



## PLANNING COMMISSION REGULAR MEETING

Tuesday, October 15, 2024 at 7:00 PM

### AGENDA

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#### CALL TO ORDER AND ESTABLISHMENT OF A QUORUM.

#### ADOPTION OF MINUTES.

1. September 17, 2024 Draft Planning Commission Regular Meeting Minutes

#### HEARING OF PUBLIC HEARING ITEMS.

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

#### NEW BUSINESS.

3. CLOSED SESSION pursuant Virginia Code §2.2-3711 (A)(8), consultation with legal counsel regarding specific legal matters requiring the provision of legal advice by such counsel, related to rezonings with proffers.

#### WORKSESSION ITEMS.

4. Planning Commission Bylaws Update Discussion

#### COMMENTS FROM THE COMMISSION.

#### COMMENTS FROM THE STAFF.

#### ADJOURN.



## PLANNING COMMISSION REGULAR MEETING

21 Main Street

Tuesday, September 17, 2024, at 6:00 PM

### MINUTES

Item 1.

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#### A REGULAR MEETING OF THE PLANNING COMMISSION OF THE TOWN OF WARRENTON, VIRGINIA, WAS HELD ON SEPTEMBER 17, 2024, at 7:00 PM

##### Regular Meeting

##### PRESENT

Mr. Ryan Stewart, Chair; Mr. Terry Lasher, Vice Chair; Ms. Darine Barbour, Secretary; Mr. James Lawrence; Ms. Denise Harris, Planning Manager; Heather Jenkins, Zoning Administrator; Casey Squyres, Preservation Planner; Martin Crim, Town Attorney

##### ABSENT

Mr. Steve Ainsworth

The minutes laid out will be a brief recap of the agenda items. Please see recorded video for more in-depth information.

#### REGULAR MEETING - 6:00 PM

#### CALL TO ORDER

#### CLOSED SESSION

Commissioner Lawrence moved the Planning Commission into closed session as permitted by Virginia Code §2.2-3711 (A)(8), consultation with legal counsel regarding specific legal matters requiring the provision of legal advice by such counsel, related to rezonings with proffers. Vice Chair Lasher seconded the motion.

Vote 4-0-1 to approve (Ainsworth absent)

At 7:00 the Vice Chair Lasher moved that the Planning Commission certify, in the closed session that just concluded, nothing was discussed except the matter or matters (1) specifically identified in the motion to convene in closed session and (2) lawfully permitted to be discussed in a closed session under the provisions of the Virginia Freedom of Information Act cited in that motion. Commissioner Lawrence seconded the motion.

Vote 4-0-1 to approve (Ainsworth absent)

#### APPROVAL OF THE MINUTES.

Commissioner Lawrence motioned to adopt the July 16, 2024, Planning Commission Regular Meeting Minutes and the August 27, 2024, Work Session Minutes.

Secretary Barbour seconded the motion.

Vote 4-0-1 to approve (Ainsworth Absent)

## PUBLIC HEARINGS.

1. 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, Preservation Planner, gave an overview of the application. The Applicant offered to answer any questions.

Chair Stewart opened the Public Hearing at 7:07 PM. No one from the public spoke to the application.

Chair Stewart closed the Public Hearing at 7:07 PM.

The motion was made by Commissioner Lawrence and seconded by Secretary Barbour to recommend to the Town Council per the draft Conditions of Approval. The motion passed 4-0-1.

**Ayes:** Mr. Ryan Stewart, Chair; Mr. Terry Lasher, Vice Chair; Ms. Darine Barbour, Secretary; Mr. James Lawrence

**Nays:** N/A

**Abstention:** N/A

**Absent:** Mr. Steve Ainsworth

2. ZMA 2023-01 Warrenton United Methodist Church/Hero's Bridge – The Owner, Trustees of Warrenton United Methodist Church, and the Applicants, Warrenton United Methodist Church and Hero's Bridge, seek a Zoning Map Amendment of approximately 9.8640 acres from R-10 (Residential) and RO (Residential Office) to R-PUD (Residential Planned Unit Development) located on and adjacent to the existing church located at 341 Church Street. The proposal requests approval to develop 22-two-family residential dwelling units for a total of 44 units to provide affordable senior housing to ages 65 and older. The application includes a Small Office/Community Center to be constructed in Phase 1 and a Multipurpose Recreational Center in Phase 2. The Applicant is requesting waivers and modifications. The Future Land Use Map designates the parcels as Medium Density Residential. The GPINS are 6984-16-5101 portion (approximately 5.22 acres of the approximately 6.31 acre parcel), 6984-16-7013, 6984-15-1823 and 6984-15-1930.

Ms. Denise Harris, Planning Manager, gave an overview of the application; followed by the Applicant's representative Mr. John Foote and Ms. Molly Brooks of Hero's Bridge.

Mr. Foote indicated the Applicant will be removing Phase 2 and the Veteran proffer clause from the application. Ms. Brooks spoke to the public housing need and how the proposal is beneficial to the community.

Chair Stewart opened the Public Hearing at 7:40 PM.

Twenty-eight speakers spoke to the application. Twenty two were in favor, six were against.

The following citizens spoke to the application (not all speakers signed in, please refer to the video for all twenty eight). Town residents are in bold; the Applicant is in italics:

1. Carol Wild Scoff – 4145 Cherry Hill Road, Linden, VA (Support)
2. **Richard Fisher – 120 Frazier Road (Against)**
3. **Gramham Sheffield – 197 Waterloo Street (Support)**
4. **Carolyn Kirkland – 235 Amber Circle (Support)**
5. William Benner – 8476 Withers Mill Way (Support)
6. Lewis Ray – 10036 Meetze Road, Midland, VA (Support)
7. Chase Hodges – 12158 Brent Town Road, Midland, VA (Support)
8. Vanessa Engelhardt – Midland, VA (Support)
9. Laura Martin Spetter – 5501 Merchants View Square, Haymarket, VA (Support)
10. **Bruce Campbell – 156 Menlough Drive (Support)**
11. **Brandon Shipe – 93 Moser Road (Against)**
12. Brian Schires – 5945 Bowes Creek Place, Gainesville, VA (Support)
13. **Laura Karnay – 167 Brenda Court (Against)**
14. Phil Kasky – 3605 Sutherland Court (Support)
15. **Joe Ficarelli – 102 Winchester Street (Support)**
16. **Gina Smith – 2 Falmouth Court (Support)**
17. Denise Schefer – 6080 Whipperwill Drive (Against)
18. Lee Sherbeyn – 13199 Elk Run Road, Bealeton, VA (Support)
19. **Donald Bromley – 320 Church Street (Against)**
20. Mark Williamsen – 9651 Woodbrook Lane, Midland, VA (Support)
21. Mick Martin – 7208 Covington Corner Road, Bealeton, VA (Support)
22. **Terri Church – 306 Stuyvesant Street (Support)**
23. **Nancy Gatts – 306 Church Street (Against)**
24. **Tom Watson – 358 Willow Court (Support)**
25. Louis McDonald – 7205 Princess Anne Court (Support)
26. Felicia Champion – 10499 Jericho Road, Bealeton, VA (Support)
27. *Larry Davies - Warrenton United Methodist Church Pastor (Support)*
28. Ed Benson – 7314 Hazelwood Court (Support)

At the conclusion of the speakers, the Planning Commission emphasized that not one Commissioner has said a negative comment about veterans and that this is a land use decision. Commissioner Lawrence stated they feel a “deep seeded” responsibility for the veterans. Chair Stewart stated that Hero’s Bridge is a noble and honorable organization. He reiterated this is a land use decision with outstanding legal questions that requires the Applicant to update its proposal. Vice Chair Lasher stated the Planning Commission values veterans and does not make its decision lightly. He spoke to the need to consider laws within the Commonwealth, Zoning Ordinance, and the needs of the community. He indicated that the Planning Commission needed to consider this from a land use decision and get answers to outstanding legal questions to make a good decision.

The Planning Commission confirmed with staff their decision deadline to be October 24<sup>th</sup> and decided to hold the public hearing open until their next Regular Meeting on October 15<sup>th</sup> based on the Applicant’s proposed changes.

*At this time the Planning Commission took a brief break to allow for the public to disperse.*



**WORKSESSION ITEMS.****1. Planning Commission Bylaws Update Discussion**

The Planning Commission set an October 1 deadline to provide staff with comments on the existing Bylaws. Chair Stewart indicated a particular interest in reviewing how Planning Commission meetings are structured based on the new State Code noticing requirements.

**COMMENTS FROM THE COMMISSION.**

There were no comments from the Planning Commission.

**COMMENTS FROM THE STAFF.**

Staff reviewed the Planning Commissioner terms that are expiring; the Strong Towns events; ongoing land use application updates; and the need to set the Planning Commission holiday schedule.

Commissioner Lawrence moved to cancel the September 24, 2024, Work Session Meeting. Secretary Barbour seconded. The motion passed 4-0-1 (Ainsworth absent).

**ADJOURN.**

Vice Chair Lasher moved to adjourn, seconded by Secretary Barbour. With no further business, the Chair Stewart adjourned at 9:12 PM.

**I hereby certify that this is a true and exact record of actions taken by the Planning Commission of the Town of Warrenton on September 17, 2024.**

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Darine Barbour, Secretary  
Planning Commission

DRAFT



Community Development  
Department

## STAFF REPORT COVER MEMO

<b>Commission Meeting Date:</b>	October 15, 2024
<b>Agenda Title:</b>	ZMA 2023-01 Warrenton United Methodist Church/Hero's Bridge
<b>Requested Action:</b>	Hold a Public Hearing
<b>Staff Lead:</b>	Denise M. Harris, Planning Manager
<b>Decision Deadline:</b>	October 24, 2024 Unless Applicant Defers

### EXECUTIVE SUMMARY

The Owner, Trustees of Warrenton United Methodist Church, and the Applicants, Warrenton United Methodist Church and Hero's Bridge, seek a Zoning Map Amendment of approximately 9.8640 acres from R-10 (Residential) and RO (Residential Office) to R-PUD (Residential Planned Unit Development) located on and adjacent to the existing church located at 341 Church Street. The proposal requests approval to develop 22-two-family residential dwelling units for a total of 44 units to provide affordable senior housing to ages 65 and older. The application includes a Small Office/Community Center to be constructed in Phase 1. The Applicant is requesting waivers and modifications. The Future Land Use Map designates the parcels as Medium Density Residential. The GPINS are 6984-16-5101 portion (approximately 5.22 acres of the approximately 6.31 acre parcel), 6984-16-7013, 6984-15-1823 and 6984-15-1930.

On September 17, 2024, the Planning Commission held a Public Hearing. Twenty-eight citizens spoke to the application both for and against the proposal. The Applicant indicated the intention of revising the Rezoning application to remove Phase 2 and update the proffers. There were concerns regarding the legal considerations around the veterans' preference. Based on these items, the Planning Commission determined to hold open the Public Hearing until its October 15, 2024, Regular Meeting.

On September 24, 2024, the Applicant submitted updated Statement of Justification, proffers, and concept plans. Highlights of the modifications to the application include:

Proffers:

- Language related to the Fair Housing Act with the substitution of the word "veterans" with "persons".
- Remove Phase 2 and the 19,000 square foot multi-purpose recreational center.

- Add maintenance and operations provisions, including continuance requirements if the owner/operator should change.

#### Rezoning Concept Plan

- Removal of Phase 2 and the 19,000 square foot multi-purpose recreational center.
- Addition of sidewalk the length of Church Street.
- Removal of the road connection to Mosby Road; internal private street turnaround added with mountable curbs to Moser Road.
- Additional landscaping provided.

The Applicant's provided materials include a redline version of the Statement of Justification and Proffers.

#### BACKGROUND

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The application for ZMA 2023-01 was accepted for processing on December 21, 2023. Agency reviews took place over two rounds of resubmissions. On July 16, 2024, the Planning Commission held Work Sessions during which the Applicant provided an overview of the proposal. The Planning Commission raised questions about Plan Warrenton 2040, water and sewer capacity, transportation, and draft proffers.

The Planning Commission held a second work session on August 27, 2024, at which the Town Attorney and Director of Public Utilities answered inquiries.

On September 3, 2024, the Applicants submitted updated executed proffers that were routed for agency reviews. The Attachment B Staff Analysis is based on these proffers and the previously submitted materials tied to the proffers, including:

- Concept Plan entitled "Warrenton United Methodist Church / Hero's Bridge Zoning Map Amendment," prepared by Rinker Design Associates, PC, dated April 26, 2024
- Elevation entitled "Warrenton UMC Proposed Housing Elevation," prepared by Design Concepts Architecture + Interiors, and dated March 16, 2023
- Elevations entitled "Warrenton UMC Multi-Purpose Building," prepared by Design Concepts Architecture + Interiors, dated November 18, 2022, and consisting of two sheets

The Applicants are proposing a type of development that may fulfill parts of the Plan Warrenton 2040 goals; however, the Zoning Ordinance has not yet been updated to match the comprehensive plan. The Applicants chose to proceed with the Application by utilizing the Virginia Supreme Court ruling under Rowland vs. the Town of Warrenton that states "Because the acceptance of proffers by a locality has the force of law, the acceptance of a proffer which alters the rezoning requirements of a particular property is the functional equivalent of an amendment to the zoning ordinance." This means the Applicant may, in essence, propose their own suggested regulations for the proposal through the proffers.

The Staff Analysis goes into detail reviewing how the proposed Concept Plan, elevations, and executed proffers either meet or seek to amend the Zoning Ordinance. Updates to the previous Staff Analysis are

found in Attachment B based on the September 24<sup>th</sup> submission.

#### **STAFF RECOMMENDATION**

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Hold a Public Hearing and make a recommendation for Town Council unless Planning Commission would like to defer until its November Meeting.



