would allow homeowners to improve their properties and provide housing for their family members. This ZOTA served as a good segue into the Zoning Ordinance Update as well.

Councilmember McGuire asked if they would be putting timelines as part of the policy.

Mr. Walton confirmed they could create additional standards for the articles. Staff could incorporate any standards that Council wished to add.

Motion put forth by Councilmember Mooney was to initiate the Zoning Ordinance Text Amendment to Articles 3, 9, and 12 Related to Accessory Dwelling Units.

Seconded by Councilmember Semple.

Councilmember Semple expressed his support for the proposal.

The vote was as follows:

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

Nays:

Abstention:

Absent:

The motion passed unanimously; the initiation of the Zoning Ordinance Text Amendment to Articles 3, 9, and 12 Related to Accessory Dwelling Units was approved.

b. ZOTA-24-2 – Initiation of a Zoning Ordinance Text Amendment to Remove Articles 4 and 5 to Address Changes to the Erosion and Stormwater Control Ordinance. The Department of Public Works is currently in the process of writing a new, combined Erosion and Stormwater Management Ordinance that will become a separate, stand-alone document, as required by State law. As part of the creation of the new, stand-alone Ordinance, the Zoning Ordinance must be revised to remove the current, 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 will become effective on July 1, 2024.

Rob Walton, Director of Community Development, introduced the topic. He provided a brief summary of the item to Council.

Motion put forth by Vice Mayor Hartman was to initiate the Zoning Ordinance Text Amendment to Remove Articles 4 and 5 to Address Changes to the Erosion and Stormwater Control Ordinance.

Seconded by Councilmember Sutphin.

The vote was as follows:

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

Nays:

Abstention:

Absent:

The motion passed unanimously; the initiation of the Zoning Ordinance Text Amendment to Remove Articles 4 and 5 to Address Changes to the Erosion and Stormwater Control Ordinance was approved.

I. UNFINISHED BUSINESS

c. ARB Appointments

Mayor Nevill introduced the topic. He expressed his appreciation to Councilmembers Mooney and Sutphin for serving on the committee to interview ARB candidates and make a recommendation to Council for approval of the ARB appointments.

Stephen Clough, Town Clerk, provided a brief summary of the item to Council. He stated that the committee recommended appointment of Mr. Michael Lee Biedler and Ms. Brittany "Millie" Latack as members of the ARB.

Mayor Nevill sought a motion on the item.

Motion put forth by Councilmember Mooney was to appoint Mr. Michael Lee Biedler and Ms. Brittany "Millie" Latack as members of the ARB.

Seconded by Councilmember Hamby.

Councilmember Mooney expressed his gratitude to Mr. Biedler and Ms. Latack for their incredibly thoughtful responses during their interviews.

The vote was as follows:

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

Nays:

Abstention:

Absent:

The motion passed unanimously; the appointments of Mr. Michael Lee Biedler and Ms. Brittany "Millie" Latack to the ARB were approved.

J. TOWN ATTORNEY'S REPORT.

There was none.

K. TOWN MANAGER'S REPORT.

Mr. Cassidy reported that there would be a number of community events in April. They enjoyed their First Friday after the hail storm. Spring Cleanup was happening Town-wide, beginning yesterday and lasting through the end of this week. He asked everyone to pay attention to the pickup schedule and the crews picking up trash and debris. The Earth Day Celebration would take place on April 22 at Rady Park. The Arbor Day Celebration would take place on April 26 at Eva Walker Park. May 3 would be the Touch-A-Truck Event. The Stormwater Poster Contest with a cleanup at the dog park was on Sunday with the Boy Scouts. The Farmers Market would start again on April 20.

Mr. Cassidy reported that the Broadview project was getting closer to construction and he would continue to send updates; their staff was meeting with VDOT staff this week and would begin the schedule with an outreach meeting, followed by message boards and disseminating information about the date as soon as it was determined. The final test of the three-way stops at Courthouse Square seemed to be popular and effective, so staff was preparing a proposal to bring before Council sometime in May. The semi-permanent proposal would include the three-way stop sign, including the ability to make the left turn off Main Street onto Winchester. He notified the Council that he would be out of town from April 27 through May 5, and Deputy Town Manager Stephanie Miller would be performing his duties during that time.

Councilmember Gagnon asked if Council would include the discussion regarding the proposed special work session under unfinished business at tonight's meeting.

Mayor Nevill replied that Council must schedule the work session with the Dominion Energy representative, so the discussion would occur once they found an appropriate time for the meeting.

Mr. Cassidy confirmed that staff had taken it as a directive to schedule that meeting, so they already reached out to Dominion and Mr. Clough was working with Councilmember Mooney to ensure there were no conflicting dates for the work session.

Mayor Nevill noted that he would meet with the representatives of Dominion Energy prior to the work session to ensure they were clear on the expectations regarding their presentation.

L. COUNCILMEMBERS TIME.

Mr. McGuire: Expressed his appreciation for everyone who came out to support Taylor Middle School and for those who voted for the SUP. Expressed his appreciation for everyone working with Town staff.