Attachment A - Map  
**VICINITY MAP**

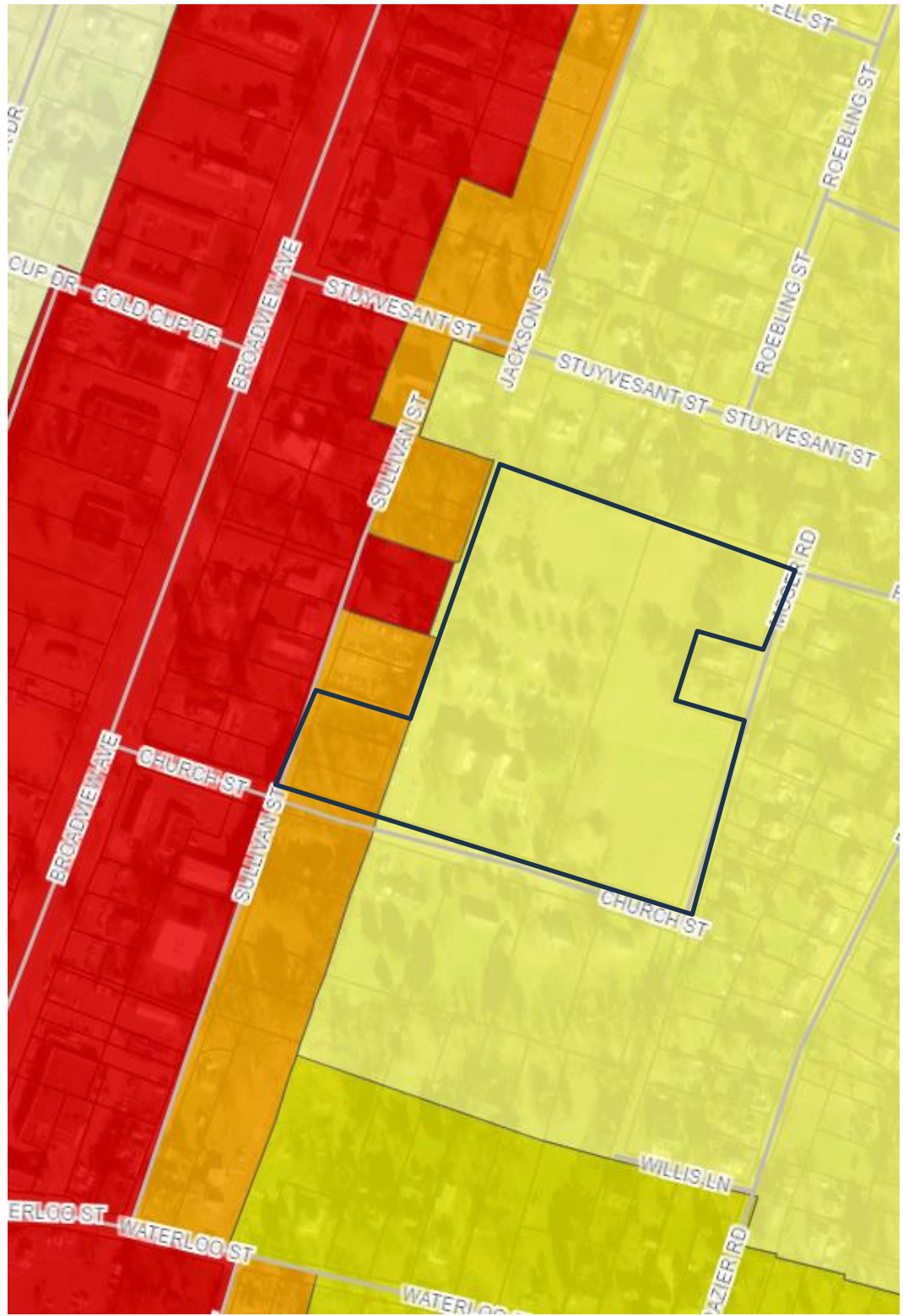




Attachment A - Map  
**AERIAL MAP**

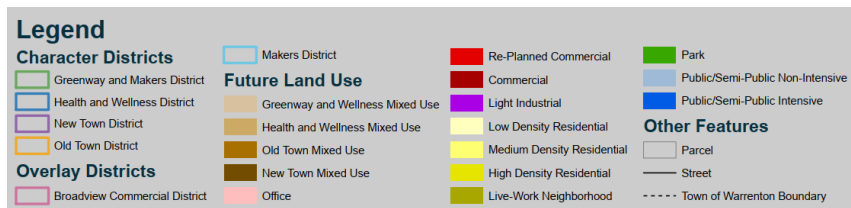
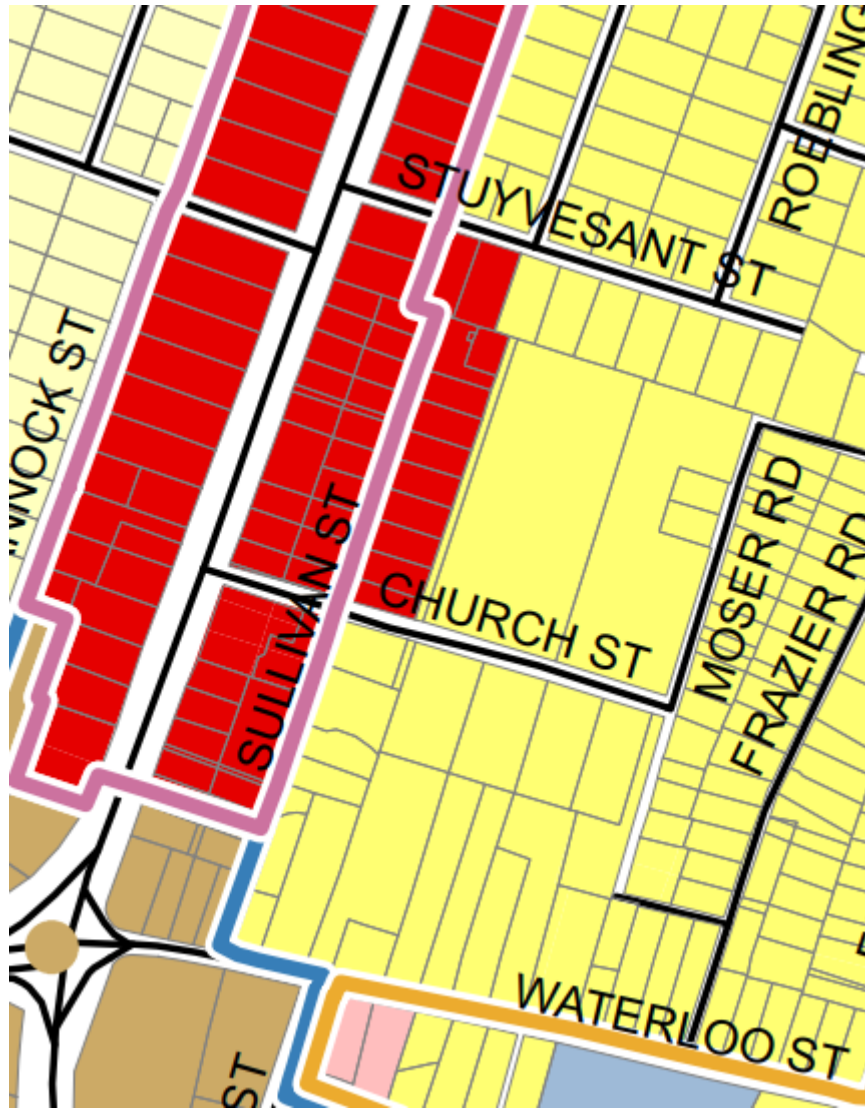


Attachment A - Map  
**EXISTING ZONING MAP**





# Attachment A - Map FUTURE LAND USE MAP



**Staff Analysis**

**PURPOSE:** The purpose of the staff analysis is a consolidation of the review of commenting agencies based on adopted policies and regulations. It is not a recommendation as that is the role of the decision makers. The staff analysis exists to highlight how an application's proposed governing documents might be implemented. The Staff Analysis was written based on the September 17, 2024, public hearing submission. There are updates provided based on the October 15, 2024, public hearing submission.

**BACKGROUND**

Applicant/Owner: Trustees of Warrenton United Methodist Church/ Hero's Bridge

Representative: Walsh, Colucci, Lubeley & Walsh, PC

Request: The Owner, Trustees of Warrenton United Methodist Church, and the Applicants, Warrenton United Methodist Church and Hero's Bridge, seek a Zoning Map Amendment of approximately 9.8640 acres from R-10 (Residential) and RO (Residential Office) to R-PUD (Residential Planned Unit Development) located on and adjacent to the existing church located at 341 Church Street. The proposal requests approval to develop 22-two-family residential dwelling units for a total of 44 units to provide affordable senior housing to ages 65 and older. The application includes a Small Office/Community Center to be constructed in Phase 1. The Applicant is requesting waivers and modifications. The Future Land Use Map designates the parcels as Medium Density Residential.

**Update:** The Applicant revised the application to remove Phase 2 with the Multipurpose Recreational Center.

Site Location: The Application is for four parcels bounded by Sullivan Street to the west, residential to the north, Moser Drive to the east, and Church Street to the south. One parcel (GPIN 6984-16-5101) contains the church parsonage across Church Street, which is not subject to the rezoning proposal. The four parcels that are part of the application (6984-16-5101 portion (approximately 5.22 acres of the approximately 6.31 acre parcel), 6984-16-7013, 6984-15-1823 and 6984-15-1930) contain the existing church, stormwater facilities, parking lot, and undeveloped land.

Comprehensive Plan: All parcels are designated Medium Density Residential in the Future Land Use Map, which includes an excerpt of "single family detached residential dwellings at densities up to five dwellings per net acre, contingent upon pedestrian and vehicular access, compatibility with surrounding properties and mitigation of potential impacts..." (Plan Warrenton 2040; Page 72). The properties are located outside of a designated Character District. More information is found below.

Zoning: R-10 (Residential) and RO (Residential Office) to R-PUD (Residential Planned Unit Development)

Surrounding Land Uses:

The following table summarizes the area characteristics:

Direction	Land Use	Future Land Use Map Designation	Zoning
North	Single Family Residential	Medium Density Residential	R-10 Residential
South	Single Family Residential	Medium Density Residential	R-10 Residential
East	Single Family Residential	Medium Density Residential	R-10 Residential
West	Former Mo's/Commercial	Re-Planned Commercial	Commercial

### Comprehensive Plan Future Land Use Analysis

Plan Warrenton 2040 labels these parcels in the Future Land Use Map as Medium Density Residential which includes single family detached residential dwellings at a designation of up to five dwellings per net acre, contingent upon pedestrian and vehicle access compatibility with surrounding properties and mitigation of potential impacts.

The plan states “much like the designated low density residential areas, the medium density areas are made up largely of established single family neighborhoods. The neighborhoods are located in many areas of the Town and have access to all Town services.

Medium density areas are composed of high concentrations of residential uses. The areas that border the Central Business District (CBD) have been developed over the years along the vehicular entryways to the CBD. Many have now been incorporated into the policies of the Old Town Character District. It is the intent to protect and enhance these areas, while at the same time permitting changes to occur in an effort to ensure that the use of these areas is economically feasible. Since the areas adjacent to the CBD consist of predominantly single family houses, that character must be protected. Approving nonresidential uses should be done in a very limited fashion and in a manner that maintains the essential character of the residential areas. Small scale, non-residential uses like home occupations and offices may be appropriate in some of these areas.

The designation of medium density residential is also applied to established residential neighborhoods which should be conserved and/or expanded in a manner similar to, and compatible with, the existing surroundings. Many neighborhoods in these areas have older homes and are characterized by mature vegetation and social interaction between neighbors. Medium density areas are intended to permit densities of up to five dwelling units per net acre, and new lots within established subdivisions should contain an area that approximates the size and configuration of existing lots in the neighborhood. The higher densities should be considered as more appropriate near major thoroughfares and commercial areas. Recreational facilities and other neighborhood amenities should be provided in developments when densities exceed three units per net acre.

New subdivisions and lots within this designation should complement and enhance the area in which it occurs. Residential infill areas should be compatible in density, lot size, and placement of structures on the lots with existing neighboring structures and lots. The exterior elevations of the structures should complement and respect the surrounding neighborhood's existing design and architectural elements.

Retaining the high quality of established neighborhoods is a continual challenge. Since the low density and the medium density areas are a desirable place to live, they are becoming attractive for infill development. The medium density residential areas are located so as to protect the character of existing neighborhoods and to provide quiet residential areas attractive for single family housing. Where site characteristics permit, and where negative impact to adjacent properties is minimal, non-residential, home occupations and businesses may be permitted as provided for in the Zoning Ordinance. Mature vegetation should be retained.

In order to support the goals and objectives of medium density residential areas, the Plan seeks to preserve the integrity of existing residential neighborhoods. In order to do so, the plan limits and discourages incompatible uses in established residential neighborhoods, maintaining and improving neighborhood qualities by eliminating substandard housing and improving its physical features such as, streets, sidewalks, street lights, and other public improvements."

The Housing Chapter sets a vision that states "In 2040, Warrenton will have inclusive and attainable housing for all ages, incomes, and needs that is compatible with existing Town character to create walkable communities with shared open space and a sense of place. Existing housing stock is improved and maintained to preserve established residential neighborhoods, while expanding housing options in Character Districts to ensure that the Town supports infill development that contributes to the Town's small town feeling where neighbors know their neighbors. Key aspirations related to this vision:

- Allow for housing types that cater to the needs of a diverse community: include young families, professionals early in their careers, essential workforce (e.g. teachers and police officers), and those entering retirement.
- Design new housing developments as walkable interconnected communities with shared open spaces, creating a sense of place.
- Promote Character Districts as the place to accommodate a range of housing typologies. Place an emphasis on physical form of the housing (e.g. number of stories, building profile, and appropriate transitions to adjoining neighborhoods), while protecting the character of existing residential neighborhoods."