Mr. Gagnon: Reported that he distributed the fourth issue of the Ward 5 Street News last month, with a new feature of an online survey accessed with a QR Code. The survey asked participants to vote on key issues discussed in the newsletter. Stated that he had always thought it was critical to find out what people were really thinking about their Town and the local issues. Stated that he would share the results of the survey with the public. The first question was "Which statement below best describes your opinion on Warrenton's growth?" and 75% of respondents said they either did not want Warrenton to grow or wanted it to grow only at a nominal national growth rate of 0.8%. The responses were split evenly between these two options. Stated that 25% of respondents thought there should be no restrictions on how large or how quickly the Town should grow. The next question was "What is your opinion on the Amazon data center in Warrenton?" and over 67% of respondents said they were against it and that it should not be built. The next question was "Should the Town staff force Amazon to remove its redactions to its site plan and disclose information on its data center to the public?" and 70% of the respondents said yes. The next question was "Should the Town Council expand the size of their Town by 234 acres to incorporate the proposed Arrington development to the south of Town?" and over 65% of respondents said no. The next question was "Going forward, what is the best policy for Town Councilmembers to follow when dealing with developers?" and 70% of respondents said that Councilmembers either should not meet with developers at all or that they should only meet after the developer's project has been approved or rejected by the Planning Commission. Stated that 23% said not at all and 46% said only after approval or rejection by the Planning Commission as the first step in that process. Stated that as they get more survey results and do more surveys, he would continue to report these out. Expressed his intrigue regarding this feedback of neighbors and citizens in the Town.

Vice Mayor Hartman: Noted that on March 29, Frankie Kearns, a 30-year-employee and lifelong Fauquier County and Warrenton resident, passed away. Asked everyone to keep his family in their thoughts and prayers. Thanked Ms. Miller, Ms. Campbell, and staff for making the budget process seamless. Stated that he was an alum of Taylor Middle School, a Taylor Tiger, and noted that the rivalry with Warrenton Warriors was real back then, so he hoped the integration of the two schools had gone smoothly. Expressed his gratitude to Mr. John Thompson, who had a positive impact on his young life. Thanked everyone for coming out tonight.

Councilmember Hamby: Thanked the Superintendent and School Board members for coming to tonight's meeting. Expressed that every time there was an SUP, there was much to do, and especially for a school SUP that was so large. Stated that his only concern with the SUP was regarding the sewer, but the School Board members and the Superintendent said that they would come talk. Stated that if everything in Arrington moves forward, they were lucky that a developer comes in and requests something would provide so much in proffers. Stated that his only concern was that if that application did not go through, a small portion of the Town itself

would have to foot the bill instead of it being broken up through the population of Fauquier County. Stated that with an \$80 million school project, it was divided 73,000 ways, but if the pump station servicing said project was only split 10,000 ways, it was more expensive. Stated that they had their first look at the budget today, and with a proposed 23% right now, going forward if the Town had to do it themselves, it would be more than 23%. Expressed his hope that it all got bundled into that project. Expressed his gratitude that they came down tonight. Acknowledged there were some miscommunications and he hoped they could work on them as they moved forward, but he applauded them for coming forward tonight.

Councilmember Semple: Acknowledged that Taylor Middle School was at one time Taylor High School, and recalled that he went to a remembrance of the final graduating class of all-Black students from before the school was integrated. Recalled the joyous sense of pride those classes had in the high school, which continued in the middle school where his stepdaughter attended, who was now getting her PhD in biology at UNC. Stated that she was given a wonderful educational platform to advance her life. Stated that his only concern had to do with the process. Acknowledged that he may be fixated on process more than others, but from a legislative point of view, they needed to take the time to be truly judicious when making major decisions. Stated that he initially and continued to support what Councilmember Hamby was trying to achieve. Acknowledged that he believed the vote came out the way it should have, and acknowledged the Mayor took his responsibility seriously. Stated that he looked forward to the wonderful development the school would produce, which would be of great value to their community and the County. Acknowledged that Joan Williams passed away and had a wonderful service this past weekend. Stated that for medical reasons he could only attend briefly, but he wanted to tip his hat to her wonderful daughter, Lynette Lewis, and to pass on his condolences. Noted that Ms. Williams served two terms on Town Council, representing Ward 2 as he does, and there are many constituents who knew her and grew up with her family side-by-side in his neighborhoods. Stated that she was an extremely valuable member of their community and was wonderfully honored and remembered at the service this past weekend.