Standard	Analysis
Criteria for Consideration of Zoning Map Amendments (Zoning Ordinance)	
Whether the rezoning request, if granted, would further the public interest, and whether it conforms with the goals, objectives, and policies of the Comprehensive Plan.	The Application's Statement of Justification states the proposal furthers the public interest by providing elderly veterans with affordable housing and services. Plan Warrenton 2040 Housing recommendations includes goals for a diverse housing type and attainable housing.
Whether the rezoning is consistent with the town's Future Land Use Plan, as identified in the Comprehensive Plan, and established character of the area and land use patterns.	The Future Land Use Map designates this area as Medium Density Residential that calls for single family residential up to 5 dwelling units per acre and is located outside of a designated Character District.
Whether the proposed rezoning considers the current and future requirements of the community as to land for various purposes, including housing and business, as determined by population and economic studies.	The Statement of Justification states the Application addresses the need for affordable housing and meets an "imminent" need for services for veterans.

Standard	Analysis
<b>Criteria for Consideration of Zoning Map Amendments (Zoning Ordinance)</b>	
<i>The effect of the proposed rezoning to provide moderate housing by enhancing opportunities for all qualified residents of the Town.</i>	The Statement of Justification and proffers include a provision for the residential units to be affordable housing pursuant to Article 9-3 of the Zoning Ordinance, with the exception of the providing Town of Warrenton and Fauquier County residents preference.
<i>The compatibility of the proposed use with other existing or proposed uses in the neighborhood, and adjacent parcels.</i>	The Applicant states the uses are consistent with the services already provided by the church. The adjacent neighborhood is majority single family residential units. The proposed 22 two-family units to accommodate 44 seniors would be single story with a proffer that no structures will exceed 35.'

### Staff Findings

Plan Warrenton 2040 encourages both the preservation of existing, established neighborhoods and the development of 'missing middle" housing options. This proposal meets many of the housing goals like:

H-1 "Ensure equitable, attainable housing opportunities across residents of all ages, incomes, and abilities by catering to the needs of a diverse community, including young families, professionals early in their careers, essential workforce, and those entering retirement."

H-3 "Preserve existing neighborhoods and promote infill that supports the character and heritage of Warrenton."

H-4 "Create regional partnerships to address and enhance attainable housing supply."

The proposal falls within the Medium Density Residential Future Land Use Map with 49 allowable residential units when calculating the full 9.8 acres included in the R-PUD rezoning proposal. However, with the removal of Phase 2 from the application of the multi-use recreational center, the only portion of the property being proposed to be developed is the 3.9 acre parcel zoned R-10, as opposed to an integrated Planned Unit Development. If this parcel were viewed without the parcels containing the existing church and stormwater parcels, then the Future Land Use Map Medium Density Residential would allow a density of 19 units.

The Applicant is proffering to provide the affordable housing to seniors age 65 and older that will be screened for any record of being convicted for a "barrier crime" as defined by the Code of Virginia. The Applicant is proposing construction of 22 two family (aka duplex) one story, one-bedroom units to accommodate 44 veterans. However, due to the Fair Housing Act, there is concern regarding the Town accepting a proffer that specifically limits the development to senior veterans. Therefore, the Applicant included a proffer that states under 2.a.iv that states the Applicant shall rent homes "in accordance with its mission as set out in the Statement of Justification". This clause raises concerns on how the Town will enforce a mission of a third party. This is detailed in the proffer section at the conclusion of this Staff Analysis.

The Applicant has proffered that all residential units on the property shall be affordable dwelling units pursuant to Article 9-3 of the Zoning Ordinance; except the provision 9-3.5 which calls for units to be made available to Town of Warrenton and Fauquier County residents first due to the nature of the proposal to serve age restricted veterans.

The Applicant provided proffered a Concept Development Plan and elevations. The proffers state no structure shall exceed 35.' The proffers also state a small office/community center, bike racks, outdoor amenities, and internal pedestrian improvements will be made.

While the Housing Chapter promotes a diverse housing stock and attainable housing, the Future Land Use Map helps to designate how densities might be applied across Town, how infill should be guided to protect existing neighborhoods, and growth within the designated Character Districts is envisioned. Ultimately, it is a question of if the updated Application meets the vision of Plan Warrenton 2040 Future Land Use Map for Medium Density Residential (Note: the descriptions for Medium Density Residential have remained unchanged since the adoption of the 2002 Comprehensive Plan) in balance with the Housing Chapter's goals of attainable housing, specifically for Medium Density Residential:

- *New subdivisions and lots within this designation should complement and enhance the area in which it occurs. Residential infill areas should be compatible in density, lot size, and placement of structures on the lots with existing neighboring structures and lots.*
- *The exterior elevations of the structures should complement and respect the surrounding neighborhood's existing design and architectural elements.*
- *The designation of medium density residential is also applied to established residential neighborhoods which should be conserved and/or expanded in a manner similar to, and compatible with, the existing surroundings.*
- *Medium density areas are intended to permit densities of up to five dwelling units per net acre, and new lots within established subdivisions should contain an area that approximates the size and configuration of existing lots in the neighborhood.*
- *Recreational facilities and other neighborhood amenities should be provided in developments when densities exceed three units per net acre.*
- *...maintaining and improving neighborhood qualities by eliminating substandard housing and improving its physical features such as, streets, sidewalks, street lights, and other public improvements.*

### Zoning Analysis

The legislative intent of the Planned Unit Development District (PUD) is, "to encourage innovations in residential and nonresidential development so that the growing demands of Warrenton may be met by greater variety in type, design and layout of buildings and housing types and to achieve the purposes set out in Section 15.2-2283 of the Code of Virginia, the Town's Comprehensive Plan, and the following specific purposes of..." the Residential PUD.

Section 3-5.2.1.1 of the Zoning Ordinance states for R-PUDs:

1. Providing increased flexibility in the laws governing the development of those areas in Warrenton which are now substantially open land and encouraging such development in directions that will recognize both the changes in design and technology in the building industry and the new demands in the housing market;
2. Ensuring that the uniform regulations appropriate to previously developed residential neighborhoods do not operate to discourage efficient and imaginative development of said substantially open areas consistent with the reasonable enjoyment of neighboring properties;
3. Encouraging the more efficient allocation and maintenance by private initiative of Common Open Space ancillary to new residential areas;

4. Encouraging the more efficient use of those public facilities required in connection with new residential development;
5. Encouraging the creation of human-scaled development with pedestrian-friendly streets, in a traditional neighborhood pattern;
6. Encouraging compatible infill development; and
7. Encouraging the development of affordable housing for local residents

Standard	Analysis
<b>Criteria for Consideration of Zoning Map Amendments (Zoning Ordinance)</b>	
<i>Whether the rezoning is justified by changed or changing conditions.</i>	Applicant states the proposal addresses a housing need for senior veterans after unsuccessfully securing land in the Vint Hill area of the County. However, the proffers remove the Zoning Ordinance provision to offer affordable rental preference to Town of Warrenton and Fauquier County residents.
<i>Whether the rezoning, if granted, would create an isolated district unrelated to adjacent districts.</i>	The property is proposed to be rezoned R-PUD which would be an isolated district.
<i>Whether the rezoning will be compatible with properties and uses in the vicinity and not have an adverse impact on these properties or their values.</i>	The proposal is surrounded by single family residents on three sides. Proposed residential to be co-located with an existing church that has a Special Use Permit to run a pre-school, the proposed attached two unit housing would be one bedroom and one story.
<i>Whether there are adequate sites available elsewhere in the Town for the proposed use, or uses, in districts where such uses are already allowed.</i>	Warrenton United Methodist Church is working with the non-profit Hero's Bridge to offer a 79 year ground lease to build the proposed land use. While there may be other properties in Town where this use is viable, it is unclear if the non-profit entity could make the model work from a fiscal standpoint. The Applicant states the adjacency to an existing church is "extraordinarily beneficial."

### Staff Findings

Staff has raised concerns about reviewing landscaping, setbacks, open space, lighting, phasing, parking, refuse, and affordable dwelling unit provisions. The Applicant's response is one of two fold: either the item shall be addressed at time of Site Development Plan, which is allowed, or the very action of approving the rezoning, with proffers, results in zoning unique to the site, per the Virginia Supreme Court ruling on Rowland vs. Town of Warrenton.

To better understand this, the Town's adopted Zoning Ordinance requires a minimum of 25 acres for a Planned Unit Development with associated setback, landscaping, parking, and other requirements. However, the Virginia Supreme Court stated in Rowland vs. the Town of Warrenton that "Because the acceptance of proffers by a locality has the force of law, the acceptance of a proffer which alters the

rezoning requirements of a particular property is the functional equivalent of an amendment to the zoning ordinance.” This means the Applicant may, in essence, propose their own amended regulations for the proposal through the proffers.

Therefore, the decision makers need to carefully consider if the proposal is beneficial to the community and if the proffer’s suggested amendments to the Zoning Ordinance meet the fairly debatable standard in relation to the public health, safety, morals, or general welfare.

Careful review of the details normally covered in the Zoning Ordinance need to be reviewed against the proffered Concept Plan. Highlighted items include:

- Landscaping/Buffers (e.g. does not meet the minimum Zoning Ordinance requirements against the residentially zoned properties with a lack of 25’ buffer and double staggered row of evergreen trees)
- Existing Roads (Moser and Church streets are substandard)
- Parking (does not meet the minimum parking requirements for proposed residential uses)
- Open Space (majority of open space is provided on a separate parcel and cannot provide it on the parcel with the proposed residential)
- Phasing (the Applicant is proposing two phases with no guarantees the second phase will be built; the second phase is on a separate parcel from the residential units and when the proffered pedestrian improvements and 19,000 square foot multi-purpose building would occur)
- Standard required PUD acreage (a PUD is normally a minimum of 25 acres)

Staff raised multiple concerns, in part, because if this proposal is approved and submitted for Site Development Plan, the Applicant will need to meet the Zoning Ordinance requirements not addressed as part of the proffered rezoning, including bonding and permitting. Outstanding comments state:

- The uses must operate independently of one another if the parcels cannot be consolidated. All amenities and open space must be provided on each individual lot. Staff notes that if the church lot were to sell in the future, the residential component risks losing access to all amenities provided on the adjacent parcel. The applicant should demonstrate that cross-parcel amenities will remain available on a permanent basis through recorded agreements, easements, etc.
- Staff acknowledges the drainage plan provided by the engineer shows no increase in post-development flows. However, the submitted materials do not appear to show adequacy of the existing downstream drainage facilities. If not shown as a part of the rezoning, then this issue must be addressed at the time of site plan. Staff notes that infrastructure improvements to address inadequate drainage facilities may be costly.
- Staff acknowledges that the roadway improvements along Church Street may help to alleviate traffic impacts to Church Street that could be generated by this development, and restricting access to Moser Road solely to emergency vehicles should prevent traffic impacts to Moser Road.
- Right-of-way dedication along Church Street and Moser Road should be addressed; staff notes that the minimum right-of-way width per the PFM is 50 feet (25 feet from the centerline of the pavement).
- The applicant should demonstrate that the modified turn-around is adequate for delivery vehicles, trash trucks, and other large vehicles that can be expected in the development; staff notes that this typically takes the form of a vehicle turn analysis.
- The applicant should demonstrate that the emergency access connection to Moser Road is adequate for the largest expected emergency/fire response vehicle. Staff notes that a recent



application provided a combination of mountable curb, along with permeable grass reinforcement that can bear the weight of a fire truck (e.g. grasscrete), from the proposed back of curb to the edge of pavement of the public road. Additionally, staff notes that a vehicle turn analysis would be necessary to demonstrate that a connection is wide enough for a fire truck to turn off of/on to the public road.

### Transportation and Circulation Analysis

Plan Warrenton 2040, with the incorporated Walkability Audits and Complete Streets Report, identifies the existing streets of Church, Sullivan, and Moser as neighborhood streets on the Transportation Map. The transportation goals and strategies lay out a vision for linkages and connectivity that reduces dependence on the car for local trips, addresses accessibility gaps and barriers currently limiting mobility, and promoting a network for a pleasurable travel experience for all modes.

Standard	Analysis
<b>Criteria for Consideration of Zoning Map Amendments (Zoning Ordinance)</b>	
<i>Whether the impact that the uses that would be permitted if the property were rezoned will have upon the volume of vehicular and pedestrian traffic and traffic safety in the vicinity and whether the proposed rezoning provides sufficient measures to mitigate such impacts.</i>	The Applicant believes the transportation impact of the proposal will be low due to the limited number of elderly that own or drive a car. The Applicant is proposing a sidewalk connection from Sullivan Street to Moser Road along Church Street but not on Moser Road.
<i>Whether the proposed use will facilitate orderly and safe road development and transportation.</i>	Church Street and Moser Road are substandard neighborhood streets with no curb and gutter. A sidewalk exists only along the frontage of the existing church.

### Staff Findings

The Applicant states “With respect to the signal issues of transportation and parking, few of Hero’s residents will have cars, which will result in a low traffic volume. The only other vehicles will be for deliveries and occasional visits (many, if not most, of the residents do not have family to support them). Hero’s Bridge has committed to provide a shuttle bus service (see Proffer #11).

*The proposal only requires 1 parking space per home, even with the occasional outside vehicle. Because of the low traffic volume, there will be little impact on the existing roads surrounding the site. Principal access will be by Church Street, but Church is not a signalized intersection at Broadview and so it can be assumed that vehicles may also use Sullivan Street to access Waterloo. The total number of parking spaces required and provided is shown on the General Development Plan. “*

Staff previously questioned the Applicant’s submission on trip generation, provided parking, and lack of street frontage improvements. 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” in that no on-site dining is provided. The Applicant states they will provide a shuttle service and may coordinate with the existing Circuit Rider service. There is a designated bus stop on the Concept Plan. The proffers state the Applicant will provide “routine” bus service.