Ms. Sutphin: Stated that she was a proud Taylor Tiger, so she was very excited the SUP passed. Stated that she respected there were some reservations on certain topics. Stated that she always felt there were tough decisions they make, and no matter which side was decided, there was always someone not happy with that decision. Stated that moving forward, the School Board would be eager to work with them, and she admired the fact that they showed up tonight. Expressed her respect for Councilmember Hamby, who had been doing this work a lot longer than her, so hearing his concerns was important to her. Expressed her belief that they would be able to do some really great things for Taylor as they moved forward. Wished a happy 100th Anniversary to their Warrenton Volunteer Fire Company. Stated that this past weekend, they celebrated at Morais Vineyards and Winery. Stated that it was a beautiful celebration that brought back so many memories of being in the fire department. Acknowledged the banquet committee, who had been working on this for over a year. Asked everyone to stay tuned for a parade they would be putting together. Stated that as a volunteer herself, she understood all the hard work and dedication that went into not only going out on calls but keeping everything clean and running well. Thanked staff for their work on the budget, which had been one of the easiest processes. Stated that Ms. Williams had her celebration of life and funeral at First Baptist Church of Warrenton a couple of weeks ago, where she had been a member. Stated that as a woman Town Councilmember, there had only been four, so it was very special to celebrate her. Stated

that if one attended the service, they left it feeling like they knew her. Stated that the room was full of love, support, and wonderful stories of her life. Stated that her daughter shared some fun memories of her, and it was clear that the church was full of love and support in honor of her. Thanked everyone for attending tonight's meeting. Expressed her belief that even if they disagreed, they could all work together and solve any problems they had together.

Mr. Mooney: Congratulated everyone on their achievements. Thanked Mr. Cassidy for his weekly updates and the time he dedicated to doing so. Expressed his belief that the ARB Committee did a great job. Thanked all the Board members who spoke tonight. Expressed his happiness that the process was moving forward. Stated that his concerns, as Councilmember Semple stated, were regarding the process, which was something they could address as a Council as they moved forward with their new committees. Recognized Joan Williams and her contributions to the community. Acknowledged that the 29th Commandant Marine Corps General Gray passed away and Fauquier County Sheriff Joseph Higgs. Noted that these three people did a lot for the community, and it was important to look back on their lives and see the steps they took to improve the community. Recalled a part of a story that stated one could take 3,000 bricks and build a mile-long walkway or build a cathedral. Stated that with the work they were putting in on Town Council and with staff on all these applications coming in, he wanted to reiterate that everyone was working very hard to make Warrenton even more special and thriving. Stated that he had some incredible meetings over the past month with people who had put blood, sweat, tears, and millions of their own dollars into this Town, and he could not be prouder. Stated that if they reflect on those community members who had passed and continued their legacy, there were lots of awesome things happening at Town Council and in the Town that they could come together and build upon. Regarding the resolutions, he thanked Mr. Gagnon for starting this, and he wanted to give a quick update. Stated that at the March Council meeting, Mr. Gagnon had the two resolutions, and at the time he stated he would work with citizens. Stated that the citizens told him they had three major concerns: noise, off-site power supplies, and the redactions. Stated that over the past month, he had worked with Mr. Cassidy, the citizens, the Mayor, and some Councilmembers, and he looked forward to working with everyone as they pushed through these next couple of weeks to merge the resolutions the staff had come up with and that Mr. Gagnon had come up with to address these concerns. Stated that he looked forward to it. Expressed his appreciation of the action of Town staff, who had already reached out to Dominion to get a Dominion representative to help them resolve the issue regarding the power. Stated that as noted in the work session, they would be setting up a special meeting, and he would work with everyone in between now and then. Expressed his appreciation for everyone's time and effort on handling this situation. Thanked everyone for coming out and wished everyone a great month.

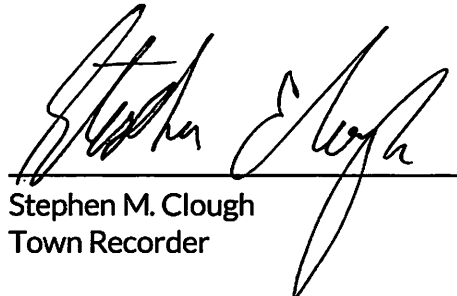
Mayor Nevill: Thanked Councilmember Mooney for the work he had done to find solutions by bringing people together and working on outreach, particularly working with his colleagues, staff, and concerned citizens to bring the conversation and dialogue into reasonable discourse and factual clarity to the process. Expressed his belief that everyone benefits from that, so he thanked him for that. Thanked the Superintendent, School Board members, and all the passionate alumni for coming to speak on behalf of the Taylor Middle School project. Thanked Councilmembers Mooney and Hamby for addressing some particularly serious concerns. Stated that he had been concerned it may end with a tie vote, so he spent a lot of time contemplating the issue. Expressed his respect for the concerns brought forth. Expressed his hope and confidence

that the Arrington project, due to their commitment to get their project moving forward, would render those concerns moot. Expressed his appreciation for the openness of the School Board members and Superintendent that, in the event it was a failure, there was opportunity for them to all come to the table and discuss potential solutions. Expressed his agreement with Councilmember Hamby that they had to go into this with clear eyes, understanding that they would bear all responsibility for that cost for serving a school that serves 73,000, which would be borne by 10,000 people. Acknowledged that it was a serious concern and he thanked him for bringing that up. Noted that it was remarkable to watch the eclipse from Main Street, which was likely similar in their parks and other neighborhoods. Expressed that it was a remarkable experience to see everyone come out and witness what type of community they were, as they all stared giddily and frightened at the sky. Stated that as they all shared this experience, there was an awe and wonder that allowed them to rise above any differences or other issues that may exist, and there was a moment of everyone being a tiny little speck in the universe, admiring this cosmic event. Stated that it was a really neat experience to see this pall of a shadow cast over the Town, cool air coming in and everyone experiencing the wonder of it. Stated that he was sure parks and neighborhoods saw the same thing, but being on Main Street was a really neat experience, so he wanted to thank everyone who joined them there.

M. ADJOURNMENT.

With no further business, this meeting was adjourned at 8:34 PM on Tuesday, April 9th, 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 April 9th, 2024.



Stephen M. Clough
Town Recorder

Attachments:

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



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

April 9th, 2024, Regular Town Council Meeting Minutes

Attachment 1: Handouts to Council.



Hero's Bridge Village

Show Your Support



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April 9th, 2024, Regular Town Council Meeting Minutes

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

From: "Joe Ficarelli" <[REDACTED]>
Sent: Sat, 16 Mar 2024 16:36:56 +0000
To: "Citizencomment@warrentonva.gov"
<Citizencomment@warrentonva.gov>
Subject: Street news

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

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

Hi, I just received a newsletter from Councilman Gagnon and am appalled at the lies he is telling in this. He goes against what has been told to him publicly by the town manager during town council meetings and even makes up lies about McGuire and Hamby violating town code. He lies about the planning commission role in Arrington. How can the planning commission have a role in the process when the land isn't part of the town? He is mailing lies under the guise of truth and transparency. I hope the town can fight these lies from a supposedly truthful man.

Joseph Ficarelli
Sent from my iPhone

From: "Alexander Hazelworth" <[REDACTED]>
Sent: Mon, 25 Mar 2024 18:40:43 -0400
To: "" <citizencomment@warrentonva.gov>
Subject: Public Comment on SUP 2022-03 GPINs 6985-20-7247 and 6984-29-6753
Attachments: Alternative3.jpeg, Alternative1.jpg, Alternative2.jpg

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

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

Hello,

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

Thank you,
-Alexander







Architectural rendering of a modern multi-story building with a mix of dark and light facades, featuring large windows and balconies. The building is set back from a street with a green lawn and trees in front. Several cars are parked or driving on the street, and a few pedestrians are visible on the sidewalk.

Architectural rendering of a traditional red brick building with a mansard roof and dormer windows. The building has a symmetrical facade with multiple entrances. A green lawn and trees are in front, and cars are parked on the street.

From: "mdiek" <[REDACTED]>
Sent: Wed, 27 Mar 2024 11:31:33 -0400
To: "" <citizencomment@warrentonva.gov>
Subject: Rental housing

You don't often get email from mdiek319@gmail.com. [Learn why this is important](#)

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

I recently sent letters to Congress about rental housing. It was suggested to me to send the same information to you.

One problem I see is that renting requires someone to give much of their personal information that I don't believe is necessary. A tenant is required to sign a lease. That should be enough to rent. A tenant is therefore agreeing to pay for the agreed upon items: Rent, utilities, whatever the agreement contains.

Beyond that, the renter is risking having their identity stolen.

The other letter I sent had ideas for creating housing.

I see a need for more small houses and studio apartments for rent. I know this because this is what I'm looking for. It seems any location in the United States is needing small houses and studio apartments.

My idea is that the apartments aren't expensive. But they do need air conditioning.

Housing ideas:

Apartments could be built on the second level of one-story buildings, (if the structure is strong enough) In cities with mass transportation, where people don't typically own cars, parking space may not be necessary.

Buildings built/renovated to be small studio apartments. My idea is that they are in smaller buildings, possibly 20 apartments to a building, and only 2 stories high. In some areas, larger buildings may be necessary.

Some offices in office buildings could be converted into apartments.

In some cities, maybe require office buildings to include some apartments.

Having the office and apartment together is an option.

Other ideas:

Would organizations like Habitat for Humanity help with converting offices to apartments? Some corporations have funds that are used to help their communities. Maybe some corporations would help.

Retirement Communities: Perhaps there are some retirement communities that would be willing to rent/sell some apartments to younger people. I believe it would benefit all ages if younger people were to live in what are now retirement communities. Having a board made up of the residents overseeing the community rules may help with keeping noise levels down, respecting one another and attracting the right residents to live there. It probably isn't for everyone.