Public Works and Zoning have raised concerns about parking repeatedly. The Applicant is proposing 0.5 parking spaces per unit with 35 spaces total provided. This continues to not meet the requirements of the Zoning Ordinance. There is a provision in the Zoning Ordinance under Article 9-3.6 that allows for a reduction in parking considerations for Affordable Dwelling Units that states:

- Single Room Occupancies – 1.0 parking spaces per unit
- Studio/Efficiency – 1.25 parking spaces per unit
- One Bedroom – 1.5 parking spaces per unit
- One Bedroom and Den – 2.0 parking spaces per unit

Public Works is, and remains, concerned there will be a strong motivation to park along Moser Road, which the current street design does not support. Since the Applicant removed the proposed Phase 2 from the application, there may be an opportunity for existing church parking to be designated for the residential uses through a cooperative parking agreement and on the Concept Development Plan. However, this is not provided as part of the application and further emphasizing the separation of the existing church parcel from the proposed development parcel.

The Applicant is proffering internal pedestrian improvement and sidewalk improvements on Church Street. The Applicant is not providing any sidewalks or curb and gutter Moser Road. Nor has the Applicant addressed the minimum right-of-way of 25' from centerline on Moser Road. Staff has indicated that the Town's goals and policies state these shall be provided with development; however, the Applicant indicated through their conversations with the neighborhood that a sidewalk was not desired by existing residents and have chosen to exclude them from Moser Road on the proffered Concept Plan.

Finally, staff analyzed the previous proposed internal road connection to Moser Road where it meets with Frazier. Ideally, a connection would improve this substandard road intersection to ensure adjacent property owners are not impacted. However, the Applicant's resubmission removed the connection to Moser Road and instead added a mountable curb for emergency access. The internal private street now contains a turnaround. Staff is unable to further analyze the viability of the provided turnarounds without vehicle turning radius information. The Applicant's intent is to use the access off Church Street as the primary ingress and egress for the development.

### Community Facilities and Services Analysis

Public community facilities in the Town are provided by the Town, Fauquier County, and other public groups for the benefit of all residents. The availability and quality of these facilities, that include, schools, libraries, hospitals, parks, police and fire and rescue services, are evaluated when people are considering moving into the Town or nearby area. The provision of these facilities adds to the desirability of living in the Town. The Comprehensive Plan's primary community facilities and services goals for the Town of Warrenton are:

- *Foster high-quality, equitable, and accessible community facilities that meet the Town's service requirements and support a high quality of life for the community.*
- *Make responsible and strategic community facility investments that support the Town's vision for a live/work community, sustaining its fiscal well-being and economic resiliency.*
- *Promote sustainability in all Town-owned facilities.*
- *Reinforce the role of County community facilities into the Town fabric.*

- Promote livability through properly located Town services, schools, libraries, courts, and County administrative functions.
- Support the connection of residential dwellings to public water and sewer.
- Provide a high quality of life to capture economic benefits through diverse businesses, employers, and residences.

Public services are essential to the community structure and quality of life, as well as to long-term economic vitality. They support existing and planned developments and contribute to the health, safety, education and general welfare of Warrenton residents.

Standard	Analysis
Criteria for Consideration of Zoning Map Amendments (Zoning Ordinance)	
Whether utility, sewer and water, transportation, school, recreation, stormwater management and other facilities exist or can be provided to serve the uses that would be permitted on the property if it were rezoned.	The existing church uses about 29,000 gallons a month which equates to approximately 960 gallons a day. With the proffer restricting the development to one person occupancy, the Department of Public Utilities calculated 150 gpd for a total of 6,600 gpd. The total usage would be estimated at 7,860 gpd. According to Public Utilities the by-right water and wastewater use would be around 12,900 gallons per day.

### Staff Findings

#### *Water and Sewer:*

Under the previous proposed use, maintaining the existing church, 44 elderly/age restricted apartment units, and a 2-story 19,000 square foot Recreational Center with a non-defined water demand, is estimated to require a water demand between 10,000 and 13,000 gallons per day. The Applicant provided proffers restricting the residential units to one bedroom with no more than one person occupying the unit. The Small Office/Community Center might include, but is not limited to, per the proffers, a movie viewing area, senior technology library, arts and crafts area, music area, pet therapy, and a fitness room. The Multipurpose Recreational Center in Phase 2 was updated to be removed from the application.

With the removal of Phase 2, the uncertainty of the water and sewer usage of the 19,000 multi-use recreational center is no longer an issue. Now Public Utilities states after reviewing the latest submission of the Proffer Statement, specifically on page 2 under the residential section “i”, that states only one person may occupy each dwelling unit, Public Utilities used 150gpd per proposed dwelling in their calculations totaling 6,600gpd, plus the churches’ 960gpd average and a standard 300gpd for the parsonage’s daily usage. This brings the total projected water usage per day to 7,860 gallons. The by-right water usage of the property is 12,900 gallons per day.

#### *Emergency Services/Building Official:*

The proposal works to provide 360 degree access to the proposed residential units by providing a 20’ trail around units 1-23 for emergency service access. However, the Building Official has requested the

proposed 12' asphalt trail adjacent to units 26-38 also be upgraded to accommodate a similar 20' trail for emergency services. The Applicant removed the access to Moser Road and replaced it with a 24' mountable curb emergency access. Staff is unable to evaluate without a vehicle turn analysis if the internal street with the turnaround will accommodate delivery vehicles, trash trucks, and other large vehicles.

*Schools:*

The Applicant is proffering the residents will be age restricted to age 65 and above. There will be no impact on the school system.

*Stormwater Management:*

The existing Stormwater Management Facility located on PIN#6984-15-1967-000 will need to be upgraded to meet the stormwater requirements for quality and quantity. A new Stormwater Management Agreement will be required.

There are existing flooding and drainage concerns at the intersection of Sullivan and Church Street that could be exacerbated. Hydrology and hydraulics grade line calculations will need to be provided to ensure adequacy and prevent further flooding and drainage issues.

The project is being shown to be built over an existing channel between the neighborhood on Moser Road and existing church parcel. Staff has raised questions regarding how will water conveyance be addressed with this project since it is taking flow from the neighborhood? The existing channel will need to be evaluated to determine if any additional Federal or state permitting is required. The Concept Development Plan shows a 36" storm sewer from Moser Road to the connection at the existing Church parking lot.

Storm drainage will be a major concern during design development. A portion of this project is shown to be in the 500 year floodplain. While this does not inhibit the potential for developing and making improvements to the property, it creates the need for special considerations in the design of any building foundations under the ground surface and the infrastructure to convey drainage through and off the site.

If approved, conformance with erosion and sediment control (ESC) requirements is required at the time of Site Development Plan submission. The Concept Plan does not appear to show Erosion and Sediment Control measures and/or calculations. They will need to meet the requirements of the Site Conservation Manual Article 4, 9VAC25-840, Virginia and Erosion and Sediment Control Law, and State Regulations.

If approved, conformance with stormwater requirements is required at the time of Site Development Plan submission. No calculations were provided with the Concept Plan. The Applicant will need to meet the requirements of the Stormwater Management Ordinance Article 5, 9VAC25-870, and the Virginia Stormwater Management Regulation for new development. This will be critical to ensure the size and area of the two SWM locations will be adequate to meet the regulations for both quantity and quality of surface water runoff.

As was discussed above in the Zoning Section, many items may be dealt with at time of Site Development Plan if the entitlement is granted. Staff raises these concerns during legislative applications as a means to avoid potential "fatal flaws" that may arise in the future. By the Applicant choosing not to explore

solutions until later in the process, they may find cost prohibitive engineering. That said, applicants may choose not to expel the required financial resources required to answer all outstanding issues until an entitlement is approved. Please note, Virginia is a “Build versus Bond” State which means the Applicant may choose to build before any performance guarantees for items like stormwater. The Applicant could obtain a Land Disturbance Permit while only providing the E&S bond, and then build the units. Only at time of Occupancy Permit are the remaining bonds required to be issued.

### Economic Resources Analysis

The Town of Warrenton seeks to strengthen its economic base through business development and tourism promotion. The goals of the Economic Resources section of the Comprehensive Plan are to:

- *Create a robust strategy for housing and employment, become more proactive in business retention and recruitment, and locate major employers within the Town’s Character Districts.*
- *Promote the Town as an integral part of the regional economy that is manageable, maintains a small-town character, and reduces the percentage of Town residents out commuting for work.*
- *Promote the Town’s Character Districts as the focal point for revitalization to allow for mixed-use and multi-family development at an appropriate scale compatible with the Town’s character and existing neighborhoods. Transform aging commercial corridors to vibrant mixed-use neighborhoods.*

Standard	Analysis
<b>Criteria for Consideration of Zoning Map Amendments (Zoning Ordinance)</b>	
<i>Whether a reasonable and viable economic use of the subject property exists under the current zoning;</i>	The parcels are currently zoned RO (Residential Office) and R-10 (Residential) both of which are economically viable.
<i>Whether the proposed rezoning encourages economic development activities in areas designated by the Comprehensive Plan and provides desirable employment and enlarges the tax base;</i>	The Comprehensive Plan does not envision employment or economic development activities in residential areas located outside of Character Districts. The RO zoned parcels of the land currently serve the existing church’s stormwater management needs and provide open space.

### Staff Findings

The Applicants of this proposal, a church and a non-profit organization, seek to serve a housing need for low-income veterans over the age of 65. The Applicant states that Hero’s Bridge has expanded to nine employees and foresees potential growth. However, the organization points out that the non-profit will continue to operate from its offices located off Alexandria Pike and not at this proposed site.

### Proffers for ZMA

The Applicant has submitted a Proffer Statement for the R-PUD rezoning request that states the property will be developed in substantial conformance with the Concept Plan and proffers. Staff’s concerns with the proffers and Concept Plan, in addition to the above analysis, is ultimately this is a land use entitlement. The updated proffers submitted September 24, 2024 worked to try 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. While the Applicants’ mission is commendable, staff has encouraged the separation of the of the goals of the

church and non-profit from the land use decision for entitlement purposes because rezoning entitlements run with the land, not the Applicant. This is done with every legislative application to ensure if the Applicant ceases to operate or if the property is sold, the entitlement is passed on in a manner that ensures the success of the development and future residents quality of life in the long term. Normally in the case of residential development, there is a private property owner, Homeowners Association, or condos. In this case, the Applicant is not proposing any of the above. Best case scenario, the Applicant church and non-profit would exist in perpetuity and remain solvent. Unlike Special Use Permits that allow the Town Council to place Conditions of Approval, rezoning decisions are based on the Concept Plan and proffers provided by the Applicant.

More specifically, proffers need to be aligned with the Concept Plan. The sheets referenced in the proffers must match the sheets in the Concept Plan or it may result in an enforcement issue. There is continued concern regarding whether Title VII has an express exception for veteran preferences resulting in the proffers limiting the rentals to seniors 65 and older. The Applicant did try to tie the rezoning to serving veterans through proffer 2.a.iv by stating the property will rent in accordance to the mission as set out in the Statement of Justification. Furthermore, by introducing the proffering of the Statement of Justification, there are inconsistencies in that document that may raise questions during the Site Development Plan and enforcement. For example, portions of the Statement of Justification refer to “44 two family residential units” that is in conflict with the 22 two family residential units. Regardless, it is nearly impossible for the Town to accept and enforce proffers related to a mission of a third party, nor is there any mechanism for the Town to know how many veterans would be living in the units at any point over time.

Overall, the proffers will prove difficult to enforce due to lack of specificity and triggers. Active recreation requirements are not specified and words like “level of quality” for the architectural elevations is too generic to enforce. The Zoning Administrator whose responsibility it is to enforce accepted proffers cautions:

**Proffer 2.a.i:** Staff notes that the proffered limitation of one (1) occupant per dwelling unit will be difficult to enforce.

**Proffer 2.a.iv:** Staff notes that the proffer refers to the applicant and the applicant’s mission; proffer language should be neutral in terms of the entity that operates the rental housing development.

**Proffer 2.a.v:** Staff notes that using the term “currently addicted to” may not be the appropriate language to use if the intent is to filter out those who are currently using controlled substances versus those who are receiving or have received treatment for a substance use disorder - but are not actively taking that substance. The applicant may want to consult with an appropriate medical professional for specific language to achieve the desired result.

**Proffer 2.b:** Staff notes that the proffer language does not specify that the office/community center will be constructed concurrently with the 22 two-family residential units.

**Proffer 5.c:** Staff notes that the proffer refers to the applicant’s housing program; proffer language should be neutral in terms of the entity that operates the rental housing development.

**Proffer 6.a & 6.b:** The proffer language used i.e. “level of quality” is subjective, and the meaning of the term is vulnerable to interpretation and/or construction; staff recommends that should some ‘level of

quality’ be desired, that this should take the form of materials, architectural treatments, or other specific terms.

**Proffer 8:** Staff notes that walking trails, signage, and landscape features such as a gazebo and flagstone area are not considered active recreation; senior-appropriate fitness trail stations would be an example of active recreation.

**Proffer 9:** The proffer language is a zoning ordinance requirement and would apply to all developments equally; examples of language used in other applications would be restricting the height of outdoor lighting to no more than 14 feet to reduce potential light trespass on neighboring properties, restricting fixtures to 3,000K or lower to avoid glare, and requiring street/entrance lighting to match the preferred town fixture style and color.

**Proffer 10:** The proffer language refers to the internal pedestrian improvements; staff is uncertain whether this is also meant to include the frontage improvements along Church Street, that include a sidewalk along the entire Church-owned frontage of Church Street.