Warm regards,
Lisa Dieken

From: "Bridget Hinchman" <[REDACTED]>
Sent: Thu, 28 Mar 2024 09:46:47 -0400
To: "" <citizencomment@warrentonva.gov>
Subject: Future Development

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

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

Dear Sir or Madam,

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

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

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

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

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

Respectfully,
Bridget Hinchman

From: "noreply@civicplus.com" on behalf of "noreply@civicplus.com"
<noreply@civicplus.com>
Sent: 5 Apr 2024 08:31:48 -0500
To: "" <citizencomment@warrentonva.gov>
Subject: Online Form Submittal: Public Comment

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

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

Public Comment

Name	MICHAEL Allen MAYS
Address	7178 HOMESTEAD COURT
City	Warrenton, VA 20187
State	VA
Zip Code	20187
Email Address	[REDACTED]
Phone Number	[REDACTED]
Committee, Board, or Commission Type	Town Council
Agenda Item	Proposed development on Oak Springs Drive
Comment	<p>My wife and I strongly object to the proposed development on Oak Springs Road which is an extension of the Warrenton Village Center. We live in the Ivy Hill Subdivision, less than a mile from the proposed development. Hastings Lane, which intersects with Oak Springs Drive, comes directly into Ivy Hill. Now, many non-residents use Oak Springs Drive and Hastings Lane to come through Ivy Hill to avoid lights on Rt 29 and to make a short cut from Oak Springs Drive to Ivy Hill Drive. If this development is approved and built, we foresee a significant increase in the amount of vehicle traffic on Oak Springs Drive and Hastings Lane. This will significantly reduce the quality of</p>

life in our neighborhood and could reduce our home values as well. We object.

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



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April 9th, 2024, Regular Town Council Meeting Minutes

Attachment 3: Signed legislation



TOWN OF WARRENTON, VIRGINIA

Proclamation

A PROCLAMATION RECOGNIZING MAY 19TH – 24TH AS NATIONAL PUBLIC WORKS WEEK IN THE TOWN OF WARRENTON, VIRGINIA.

"Advancing Quality of Life For All"


WHEREAS, public works professionals focus on infrastructure, facilities, and services that are of vital importance to sustainable and resilient communities and to the public health, high quality of life, and well-being of the people of The Town of Warrenton, VA; and,

WHEREAS, these infrastructure, facilities, and services could not be provided without the dedicated efforts of public works professionals, who are engineers, managers, and employees at all levels of government and the private sector, who are responsible for rebuilding, improving, and protecting our nation's transportation, water supply, water treatment and solid waste systems, public buildings, and other structures and facilities essential for our citizens; and,

WHEREAS, it is in the public interest for the citizens, civic leaders, and children in The Town of Warrenton, VA to gain knowledge of and maintain an ongoing interest and understanding of the importance of public works and public works programs in their respective communities; and,

WHEREAS, the year 2024 marks the 64th annual National Public Works Week sponsored by the American Public Works Association/Canadian Public Works Association; and

NOW, THEREFORE BE IT PROCLAIMED that the Mayor of the Town of Warrenton hereby designates the week May 19–25, 2024, as National Public Works Week. I urge all citizens to join with representatives of the American Public Works Association and government agencies in activities, events, and ceremonies designed to pay tribute to our public works professionals, engineers, managers, and employees and to recognize the substantial contributions they make to protecting our national health, safety, and advancing quality of life for all.


H.E. Carter Nevill
Mayor, Town of Warrenton

PRO-24-05-001

**April 9, 2024
Town Council
Regular Meeting
RES-24-04-001**

RESOLUTION TO RECOMMEND APPROVAL SPECIAL USE PERMIT 23-04 TAYLOR MIDDLE SCHOOL EXPANSION PURSUANT TO SECTION 11-3.10 OF THE ZONING ORDINANCE OF THE TOWN OF WARRENTON (GPIN 6983-48-7973-500)

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

WHEREAS, Taylor Middle School, and the owner, the Fauquier County School Board, ("the Applicant"), is the requesting a Special Use Permit approval on a parcel of land containing approximately 39.18 acres, identified as GPIN 6983-48-7973-500, located at 350 E. Shirely Avenue in the Town of Warrenton and hereinafter referred to as the "Property"; and

WHEREAS, the Applicant has applied for a Special Use Permit pursuant to §3-4.9 of the Zoning Ordinance for approval to expand the existing W.C. Taylor Middle School in excess of 10,000 square feet to allow an additional of approximately 68,231 square feet, hereinafter the "Special Use Permit"; and

WHEREAS, pursuant to §11-3 of the Zoning Ordinance upon petition of the Applicant for approval of the Special Use Permit, the Planning Commission upon advertisement and notice properly given pursuant to §15.2-2204 of the Virginia Code held a Public Hearing on March 19, 2024; and

WHEREAS, the Planning Commission considered for approval of the Special Use Permit based on Conditions of Approval; and

WHEREAS, the Planning Commission finds that the Application meets the criteria for approval found in Section 11-3.10.3 in the Town of Warrenton Zoning Ordinance; and

WHEREAS, pursuant to §11-3 of the Zoning Ordinance upon petition of the Applicant for approval of the Special Use Permit, the Planning Commission upon advertisement and notice properly given pursuant to §15.2-2204 of the Virginia Code held a Public Hearing on March 19, 2024; and

WHEREAS, the Town Council received and considered the recommendation of the Planning Commission for approval of the Special Use Permit based on Conditions of Approval; and

WHEREAS, the Town Council held a public hearing on April 9, 2024, upon notice properly and duly given; and

WHEREAS, the Town Council finds that the Application meets the criteria for approval in the Town of Warrenton Zoning Ordinance; and

WHEREAS, the Town Council, in consideration of all of the foregoing, is of the opinion that the application for the Special Use Permit be approved subject to certain conditions;

NOW, THEREFORE, BE IT RESOLVED that the Warrenton Town Council on this 9th day of April 2024, that SUP 23-04 be, and is hereby, approved, subject the following conditions:

1. General: This Special Use Permit is issued covering the entire Property pursuant to the provisions of § 11-3.10 of the Town of Warrenton Zoning Ordinance ("ZO").

2. Site Development: The Property shall be developed in substantial conformance with the Special Use Permit Plan entitled, "Special Use Permit Plat," prepared by Timmons Group, dated September 7, 2023, with revisions made through March 1, 2024. Minor changes and adjustments may be made to the road and street alignments, entrances, parking, dimensions and location of SWM/BMP facilities, the exact configuration and location of building footprints, and other similar features as shown on the SUP Plan, provided they meet the intent of these Conditions and are approved by the Director of Community Development or the Zoning Administrator.

3. Use Parameters:

a. Special Use Permit Area – The Special Use Permit shall apply to the entire +/- 39.18 acre site.

b. Use Limitations – The primary use shall be limited to a school as defined in the ZO. Accessory uses are limited to those customarily incidental to a school.

4. Signage: All signage shall comply with the applicable provisions of Article 6 of the Town of Warrenton Zoning Ordinance.

5. Site Maintenance and Refuse Collection: Any refuse storage areas shall be screened with a solid enclosure constructed of materials that are compatible with the buildings on the property. The enclosure shall have gates that screen this area from adjoining properties and public rights-of-way. The gates shall remain closed when not in use and the trash containers shall be emptied as necessary to prevent odors or infestation by vermin. Compliance with this condition shall be demonstrated on each final site plan(s). Deliveries and refuse collection shall follow Town Code (currently Section 11-19(9)).

6. Environment: All landscaping shall be native and drought-resistant except as may be approved on the final site plan(s).

a. Landscaping – The Applicant shall make all efforts to maintain and preserve the existing mature vegetation and hardwood trees when feasible.

b. Minimize Clearing and Grading – The Applicant shall show the limits of clearing and grading for the site on the approved final site plan(s). For portions of buffers located outside the limits of clearing and grading, the existing vegetation shall be preserved and supplemented to meet the intent the buffer as noted above. In addition, existing trees and shrubs shall be incorporated into the landscaping

plan. This does not preclude the removal of diseased, noxious and/or invasive vegetation.

c. Stormwater Management –The property owner is required to account for all improvements, regardless of square footage, made to the property since July 1, 2014, and design and construct for the accumulative stormwater management for both quantity and quality in accordance with all applicable State and local requirements in effect at the time of site development plan approval.

7. Lighting:

- a. Building-mounted security lighting, which is full cut-off and directed toward the building and in compliance with the Zoning Ordinance, shall be permitted.
- b. All exterior lighting fixtures, new or replacement light fixtures using LED, shall consist of full cut-off fixtures with a color temperature of 3,000 K or lower.
- c. All other proposed lighting shall be addressed at site plan in accordance with the Zoning Ordinance.

8. Transportation:

- a. Vehicular Access – The primary site shall be accessed from E. Shirley Avenue with secondary access from the bus loop entrance to Brumfield ES off of Alwington, which will also be the primary parent drop-off and pick up route. Egress shall be controlled via a stop sign traffic control with stop bar at the exits. The existing traffic signal will control the bus exit from the middle school site.
- b. There shall be no stacking of vehicles into the public right-of-way. The school is responsible for ensuring drop off and pick up from the school do not result in backs ups on the public streets.
- c. Handicapped Parking and Signage – Handicapped parking and signage shall be provided in accordance with the Public Facilities Manual and the Americans with Disabilities Act.
- d. At the time of Final Site Plan, dedication of a public access easement shall be dedicated along E. Shirley Avenue from the southern parking lot entrance to the Southern Property line with the adjacent Community Center as well as on the portion of the school property south of the existing Community Center extending west to Alwington Blvd. The public access easement shall be of sufficient width to facilitate the extension of a future 10' wide Shared Use Path.
- e. At time of Final Site Plan, Applicant shall reserve right of way and temporary construction easements at no cost of sufficient right-of-way for transportation improvements as shown in the page C 3.02A of the SUP Plans for the improvement of the extension of Alwington Boulevard, drainage improvements, intersection improvements, and construction of multi-use facilities.
- f. Before Final Certificate of Occupancy, the public access easement dedicated along E. Shirley Avenue from the southern parking lot entrance to the Southern Property line with the adjacent Community Center shall be graded according to VDOT standards to accommodate a future extension of a 10' wide Shared Use Path.