**Proffer 13:** Staff is not certain as to the number/frequency of shuttle bus service intended by the use of “routine”; staff notes that the successful enforcement of proffers is greatly enhanced by the use of specific, quantifiable terms.

**Proffer 15.a & 15.b:** These two statements refer to two different Town staff positions - Director of Planning (a.) and Director of Community Development (b.); specifying one entity for both of these statements, such as ‘the Director of Community Development or their designee’ should help to avoid confusion in the future.

October 15, 2024  
Planning Commission  
Regular Meeting

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

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

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

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

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

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

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

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

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

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

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



**WHEREAS**, the Planning Commission, in consideration of all of the foregoing, is of the opinion that the application for ZMA 2023-01 is to be recommended for approval to the Town Council subject to the Concept Development Plan and voluntary proffers;

**NOW, THEREFORE, BE IT RESOLVED** that the Warrenton Planning Commission on this 15<sup>th</sup> day of October 2024, recommends that Town Council approve ZMA 2023-01, subject to the voluntary proffers dated September 20, 2024, Concept Development Plan dated September 19, 2024, by Rinker Design Associates, and elevations prepared by Design Concepts Architecture + Interiors dated March 16, 2023.

**Votes:**

**Ayes:**

**Nays:**

**Absent from Vote:**

**Absent from Meeting:**

**ATTEST:** \_\_\_\_\_  
Darine Barbour, Planning Commission Secretary

October 15, 2024  
Planning Commission  
Regular Meeting

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

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

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

**WHEREAS**, the Applicant has applied for a Zoning Map Amendment to develop 22 two-family residential dwelling units for a total of 44 units to provide affordable housing to individuals aged 65 and older; and

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

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

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

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

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

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

**WHEREAS**, the Planning Commission finds that the Application does not meet the criteria for approval found in Section 11-3.9 in the Town of Warrenton Zoning Ordinance based on the following:

; and \_\_\_\_\_

**NOW, THEREFORE, BE IT RESOLVED** that the Warrenton Planning Commission on this 15<sup>th</sup> day of October 2024, recommends that Town Council deny ZMA 2023-01.

**Votes:**

**Ayes:**

**Nays:**

**Absent from Vote:**

**Absent from Meeting:**

**ATTEST:** \_\_\_\_\_  
Darine Barbour, Planning Commission Secretary

**PROFFER STATEMENT  
WARRENTON UNITED METHODIST CHURCH / HERO'S BRIDGE**

**Rezoning:** ZMA 2023-01 Warrenton United Methodist Church / Hero's Bridge

**Record Owner:** Trustees of the Warrenton United Methodist Church

**Property:** PINs 6984-16-5101 (portion), 6984-16-7013, 6984-15-1823 and 6984-15-1930, approximately 9.8640 acres (hereinafter the "Property")

**Zoning:** R-10 (Residential) and RO (Residential Office) to R-PUD (Residential Planned Unit Development)

**Project Name:** Warrenton United Methodist Church / Hero's Bridge

**Date:** September 20, 2024

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**Preliminary Matters:**

Pursuant to Va. Code Ann. §§ 15.2-2296, 15.2-2297, 15.2-2298, 15.2-2303 or 15.2-2303.1, and § 11.3.9.17 of the Town of Warrenton Zoning Ordinance, the undersigned hereby voluntarily proffers that the development and use of the Property shall be in substantial conformance with the following conditions unless an amendment thereto is approved by the Town Council, upon proper application. In the event this rezoning is granted as applied for by the Applicant, then these Proffers shall supersede and replace in their entirety all other Proffers made prior hereto with respect to the Property. In the event this rezoning is not granted as applied for by the Applicant, then these Proffers shall be deemed withdrawn and shall be null and void, and any existing Proffers will remain in full force and effect.

The headings of the Proffers set forth below have been prepared for convenience or reference only and shall not control or affect the meaning or be taken as an interpretation of any provision of the Proffers. Any improvements proffered herein below shall be provided at the time of development of the portion of the site served by the improvement, unless otherwise specified. The terms "Applicant" and "Developer" shall include all future owners and successors in interest. These Proffers shall apply to the entirety of the Property and the development referenced in these Proffers is the "Project."

PROFFER STATEMENT  
WARRENTON UNITED METHODIST CHURCH / HERO'S BRIDGE  
+/- 9.864 Acres

Item 2.

For purposes of this Proffer Statement, the "General Development Plan" or "GDP" shall be the plan entitled "Warrenton United Methodist Church / Hero's Bridge Zoning Map Amendment," prepared by Rinker Design Associates, PC, dated September 19, 2024, and consisting of two sheets.

**DEVELOPMENT AND USE**

1. Development: The Property, comprised of approximately 9.8640 acres, shall be developed as a Residential Planned Unit Development (R-PUD), notwithstanding any requirement for a larger parcel size for rezoning to that zoning, in substantial conformance with the GDP and these proffers. Upon submission of final Site Development Plans, 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 GDP, provided they meet the intent of these Proffers and are approved by the Director of Community Development.
2. Land Use Mix: Notwithstanding the provisions of §§ 3-5.2.4.1 and 3-5.4.2.2 of the Zoning Ordinance, the land use mix on the Property shall consist of the following, as depicted on the GDP:
  - a. Residential:
    - i. The maximum number of residential units shall be forty-four (44), which shall be in twenty-two (22) two-family residential units (forty-four (44) residential units total) and available for rent only. The Applicant shall not be required to subdivide these residential units and said residential units will be provided as depicted on the GDP. For the purposes of these proffers each building shall contain two residential units and not more than one (1) person may occupy each dwelling unit.
    - ii. Each individual residential unit shall have one bedroom and all units shall be ADA accessible.
    - iii. The Property may be developed with one unit type.
    - iv. The Applicant shall, pursuant to the provisions of the federal the federal Fair Housing Act, including the Housing for Older

PROFFER STATEMENT  
WARRENTON UNITED METHODIST CHURCH / HERO'S BRIDGE  
+/- 9.864 Acres

Persons Act, 42 U.S.C. § 3601, et seq., and the Virginia Fair Housing Law, Va. Code Ann. § 36-96.1 et seq., rent homes on the Property only to persons 65 years of age and older, in accordance with its mission as set out in the Statement of Justification submitted with this rezoning.

- v. All prospective tenants shall be screened for any record of having been convicted of a "barrier crime" as defined in Va. Code Ann. § 19.2-392.02. No person who has been convicted of such a crime, nor any person currently addicted to, or using, a controlled substance, shall be accepted as a tenant.
  - b. Small Office / Community Center: A Small Office / Community Center will be constructed in the location shown on the GDP. The Small Office / Community Center shall include, but shall not be limited to, a movie viewing area, a senior technology library, an arts and crafts area, a music area, an area for pet therapy for residents, and a fitness room. The Small Office / Community Center shall be shown on the Site Development Plan for the twenty-two (22) two-family residential dwelling units.
  - c. Existing Uses and Structures: The existing uses and structures (including, but not limited to, the church and associated houses) on the Property may remain.
3. Height: No new structure on the Property shall exceed 35 feet in height.
4. Affordable Dwelling Units:
- a. The homes constructed on the Property shall be deemed Affordable Dwelling Units pursuant to the provisions of § 9-3 of the Zoning Ordinance for not less than the period of time set forth in that Section.
  - b. The Applicant shall record a restrictive covenant or other form of legal and binding agreement approved by the Town Attorney and Town Council to ensure that the homes are so maintained, under such approved terms and conditions as may be mutually agreed.
  - c. Because of the nature and purpose of the Applicant's housing program, it shall not be required to make the homes available first to persons residing or working in the Town of Warrenton or Fauquier

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+/- 9.864 Acres

Item 2.

County but shall be permitted to rent to persons qualifying under its rules and regulations developed for that purpose.

**COMMUNITY DESIGN**

5. Architecture:

- a. Housing Units: The level of quality of the housing units shall be in general conformance with the elevation entitled "Warrenton UMC Proposed Housing Elevation," prepared by Design Concepts Architecture + Interiors, and dated March 16, 2023 (hereinafter, the "Housing Elevations"), provided that minor modifications may be made in connection with final design.
  - b. Small Office / Community Center: The level of quality of the Small Office / Community Center shall be compatible with the Housing Elevations.
6. Landscaping: Landscaping of the Property shall be provided in substantial conformance with the GDP. All new landscaping/plantings shall be non-invasive, indigenous species, native to Virginia. All landscaping shall be maintained by the Owner/Applicant.
7. Outdoor Amenities: Outdoor amenities shall include, but shall not be limited to, walking trails, senior appropriate fitness trail signage, a gazebo, and an existing flagstone garden.
8. Lighting: All outdoor lighting shall be designed so as to avoid light spillover onto adjacent properties.

**TRANSPORTATION**

9. Pedestrian Improvements: The Applicant shall install all of the internal pedestrian improvements that are depicted on the GDP at the time of construction.
10. Bike Rack: The Applicant shall provide a bike rack at the time of construction, the location of which shall be depicted on the Site Development Plan.
11. Shuttle Bus Service: The Applicant shall provide routine shuttle bus or similar service on-site, with a dedicated on-site parking and loading

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+/- 9.864 Acres

location, to provide resident transportation for off-premises purposes such as shopping, appointments, and other similar activities. The Applicant may coordinate with Virginia Regional Transit or similar agency to utilize the Circuit Rider or similar service near the Property to satisfy or supplement this proffer.

### MISCELLANEOUS PROFFERS

12. Maintenance and operations. That portion of the Property that is controlled and used by the Church shall be maintained by the Church, and that portion that is controlled by the Applicant shall be maintained by the Applicant in good, clean, and habitable condition.

13. Continuing maintenance and operations in certain circumstances.

- a. Recognizing that any successor to the ownership and/or operation of the Project is bound by these Proffers and covenants, in the event that the Applicant elects or is compelled to cease operation of the Project at any time, it shall provide written notice thereof to the Senior Pastor of Warrenton United Methodist Church, or other Owner, and the Director of Planning, not less than six (6) months prior thereto, identifying the said successor.
- b. If there is no identifiable successor owner/operator of the Project, the Applicant shall make arrangements with, and suitable to, the Warrenton United Methodist Church or other Owner and the Director of Community Development for the continued maintenance of the said homes in a good, clean, and habitable condition, for so long as those structures remain on the Property. Nothing contained in these Proffers shall preclude the Warrenton United Methodist Church or other Owner from being a successor owner/operator of the Project, should it so elect.

**[Signatures on following pages]**



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+/- 9.864 Acres

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Signature Page

Marcia L. Payne

Marcia Payne as Trustee of Warrenton United  
Methodist Church

COMMONWEALTH OF VIRGINIA

COUNTY OF Fauquier, to wit:

Subscribed and sworn to before me this 22 day of September, 2024, in my  
county and state aforesaid, by the aforementioned principal.

Sarah E. Newton  
NOTARY PUBLIC


My Commission Expires: 03/31/2028



PROFFER STATEMENT  
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+/- 9.864 Acres

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Signature Page

  
\_\_\_\_\_  
Kayla Leggett as Trustee of Warrenton United  
Methodist Church

COMMONWEALTH OF VIRGINIA  
COUNTY OF Fauquier, to wit:

Subscribed and sworn to before me this 22 day of September, 2024, in my  
county and state aforesaid, by the aforementioned principal.

  
\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: 03/31/2028



PROFFER STATEMENT  
 WARRENTON UNITED METHODIST CHURCH / HERO'S BRIDGE  
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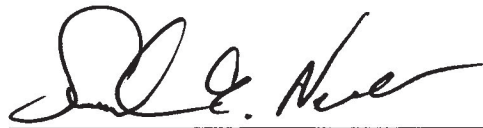
**Signature Page**



Sarah Cooper as Trustee of Warrenton United  
 Methodist Church

COMMONWEALTH OF VIRGINIA  
 COUNTY OF Fauquier, to wit:

Subscribed and sworn to before me this 23 day of September, 2024, in my  
 county and state aforesaid, by the aforementioned principal.



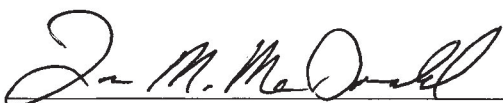
NOTARY PUBLIC

My Commission Expires: 03/31/2028



PROFFER STATEMENT  
 WARRENTON UNITED METHODIST CHURCH / HERO'S BRIDGE  
 +/- 9.864 Acres

Signature Page



Louis McDonald as Trustee of Warrenton United  
 Methodist Church

COMMONWEALTH OF VIRGINIA  
 COUNTY OF Fauquier, to wit:

Subscribed and sworn to before me this 23 day of September, 2024, in my  
 county and state aforesaid, by the aforementioned principal.



NOTARY PUBLIC

My Commission Expires: 03/31/2028



PROFFER STATEMENT  
WARRENTON UNITED METHODIST CHURCH / HERO'S BRIDGE  
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Signature Page

*Melanie Sanfilippo*

Melanie Sanfilippo as Trustee of Warrenton United  
Methodist Church

COMMONWEALTH OF VIRGINIA

COUNTY OF Fauquier, to wit:

Subscribed and sworn to before me this 22 day of September, 2024, in my  
county and state aforesaid, by the aforementioned principal.

*Sarah E. Newton*

NOTARY PUBLIC

My Commission Expires: 03/31/2028



PROFFER STATEMENT  
WARRENTON UNITED METHODIST CHURCH / HERO'S BRIDGE  
+/- 9.864 Acres

**Signature Page**

*Ed Pratt*

Edward Pratt as Trustee of Warrenton United  
Methodist Church

COMMONWEALTH OF VIRGINIA  
COUNTY OF Fauquier, to wit:

Subscribed and sworn to before me this 22 day of September, 2024, in my  
county and state aforesaid, by the aforementioned principal.

*Sarah E. Newton*

NOTARY PUBLIC

My Commission Expires: 03/31/2028



PROFFER STATEMENT  
WARRENTON UNITED METHODIST CHURCH / HERO'S BRIDGE  
+/- 9.864 Acres

**Signature Page**

Cynthia Ellis  
Cynthia Ellis as Trustee of Warrenton United  
Methodist Church

COMMONWEALTH OF VIRGINIA  
COUNTY OF Fauquier, to wit:

Subscribed and sworn to before me this 23 day of September, 2024, in my  
county and state aforesaid, by the aforementioned principal.

Sarah E. Newton  
NOTARY PUBLIC

My Commission Expires: 03/31/28



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Signature Page

*Lauren Parker*

Lauren Parker as Trustee of Warrenton United  
Methodist Church

COMMONWEALTH OF VIRGINIA

COUNTY OF Fauquier, to wit:

Subscribed and sworn to before me this 22 day of September, 2024, in my  
county and state aforesaid, by the aforementioned principal.

*Sarah E. Newton*  
NOTARY PUBLIC

My Commission Expires: 03/31/2028





PROFFER STATEMENT  
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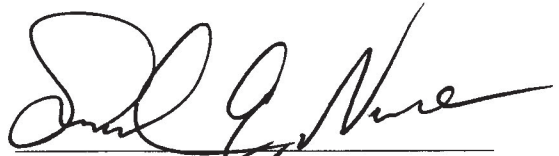


Beth Miller Howser as Trustee of Warrenton United  
Methodist Church

COMMONWEALTH OF VIRGINIA

COUNTY OF Fauquier, to wit:

Subscribed and sworn to before me this 22 day of September, 2024, in my  
county and state aforesaid, by the aforementioned principal.



NOTARY PUBLIC

My Commission Expires: 03/31/2028



**PROFFER STATEMENT  
WARRENTON UNITED METHODIST CHURCH / HERO'S BRIDGE**

**Rezoning:** ZMA 2023-01 Warrenton United Methodist Church / Hero's Bridge

**Record Owner:** Trustees of the Warrenton United Methodist Church

**Property:** PINs 6984-16-5101 (portion), 6984-16-7013, 6984-15-1823 and 6984-15-1930, approximately 9.8640 acres (hereinafter the "Property")

**Zoning:** R-10 (Residential) and RO (Residential Office) to R-PUD (Residential Planned Unit Development)

**Project Name:** Warrenton United Methodist Church / Hero's Bridge

**Date:** ~~August 28~~ September 20, 2024

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**Preliminary Matters:**

Pursuant to Va. Code Ann. §§ 15.2-2296, 15.2-2297, 15.2-2298, 15.2-2303 or 15.2-2303.1, and § 11.3.9.17 of the Town of Warrenton Zoning Ordinance, the undersigned hereby voluntarily proffers that the development and use of the Property shall be in substantial conformance with the following conditions unless an amendment thereto is approved by the Town Council, upon proper application. In the event this rezoning is granted as applied for by the Applicant, then these Proffers shall supersede and replace in their entirety all other Proffers made prior hereto with respect to the Property. In the event this rezoning is not granted as applied for by the Applicant, then these Proffers shall be deemed withdrawn and shall be null and void, and any existing Proffers will remain in full force and effect.

The headings of the Proffers set forth below have been prepared for convenience or reference only and shall not control or affect the meaning or be taken as an interpretation of any provision of the Proffers. Any improvements proffered herein below shall be provided at the time of development of the portion of the site served by the improvement, unless otherwise specified. The terms "Applicant" and "Developer" shall include all future owners and successors in interest. These Proffers shall apply to the entirety of the Property and the development referenced in these Proffers is the "Project."

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WARRENTON UNITED METHODIST CHURCH / HERO'S BRIDGE  
+/- 9.864 Acres

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For purposes of this Proffer Statement, the "General Development Plan" or "GDP" shall be ~~sheets 3, 4, 5 and 6 of~~ the plan entitled "Warrenton United Methodist Church / Hero's Bridge Zoning Map Amendment," prepared by Rinker Design Associates, PC, dated ~~April 26~~September 19, 2024, and consisting of two sheets.

**DEVELOPMENT AND USE**

1. Development: The Property, comprised of approximately 9.8640 acres, shall be developed as a Residential Planned Unit Development (R-PUD), notwithstanding any requirement for a larger parcel size for rezoning to that zoning, in substantial conformance with the GDP and these proffers. Upon submission of final ~~site development plans~~Site Development Plans, 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 GDP, provided they meet the intent of these Proffers and are approved by the Director of Community Development.
2. Land Use Mix: Notwithstanding the provisions of §§ 3-5.2.4.1 and 3-5.4.2.2 of the Zoning Ordinance, the land use mix on the Property shall consist of the following, as depicted on the GDP:
  - a. Residential:
    - i. The maximum number of ~~duplex-residential~~ units shall be forty-four (44), which shall be in twenty-two (22) two-family residential ~~dwelling~~ units (forty-four (44) ~~dwelling-residential~~ units total) and available for rent only. The Applicant shall not be required to subdivide these ~~duplex-residential~~ units and said ~~duplex-residential~~ units will be provided as depicted on the GDP. For the purposes of these proffers each building shall contain two ~~dwelling-residential~~ units and not more than one (1) person may occupy each dwelling unit.
    - ii. Each individual residential unit shall have one bedroom and all units shall be ADA accessible.
    - iii. The Property may be developed with one unit type.

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 WARRENTON UNITED METHODIST CHURCH / HERO'S BRIDGE  
 +/- 9.864 Acres  
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- iv. The Applicant shall, pursuant to the provisions of the federal the federal Fair Housing Act, including the Housing for Older Persons Act, 42 U.S.C. § 3601, et seq., and the Virginia Fair Housing Law, Va. Code Ann. § 36-96.1 et seq., rent homes on the Property only to ~~veterans~~ persons 65 years of age and older, in accordance with its mission as set out in the Statement of Justification submitted with this rezoning.
- v. All prospective tenants shall be screened for any record of having been convicted of a "barrier crime" as defined in Va. Code Ann. ~~§19.2-392.02~~ § 19.2-392.02. No person who has been convicted of such a crime~~-, nor any person currently addicted to, or using, a controlled substance,~~ shall be accepted as a tenant.
- b. Small Office / Community Center: A Small Office / Community Center will be constructed ~~during Phase I of the project~~ in the location shown on the GDP. The Small Office / Community Center shall include, but shall not be limited to, a movie viewing area, a senior technology library, an arts and crafts area, a music area, an area for pet therapy for residents, and a fitness room. The Small Office / Community Center shall be shown on the Site Development Plan for the twenty-two (22) two-family residential dwelling units.
- ~~c. Multipurpose Recreational Center: A Multipurpose Recreational Center may be constructed during Phase II of the project in the location shown on the GDP. The Multipurpose Recreational Center shall not exceed nineteen thousand (19,000) square feet and may include, but shall not be limited to, multi-purpose gym/event space, meeting areas, a kitchen, educational space, an indoor walking track, and multi-purpose office space.~~
- d. ~~Existing~~ Uses and Structures: The existing uses and structures (including, but not limited to, the church and associated houses) on the Property may remain.
- 3. Height: No new structure on the Property shall exceed 35 feet in height.
- ~~4. Phasing: Development of the Property may be phased as generally depicted on the GDP. The Applicant may construct Phase I initially and thereafter~~

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~~construct Phase II improvements at any time, provided that parking, landscaping and stormwater management improvements are provided at the time each phase is constructed.~~

5. ~~5.~~ Affordable Dwelling Units:

- a. The homes constructed on the Property shall be deemed Affordable Dwelling Units pursuant to the provisions of § 9-3 of the Zoning Ordinance for not less than the period of time set forth in that Section.
- b. ~~a.~~ The Applicant shall record a restrictive covenant or other form of legal and binding agreement approved by the Town Attorney and Town Council to ensure that the homes are so maintained, under such approved terms and conditions as may be mutually agreed.
- c. ~~b.~~ Because of the nature and purpose of the Applicant's housing program, it shall not be required to make the homes available first to persons residing or working in the Town of Warrenton or Fauquier County but shall be permitted to rent to persons qualifying under its rules and regulations developed for that purpose.

**COMMUNITY DESIGN**

6. ~~6.~~ Architecture:

- a. Housing Units: The level of quality of the housing units shall be in general conformance with the elevation entitled "Warrenton UMC Proposed Housing Elevation," prepared by Design Concepts Architecture + Interiors, and dated March 16, 2023 (hereinafter, the "Housing Elevations"), provided that minor modifications may be made in connection with final design.
- b. Small Office / Community Center: The level of quality of the Small Office / Community Center shall be compatible with the Housing Elevations.
- ~~c. Multipurpose Recreational Center: The level of quality of the Multipurpose Recreational Center shall be in general conformance with the elevations entitled "Warrenton UMC Multi-Purpose Building," prepared by Design Concepts Architecture + Interiors,~~

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 WARRENTON UNITED METHODIST CHURCH / HERO'S BRIDGE  
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~~dated November 18, 2022 and consisting of two sheets, provided that  
 minor modifications may be made in connection with final design.~~

7. ~~7.~~ Landscaping: Landscaping of the Property shall be provided in ~~general~~ substantial conformance with the GDP. All new landscaping/plantings shall be non-invasive, indigenous species, native to Virginia. All landscaping shall be maintained by the Owner/Applicant.
8. ~~8.~~ Outdoor Amenities: Outdoor amenities ~~constructed with Phase I,~~ shall include, but shall not be limited to ~~-,~~ walking trails, senior appropriate fitness trail signage, a gazebo, and an existing flagstone garden.
9. ~~9.~~ Lighting: All outdoor lighting shall be designed so as to avoid light spillover onto adjacent properties.

## TRANSPORTATION

10. ~~10.~~ Phase I Pedestrian Improvements: ~~In connection with Phase I the~~ The Applicant shall install all of the internal pedestrian improvements that are depicted on the GDP at the time of construction.
11. ~~11.~~ Phase II Pedestrian Improvements: ~~In Phase II the Applicant shall construct pedestrian improvements within existing right of way along Church Street from the western most access along Church Street to Sullivan Street, as generally depicted on the GDP. The final design and location of the sidewalk and road improvements shall be determined in connection with site plan review for Phase II.~~
12. ~~12.~~ Bike Rack: The Applicant shall provide a bike rack ~~in connection with Phase I~~ at the time of construction, the location of which shall be depicted on the Site Development Plan.
13. ~~13.~~ Shuttle Bus Service: The Applicant shall provide routine shuttle bus or similar service on-site, with a dedicated on-site parking and loading location, to provide resident transportation for off-premises purposes such as shopping, appointments, and other similar activities. The Applicant may coordinate with Virginia Regional Transit or similar agency to utilize the Circuit Rider or similar service near the Property to satisfy or supplement this proffer.

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+/- 9.864 Acres

#

**MISCELLANEOUS PROFFERS**

14. Maintenance and operations. That portion of the Property that is controlled and used by the Church shall be maintained by the Church, and that portion that is controlled by the Applicant shall be maintained by the Applicant in good, clean, and habitable condition.

15. Continuing maintenance and operations in certain circumstances.

- a. Recognizing that any successor to the ownership and/or operation of the Project is bound by these Proffers and covenants, in the event that the Applicant elects or is compelled to cease operation of the Project at any time, it shall provide written notice thereof to the Senior Pastor of Warrenton United Methodist Church, or other Owner, and the Director of Planning, not less than six (6) months prior thereto, identifying the said successor.
- b. If there is no identifiable successor owner/operator of the Project, the Applicant shall make arrangements with, and suitable to, the Warrenton United Methodist Church or other Owner and the Director of Community Development for the continued maintenance of the said homes in a good, clean, and habitable condition, for so long as those structures remain on the Property. Nothing contained in these Proffers shall preclude the Warrenton United Methodist Church or other Owner from being a successor owner/operator of the Project, should it so elect.

**[Signatures on following pages]**



# **WARRENTON UNITED METHODIST CHURCH / HERO'S BRIDGE ZONING MAP AMENDMENT**

## **STATEMENT OF JUSTIFICATION**

**September 20, 2024**

The Trustees of Warrenton United Methodist Church seek a zoning map amendment from R-10, Residential, and RO, Residential Office, to R-PUD, Residential Planned United Development, on PINs 6984-16-5101 (portion), 6984-16-7013, 6984-15-1823 and 6984-15-1930. The area of the zoning map amendment is approximately 9.8640 acres (hereinafter, the "Property").

This Property is currently used for the Warrenton United Methodist Church. Hero's Bridge, in partnership with the Church, proposes the construction of a 44-unit affordable, cottage-like, two-family residential units to provide affordable housing to senior veterans 65 and older. Although the Church is the formal applicant, it and Hero's Bridge are referred to herein as the Applicants where appropriate.

## **REASONS FOR THE PROPOSED ZONING MAP AMENDMENT**

Hero's Bridge is a Fauquier-based nonprofit that aids principally those who served in Vietnam, Korea and World War II. Since its inception in 2016, it has assisted nearly 500 seniors in the five county Rappahannock Rapidan Health District. Hero's Bridge uses younger workers with the older clients ("Battle Buddies") using the rapidly growing Community Health Worker philosophy to address social determinants of health in this lower income, and to reach socially isolated senior veterans.<sup>1</sup> This work is important to the overall health and well-being of our local senior population. A recent market study indicated that 24% of our seniors are veterans, and nearly 13% of these live below the poverty line. Addressing isolation, nutrition, transportation, and housing needs in this vulnerable population helps relieve the burden and stress on local emergency services, publicly provided social services, and health systems. All residents are screened as other rental communities screen tenants, and Hero's Bridge does not rent to anyone convicted of a "barrier" crime, or who is listed on the sex offender registry. None of the residents can be active users of illicit drugs.