9. Water and Sewer: The site shall continue to be served by public water, with the property owner bearing all costs associated with providing the additional onsite services necessary to serve the school use. The site will be served by public sewer, with the Property Owner responsible for the conveyance of the sewer to the Town pump station.

10. Emergency Access: The Property Owner shall provide Fauquier County Emergency Services and the Town of Warrenton Police with current and valid codes and/or locking mechanism keys to be able to open gates located on the property.

Votes:

Ayes: Ms. Heather Sutphin; Mr. Brett Hamby; Mr. David McGuire; Carter Nevill, Mayor

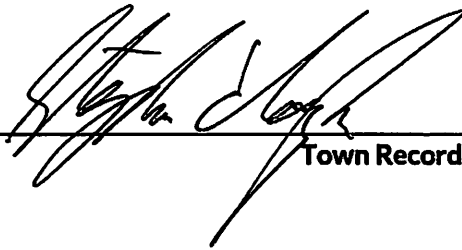
Nays: Mr. Paul Mooney; Mr. William Semple; Mr. Eric Gagnon

Recused: Mr. James Hartman, Vice Mayor

For Information:

Community Development Director,
Town Attorney

ATTEST:



Town Recorder

SPECIAL USE PERMIT CONDITIONS OF APPROVAL
Taylor Middle School
Owner/Applicant: County School Board of Fauquier County
SUP# 2023-04
GPIN 6983-48-7973-500 ("the "Property")
Special Use Permit Area: ± 39.18 Zoning: PSP (Public Semi Public)
Date: April 9, 2024

In approving a Special Use Permit, the Town Council may impose such conditions, safeguards, and restrictions as may be necessary to avoid, minimize, or mitigate any potentially adverse or injurious effect of such special uses upon other properties in the neighborhood, and to carry out the general purpose and intent of this Ordinance. The Council may require a guarantee or bond to ensure that compliance with the imposed conditions. All required conditions shall be set out in the documentation approving the Special Use Permit (SUP).

1. General: This Special Use Permit is issued covering the entire Property pursuant to the provisions of § 11-3.10 of the Town of Warrenton Zoning Ordinance ("ZO").
2. Site Development: The Property shall be developed in substantial conformance with the Special Use Permit Plan entitled, "Special Use Permit Plat," prepared by Timmons Group, dated September 7, 2023, with revisions made through March 1, 2024. Minor changes and adjustments may be made to the road and street alignments, entrances, parking, dimensions and location of SWM/BMP facilities, the exact configuration and location of building footprints, and other similar features as shown on the SUP Plan, provided they meet the intent of these Conditions and are approved by the Director of Community Development or the Zoning Administrator.
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c. Handicapped Parking and Signage – Handicapped parking and signage shall be provided in accordance with the Public Facilities Manual and the Americans with Disabilities Act.

d. At the time of Final Site Plan, dedication of a public access easement shall be dedicated along E. Shirley Avenue from the southern parking lot entrance to the Southern Property line with the adjacent Community Center as well as on the portion of the school property south of the existing Community Center extending west to Alwington Blvd. The public access easement shall be of sufficient width to facilitate the extension of a future 10' wide Shared Use Path.

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April 9th, 2024
Town Council
Regular Meeting
Res 24-04-002

RESOLUTION TO RECOMMEND THE TOWN STAFF ANALYZE AND BEGIN THE PROCESS TO AMEND THE ZONING ORDINANCE TO REVISE ARTICLE 3 ZONING DISTRICTS AND MAP, ARTICLE 9 SUPPLEMENTAL USE REGULATIONS, AND ARTICLE 12 DEFINITIONS AS IT RELATES TO ACCESSORY DWELLING UNITS

WHEREAS, the Town of Warrenton's Zoning Ordinance contains provisions to allow accessory dwelling units as a permissible use, and as a permitted use in the PSP District, within certain residential zoning districts; and

WHEREAS, Town Council expressed an interest in allowing accessory dwelling units by-right and requested Staff to initiate this Zoning Ordinance Text Amendment; and

WHEREAS, Staff is requesting the initiation of a Zoning Ordinance text amendment to revise Articles 3 Zoning Districts and Map, Article 9 Supplemental Use Regulations, and Article 12 Definitions to allow Staff to begin drafting changes to the Zoning Ordinance to allow accessory dwelling units by-right in certain zoning districts, and to revise the Supplemental Use Regulations (Article 9) as needed, and to revise the Article 12 Definitions as necessary; and

WHEREAS, the Town of Warrenton has determined that the public necessity, convenience, general welfare, and good zoning practice warrant this amendment; and

WHEREAS, pursuant to Section 11-3.9.2 of the Town Zoning Ordinance allows Town Council to initiate a text amendment by Resolution ;and

NOW, THEREFORE, BE IT RESOLVED be it resolved, that the Town Council of the Town of Warrenton directs Town Staff to analyze and prepare a text amendment to the Town Zoning Ordinance to amend Article 3 Zoning Districts and Map, Article 9 Supplemental Use Regulations, and Article 12 Definitions and begin working with the Town of Warrenton's Planning Commission.

ATTACHMENT: None

Votes:

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

Nays:

Absent from Vote:

For Information:

Community Development Director

ATTEST: _____


Town Recorder

April 9th, 2023
Town Council
Regular Meeting
Res 24-04-003

A RESOLUTION TO INITIATE ZOTA-24-2, A ZONING ORDINANCE TEXT AMENDMENT TO ARTICLES 2, 3, 4, 5, 10, 11, 12 AND THE TABLE OF CONTENTS, TO ADDRESS THE CREATION OF A NEW STANDALONE EROSION AND STORMWATER CONTROL ORDINANCE

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

WHEREAS, the Warrenton Town Council may, by ordinance, amend, supplement, or change the regulations of the Zoning Ordinance of the Town whenever the public necessity, convenience, general welfare or good zoning practice may require such an amendment; and

WHEREAS, such an amendment may be initiated by resolution of the Town Council in accord with the procedures and requirements of Section 11-3.9 of the Zoning Ordinance; and

WHEREAS, on June 23, 2023, the State Water Control Board approved and adopted the new Virginia Erosion and Stormwater Management Regulations so as to create a new, combined Ordinance which will take effect on July 1, 2024; and

WHEREAS, the Town of Warrenton Zoning Ordinance must now be amended and revised so as to reflect the creation of this new, combined Erosion and Stormwater Control Ordinance; and

WHEREAS, these affected Zoning Ordinance sections include Article 4 Site Conservation Manual and Article 5 Stormwater Management, which must be repealed in entirety; and

WHEREAS, additionally Zoning Ordinance Articles 2 General Provisions, 3 Zoning Districts and Map, 10 Site Development Plans, 11 Administration, Procedures and Enforcement, 12 Definitions, and the Table of Contents, must also be revised to refer to the new, combined Erosion and Stormwater Control Ordinance; and

WHEREAS, the Warrenton Town Council hereby refers this text amendment to the Planning Commission for consideration; and

NOW, THEREFORE, BE IT RESOLVED by the Warrenton Town Council this 9th day of April 2024, that the Town Council hereby initiates a text amendment to Articles 2, 3, 4, 5, 10, 11, 12 and the Table of Contents of the Town of Warrenton Zoning Ordinance.

Votes:

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

Nays:

For Information:

Community Development Director,
Town Attorney

ATTEST: _____


Town Recorder

**RESOLUTION APPOINTING MICHAEL BEIDLER TO THE TOWN OF WARRENTON ARCHITECTURAL
REVIEW BOARD**

WHEREAS, the Town Council of the Town of Warrenton adopted a Zoning Code which sets forth in Section 3-5.3 the Town Council is to appoint persons to the Architectural Review Board; and

WHEREAS, the Town of Warrenton has an Architectural Review Board consisting of residents, a majority of which are located in the Historic District and within the Town of Warrenton; and

WHEREAS, all members of the Architectural Review Board possess a reasonable knowledge and have a demonstrated interest in historic and architectural development of the Town; and

WHEREAS, Mr. Michael Beidler presented a genuine interest in serving the Town of Warrenton by serving on the Architectural Review Board and possesses a professional background as an Architect and possesses an interest within in the field of Historic Preservation and Architectural History; and

THEREFORE, NOW BE IT RESOLVED, that the Town Council of the Town of Warrenton this 9th day of April, 2024, appoint Michael Beidler to the Architectural Review Board to fill an unexpired term, expiring and eligible for reappointment to a full four-year term on December 31, 2025.

ATTACHMENT: None

Votes:

Votes:

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

Nays:

Absent from Meeting:

For Information:

Town Clerk

ATTEST: _____


Town Recorder

**RESOLUTION APPOINTING MILLE LATAK TO THE TOWN OF WARRENTON ARCHITECTURAL
REVIEW BOARD**

WHEREAS, the Town Council of the Town of Warrenton adopted a Zoning Code which sets forth in Section 3-5.3 the Town Council is to appoint persons to the Architectural Review Board; and

WHEREAS, the Town of Warrenton has an Architectural Review Board consisting of residents, a majority of which are located in the Historic District and within the Town of Warrenton; and

WHEREAS, all members of the Architectural Review Board possess a reasonable knowledge and have a demonstrated interest in historic and architectural development of the Town; and

WHEREAS, Ms. Millie Latak presented a genuine interest in serving the Town of Warrenton by serving on the Architectural Review Board and possesses a professional background in the field of Historic Preservation and Architectural History; and

THEREFORE, NOW BE IT RESOLVED, that the Town Council of the Town of Warrenton this 9th day of April, 2024, appoint Millie Latak to the Architectural Review Board to fill an unexpired term, expiring and eligible for reappointment to a full four-year term on December 31, 2025.

ATTACHMENT: None

Votes:

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

Nays:

Absent from Vote:

Absent from Meeting:

For Information:

Town Clerk

ATTEST: _____


Town Recorder