Since its inception, one of the most common reasons the community refers these older veterans to Hero's Bridge is the need to assist those living in substandard or unaffordable housing. For six years, Hero's Bridge has attempted to address individual situations through its HomeFront program, which involves helping clients remain in individual houses that may be in poor condition, and where maintenance is costly. Unfortunately, some of these situations cannot be remediated and there is simply insufficient housing stock available for independent seniors. The market study indicated that "[a]ll market area tax credit communities reported full occupancy with wait lists

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<sup>1</sup> Social determinants of health are generally the conditions in the environments where people are born, live, learn, work, play, worship, and age, that affect a wide range of health, functioning, and quality-of-life outcomes and risks.



ranging from three months to over two years.” It also says that “[t]he results of the Net Demand analysis indicate demand for 398 additional senior rental units over the next three years, with no identified senior rental projects in the pipeline.” (The emphasis is ours).<sup>2</sup> All of the Hero’s Bridge homes will be rental.

It is thus critical to increase the housing stock for seniors in this community. If this is accomplished it will also provide a relief valve on other areas of the housing market by freeing up additional homes for the workforce population.

Hero’s Bridge has evaluated numerous locations for these homes. Because the County requires new development to occur within “service districts” and at Vint Hill, there were no properties available, principally because of the lack of water and sewer infrastructure. At Vint Hill, where there is such infrastructure, Hero’s Bridge proposal was rejected by the Commonwealth whom wished to preserve available land for its own purposes. There was also concern about the ready availability of doctors, groceries, and a pharmacy. After many months of searching, the only parcel that is feasible is that which has been made available through the grace of the Warrenton United Methodist Church.

Actual housing is only one part of the problem, however. Many have consequential health needs, and Hero’s Bridge provides permanent supportive services through its Community Health Worker model. Necessary care is accomplished through visitations by a variety of health professionals, including daily visits from social workers, assistance with veterans benefits, and a 12-seat van for transport to other care givers and for shopping. These seniors are already living in this broader community and to the extent they require services from EMS companies, this program can relieve some of that burden and it places the residence in close proximity to EMS services when essential, and close to groceries, pharmacies, and the hospital.

## **CONSISTENCY OF THIS APPLICATION WITH THE TOWN’S COMPREHENSIVE PLAN**

The Property is planned Medium Density Residential on the Town’s Future Land Use Plan Map. With an acreage of 9.8640 and 44 two-family residential units this equates to a density of 4.5 homes per net acre. It is also the case that the R-PUD is intended to be developed at a 0.40 FAR, and this proposal is at a density of 0.14 FAR. This unique proposal is consistent with numerous goals and objectives of the Town’s Plan, Warrenton 2040. In particular, Housing Recommendation H-1 is to ensure equitable, attainable housing opportunities across residents of all ages, incomes, and abilities by catering to the needs of a diverse community, including young families, professionals early in their careers, essential workforce, and those entering retirement. Recommendation H-4 is to create regional partnerships to address and enhance attainable housing

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<sup>2</sup> The assisted living centers and the Puller Veterans Care Center at Vint Hill cost between \$3,000 and \$8,000 per month, but the homes at the proposed site will be significantly more affordable.

supply.<sup>3</sup> This proposal not only provides attainable, affordable housing for senior veterans, but essential services, as well.

## **THE APPROXIMATE TIME SCHEDULE FOR THE COMPLETION OF THE DEVELOPMENT**

The 44-unit affordable two-family residential units will be constructed with a Small Office / Community Center. The Small Office / Community Center will include a movie viewing area, a senior technology library, an arts and crafts area, a music area, an area for pet therapy for residents, and a fitness room.

## **IMPACT MITIGATION AND CONSISTENCY WITH R-PUD PLANNING CONSIDERATIONS**

1. The principal benefit to be derived from the approval of this application, of course, is the ability to fulfill a need for senior veterans in the community, in a safe environment and within the supporting arms of the Church itself.

2. With respect to the signal issues of transportation and parking, few of Hero's residents will have cars, which will result in a low traffic volume. The only other vehicles will be for deliveries and occasional visits (many, if not most, of the residents do not have family to support them). Hero's Bridge has committed to provide a Shuttle Bus Service (see Proffer #11).

The proposal only requires 1 parking space per home, even with the occasional outside vehicle. Because of the low traffic volume, there will be little impact on the existing roads surrounding the site. Principal access will be by Church Street, but Church is not a signalized intersection at Broadview and so it can be assumed that vehicles may also use Sullivan Street to access Waterloo. The total number of parking spaces required and provided is shown on the General Development Plan

3. The proposed buildings will be within the height permitted in the R-PUD. The only exception is the existing Church.

4. The engineering of the site will, by law, be required to provide stormwater management according to regulations far stricter today than were in place when any of the existing homes in the neighborhoods surrounding, or the Church, were built. This should improve existing conditions in the area.

5. The Applicant is proposing landscaping as depicted on the General Development Plan. The Property is otherwise currently home to the Church, and the remainder of the Property is largely cleared, graded, and maintained as a lawn. The Plans meet the 25% open space requirement.

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<sup>3</sup> The Plan also references the achievement of "attainable housing for all ages, incomes, and needs." Plan, Executive Summary, p. 5.

6. There will be little in the way of additional burden on community facilities or public services, because Hero's Bridge will effectively become an adjunct of those facilities by providing the services that are its core mission.

7. The development would be served by public water and sewer and we understand that both are available.

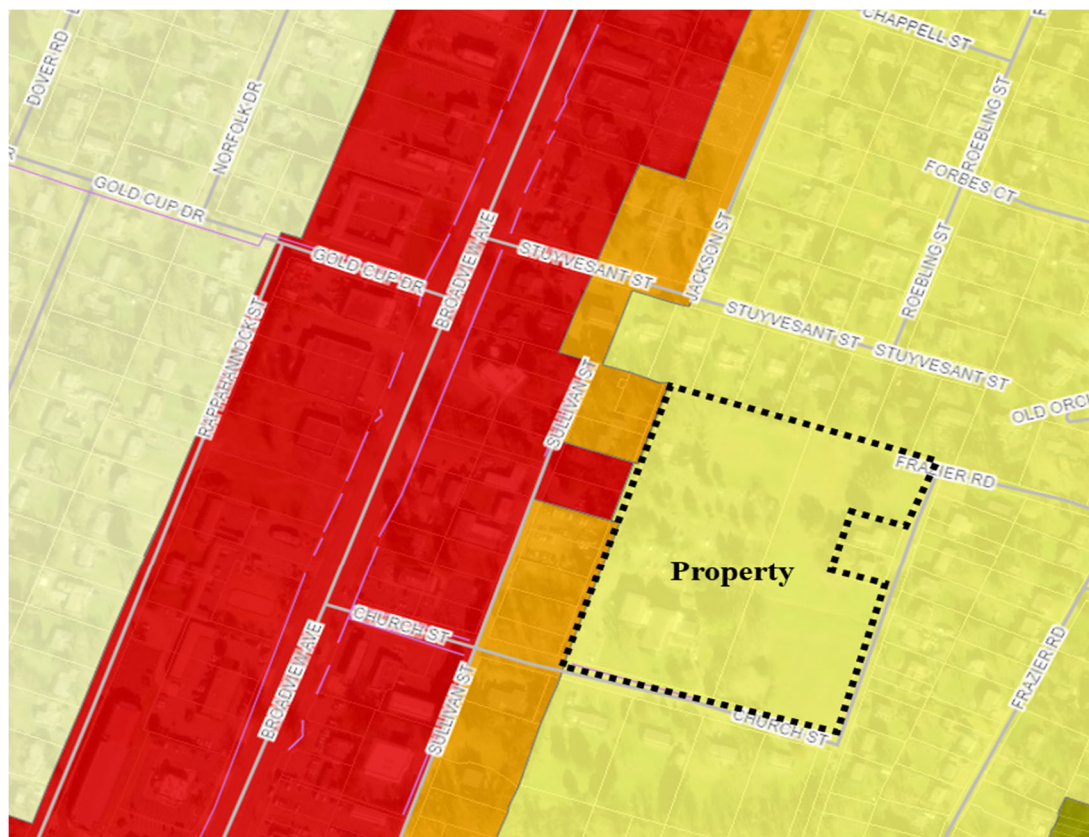
## COMMUNITY OUTREACH

Even before submitting an application for this Rezoning, the Church and Hero's Bridge actively engaged with adjacent property owners and the neighborhood for about a year. The goal was to understand anticipated impacts and to address them at the outset of the application. To that end, the Hero's Bridge website reflects the substance of those discussions and has both updates and a FAQ page that can be readily accessed by interested persons.

## THE CHARACTER OF THE SURROUNDING AREA

The surrounding area is zoned residential and is so developed. The Property is near the Broadview Avenue Corridor, which is commercial. Below is a zoning map that shows the surrounding residential and nearby commercial. The proposal corresponds with the Town's Future Land Use Plan Map.

Zoning Map:



## MODIFICATIONS TO THE R-PUD REQUIRED

The Applicants have evaluated the Town's different zoning classifications in detail to determine which might be suitable for this proposal. None of the existing districts are a perfect match for this use, even though it would advance a Comprehensive Plan goal and would offer a needed service to a worthy community. No residential district permits development as proposed. The C (Commercial) District has a Mixed-Use Option by Special Use Permit, but there is no secondary use proposed that would satisfy the requirements of that Option, and the Applicants are concerned that it would propose a commercially zoned property in the midst of these otherwise residential neighborhoods, and could require consideration of a Comprehensive Plan amendment. The use that is offered here is residential and not commercial.

Ultimately, and after discussions with Staff, the Applicants determined that they should apply for a proffered R-PUD. At present, however, the Zoning Ordinance requires a minimum lot of 25 acres for such a rezoning. This site is just over 9 acres in size. Staff has suggested that there are two options to pursue, either a zoning text amendment to alter the minimum lot size generally, or tailored to specific conditions, or employment of the Council's power to use proffers to amend the Zoning Ordinance in a given case, as the Supreme Court has decided is lawful and proper with Council concurrence in Rowland v. Town Council of Warrenton, 298 Va. 703 (2020). The staff has not expressed to the Applicants a preference either way, believing that to be a question for the Council.

The Applicants suggest that Rowland means what it says, that the conditional zoning system is intended to address each property according to its needs and that, as the Court wrote, "we conclude that the General Assembly intended for these statutes to grant localities the authority to permit deviations from the requirements of a zoning ordinance by accepting voluntary proffers as part of a rezoning application. . . . [W]e are of opinion . . . the zoning applicant may make, or the locality may suggest, any proffer which can be viewed as beneficial to the community, even if that proffer creates a condition 'not generally applicable to land similarly zoned.'" Id. at 717-18, and the emphasis is in the original.

Therefore, the Applicants propose that the Council consider, and if it is disposed to grant the rezoning applied for, approve a proffer statement that alters the minimum required acreage for an R-PUD and those requirements that would otherwise preclude this proposal, leaving it subject to all other applicable provisions of the Town's Ordinances.

# WARRENTON UNITED METHODIST CHURCH / HERO'S BRIDGE ZONING MAP AMENDMENT

## STATEMENT OF JUSTIFICATION

~~June 12~~September 20, 2024

The Trustees of Warrenton United Methodist Church seek a zoning map amendment from R-10, Residential, and RO, Residential Office, to R-PUD, Residential Planned United Development, on PINs 6984-16-5101 (portion), 6984-16-7013, 6984-15-1823 and 6984-15-1930. The area of the zoning map amendment is approximately 9.8640 acres (hereinafter, the "Property").

This Property is currently used for the Warrenton United Methodist Church. Hero's Bridge, in partnership with the Church, proposes the construction of a 44-unit affordable, cottage-like, ~~duplex units of approximately 1,150 square feet each~~ two-family residential units to provide affordable housing to senior veterans 65 and older. Although the Church is the formal applicant, it and Hero's Bridge are referred to herein as the Applicants where appropriate.

## REASONS FOR THE PROPOSED ZONING MAP AMENDMENT

Hero's Bridge is a Fauquier-based nonprofit that aids principally those who served in Vietnam, Korea and World War II. Since its inception in 2016, it has assisted nearly 500 seniors in the five county Rappahannock Rapidan Health District. Hero's Bridge uses younger workers with the older clients ("Battle Buddies") using the rapidly growing Community Health Worker philosophy to address social determinants of health in ~~these~~ this lower income, and to reach socially isolated senior veterans.<sup>1</sup> This work is important to the overall health and well-being of our local senior population. A recent market study indicated that 24% of our seniors are veterans, and nearly 13% of these live below the poverty line. Addressing isolation, nutrition, transportation, and housing needs in this vulnerable population helps relieve the burden and stress on local emergency services, publicly provided social services, and health systems. All residents are screened as other rental communities screen tenants, and Hero's Bridge does not rent to anyone convicted of a "barrier" crime, or who is listed on the sex offender registry. None of the residents can be active users of illicit drugs.

Since its inception, ~~one~~ one of the most common reasons the community refers these older veterans to Hero's Bridge is the need to assist those living in substandard or unaffordable housing. For six years, Hero's Bridge has attempted to address individual situations through its HomeFront program, which involves helping clients remain in individual houses that may be in poor condition, and where maintenance is costly. Unfortunately, some of these situations cannot be remediated and there is simply insufficient housing stock available for independent seniors. The market study indicated that "[a]ll market area tax credit communities reported full occupancy with wait lists

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<sup>1</sup> Social determinants of health are generally the conditions in the environments where people are born, live, learn, work, play, worship, and age, that affect a wide range of health, functioning, and quality-of-life outcomes and risks.

ranging from three months to over two years.” It also says that “[t]he results of the Net Demand analysis indicate demand for 398 additional senior rental units over the next three years, with no identified senior rental projects in the pipeline.” (The emphasis is ours).<sup>2</sup> All of the Hero’s Bridge homes will be rental.

It is thus critical to increase the housing stock for seniors in this community. If this is accomplished it will also provide a relief valve on other areas of the housing market by freeing up additional homes for the workforce population.

Hero’s Bridge has evaluated numerous locations for these homes. Because the County requires new development to occur within “service districts” and at Vint Hill, there were no properties available, principally because of the lack of water and sewer infrastructure. At Vint Hill, where there is such infrastructure, Hero’s Bridge proposal was rejected by the Commonwealth whom wished to preserve available land for its own purposes. There was also concern about the ready availability of doctors, groceries, and a pharmacy. After many months of searching, the only parcel that is feasible is that which has been made available through the grace of the Warrenton United Methodist Church.

Actual housing is only one part of the problem, however. Many have consequential health needs, and Hero’s Bridge provides permanent supportive services through its Community Health Worker model. Necessary care is accomplished through visitations by a variety of health professionals, including daily visits from social workers, assistance with veterans benefits, and a 12-seat van for transport to other care givers and for shopping. These seniors are already living in this broader community and to the extent they require services from EMS companies, this program can relieve some of that burden and it places the residence in close proximity to EMS services when essential, and close to groceries, pharmacies, and the hospital.

## **CONSISTENCY OF THIS APPLICATION WITH THE TOWN’S COMPREHENSIVE PLAN**

The Property is planned Medium Density Residential on the Town’s Future Land Use Plan Map. With an acreage of 9.8640 and 44 ~~homes~~ two-family residential units this equates to a density of 4.5 homes per net acre.<sup>3</sup> It is also the case that the R-PUD is intended to be developed at a 0.40 FAR, and this proposal is at a density of 0.14 FAR. This unique proposal is consistent with numerous goals and objectives of the Town’s Plan, Warrenton 2040. In particular, Housing Recommendation H-1 is to ensure equitable, attainable housing opportunities across residents of all ages, incomes, and abilities by catering to the needs of a diverse community, including young families, professionals early in their careers, essential workforce, and those entering retirement. Recommendation H-4 is to create regional partnerships to address and enhance attainable housing

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<sup>2</sup> The assisted living centers and the Puller Veterans Care Center at Vint Hill cost between \$3,000 and \$8,000 per month, but the homes at the proposed site will be significantly more affordable.



supply.<sup>43</sup> This proposal not only provides attainable, affordable housing for senior veterans, but essential services, as well.

## THE APPROXIMATE TIME SCHEDULE FOR THE COMPLETION OF THE DEVELOPMENT

~~The 44-unit affordable duplex homes will be constructed in Phase I. The Small Office/Community Center will also be constructed with Phase I. They are both shown on General Development Plan (GDP). The Multipurpose Recreational Center (Phase II) is anticipated to be constructed after Phase I, and timing is not presently known.~~

The 44-unit affordable two-family residential units will be constructed with a Small Office / Community Center. The Small Office / Community Center will include a movie viewing area, a senior technology library, an arts and crafts area, a music area, an area for pet therapy for residents, and a fitness room.

## IMPACT MITIGATION AND CONSISTENCY WITH R-PUD PLANNING CONSIDERATIONS

1. The principal benefit to be derived from the approval of this application, of course, is the ability to fulfill a need for senior veterans in the community, in a safe environment and within the supporting arms of the Church itself.

2. With respect to the signal issues of transportation and parking, few of Hero's residents will have cars, which will result in a low traffic volume. The only other vehicles will be for deliveries, and occasional visits (many, if not most, of the residents do not have family to support them), ~~and Hero's Bridge will provide a van service for residents to transport them to shopping and services that cannot be obtained from visiting providers. For Phase I the estimated daily trip generation from that Phase is approximately 303 vehicles. A small office will generate 86 vehicles per day for a total of 389 vehicles per day. Hero's Bridge has committed to provide a Shuttle Bus Service (see Proffer #11).~~

~~Once Phase II, the Recreation Center, is completed, that will add only 53 more vehicle trips per day and including two small offices, total trip generation at full buildout several years hence will be 1,259 vehicles per day.<sup>5</sup>~~

The proposal only requires 1 parking space per home, even with the occasional outside vehicle. Because of the low traffic volume, there will be little impact on the existing roads surrounding the site. Principal access will be by Church Street ~~and Moser Road~~, but Church is not a signalized intersection at Broadview and so it can be assumed that vehicles may also use Sullivan

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<sup>43</sup> The Plan also references the achievement of "attainable housing for all ages, incomes, and needs." Plan, Executive Summary, p. 5.

<sup>5</sup> ~~Both total vehicles per day, and parking spaces, include the Church.~~

Street to access Waterloo. The total number of parking spaces ~~provided in Phase I is 219, and in Phase II, 243.~~ required and provided is shown on the General Development Plan

3. ~~The buildings in both Phases~~ The proposed buildings will be within the height permitted in the R-PUD. The only exception is the existing Church.

4. The engineering of the site will, by law, be required to provide stormwater management according to regulations far stricter today than were in place when any of the existing homes in the neighborhoods surrounding, or the Church, were built. This should improve existing conditions in the area.

5. The Applicant is proposing landscaping as depicted on the ~~GDP~~ General Development Plan. The Property is otherwise currently home to the Church, and the remainder of the Property is largely cleared, graded, and maintained as a lawn. The Plans meet the 25% open space requirement.

6. There will be little in the way of additional burden on community facilities or public services, because Hero's Bridge will effectively become an adjunct of those facilities by providing the services that are its core mission.

7. The development would be served by public water and sewer and we understand that both are available.

## COMMUNITY OUTREACH

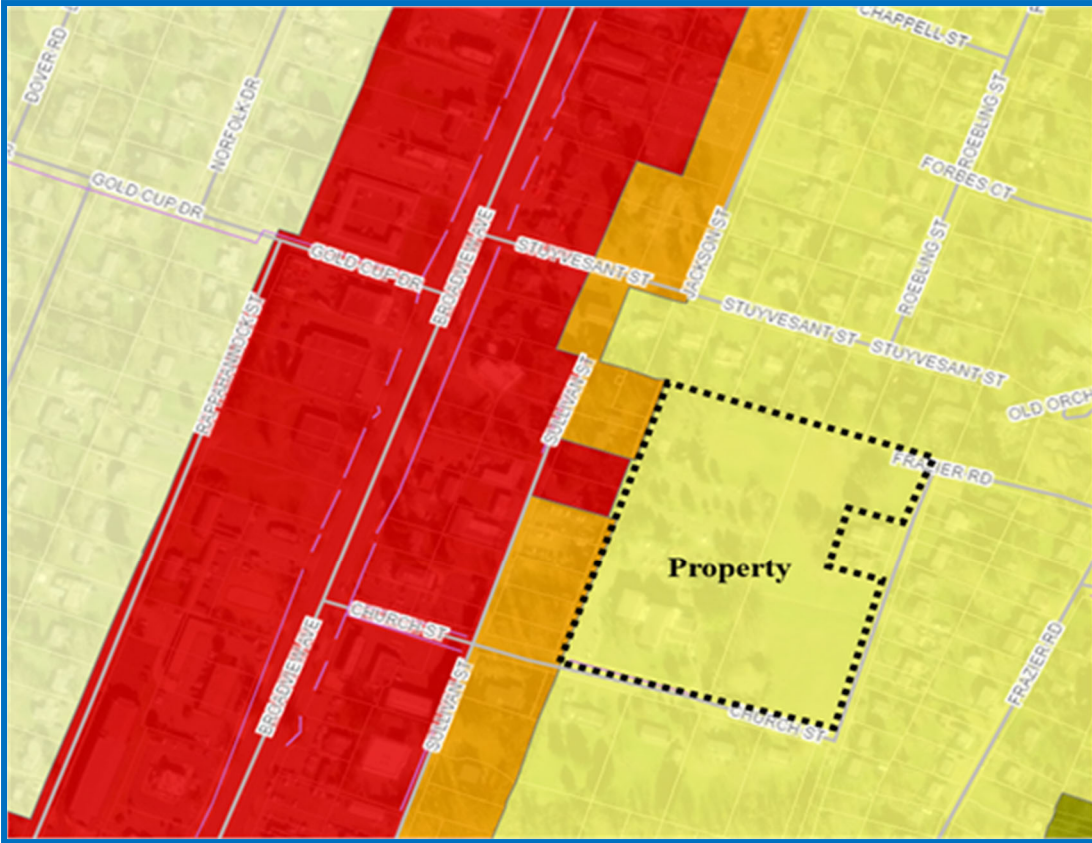
Even before submitting an application for this Rezoning, the Church and Hero's Bridge actively engaged with adjacent property owners and the neighborhood for about a year. The goal was to understand anticipated impacts and to address them at the outset of the application. To that end, the Hero's Bridge website reflects the substance of those discussions and has both updates and a FAQ page that can be readily accessed by interested persons. ~~This Application seeks to accommodate the major issues that the community has brought to the Applicants' attention.~~

## THE CHARACTER OF THE SURROUNDING AREA

The surrounding area is zoned residential and is so developed. The Property is near the Broadview Avenue Corridor, which is commercial. Below is a zoning map that shows the surrounding residential and nearby commercial. The proposal corresponds with the Town's Future Land Use Plan Map.

Zoning Map:





## MODIFICATIONS TO THE R-PUD REQUIRED

The Applicants have evaluated the Town's different zoning classifications in detail to determine which might be suitable for this proposal. None of the existing districts are a perfect match for this use, even though it would advance a Comprehensive Plan goal and would offer a needed service to a worthy community. No residential district permits development as proposed. The C (Commercial) District has a Mixed-Use Option by Special Use Permit, but there is no secondary use proposed that would satisfy the requirements of that Option, and the Applicants are concerned that it would propose a commercially zoned property in the midst of these otherwise residential neighborhoods, and could require consideration of a Comprehensive Plan amendment. The use that is offered here is residential and not commercial.

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The Applicants suggest that Rowland means what it says, that the conditional zoning system is intended to address each property according to its needs and that, as the Court wrote, “we conclude that the General Assembly intended for these statutes to grant localities the authority to permit deviations from the requirements of a zoning ordinance by accepting voluntary proffers as part of a rezoning application. . . . [W]e are of opinion . . . the zoning applicant may make, or the locality may suggest, any proffer which can be viewed as beneficial to the community, even if that proffer creates a condition ’not generally applicable to land similarly zoned.’” Id. at 717-18, and the emphasis is in the original.

Therefore, the Applicants propose that the Council consider, and if it is disposed to grant the rezoning applied for, approve a proffer statement that alters the minimum required acreage for an R-PUD and those requirements that would otherwise preclude this proposal, leaving it subject to all other applicable provisions of the Town’s Ordinances.

SITE TABULATIONS

STREET ADDRESS 341 CHURCH STREET  
P.I.D. 6984-16-5101, 6984-16-7013  
EX. ZONE R-10  
PROP. ZONE R-PUD  
TOTAL R-PUD AREA 9,8640 ACRES  
OR 429,675 SF

PROPOSED USE: MULTIFAMILY WITH ADU  
LOT SIZE MINIMUM 10,000 SF  
LOT WIDTH MINIMUM 80'

BUILDING SETBACKS  
FRONT 20'  
SIDE 15'  
REAR 35'

F.A.R.  
ALLOWABLE (PER ZONING) 0.40 (0.40\*429,675 SF=171,870 SF)  
PROPOSED 24,368 SF EXISTING CHURCH +  
26,400 SF ADU +  
6,000 SMALL OFFICE/COMMUNITY CENTER  
PROPOSED 0.13 (36,768 SF/429,675 SF)

BUILDING HEIGHT  
MAXIMUM ALLOWED 35'  
PROPOSED PROVIDED <35'

CHURCH (EXISTING)  
BUILDING HEIGHT 47'  
GROSS FLOOR AREA (GFA) 24,368 SF

DUPLEX:  
BUILDING HEIGHT <35'  
BEDROOMS 1 PER UNIT  
GFA (UNIT) 600 SF (APPROX.)  
TOTAL BEDROOMS 1\*44 UNITS=44 BEDROOMS  
TOTAL GFA 600 SF\*44 UNITS=26,400 SF (APPROX.)

OFFICE BUILDING:  
BUILDING HEIGHT <35'  
GFA 6,000 SF (APPROX.)

PARKING REQUIRED

CHURCH (EXISTING): PER ZONING ORDINANCE ARTICLE 7-4  
1 PER 5 SEATS DESIGN CAPACITY  
REQUIRED (375 SEATS) 75 SPACES  
PROVIDED 175 SPACES

DWELLING UNIT: PER ZONING ORDINANCE ARTICLE 7-3  
0.5 PER DWELLING UNIT  
REQUIRED (44 UNITS) 22 SPACES  
PROVIDED 35 SPACES

OFFICE: PER ZONING ORDINANCE ARTICLE 7-6  
1 PER 500 SF OF GROSS FLOOR AREA (GFA)  
REQUIRED (6,000 SF GFA) 12 SPACES  
PROVIDED 12 SPACES

REGULAR PARKING REQUIRED 109 SPACES  
ACCESSIBLE SPACES REQUIRED 5 SPACES  
TOTAL PARKING REQUIRED 114 SPACES  
REGULAR PARKING PROVIDED 211 SPACES  
ACCESSIBLE SPACES PROVIDED 11 SPACES  
TOTAL PARKING PROVIDED 222 SPACES

EXISTING TRAFFIC VOLUME  
TYPE: CHURCH  
(ITE 11TH EDITION, LAND USE CODE 560)  
TOTAL GFA: 24,368 SF = 182 VPD (WEEKDAY), 767 VPD (SUNDAY)  
TOTAL GFA: 24,368 SF = 27 VPH (WEEKDAY), 285 VPH (SUNDAY)

ESTIMATED TRAFFIC VOLUME PER THIS APPLICATION:

TYPE: AFFORDABLE HOUSING (SENIOR)  
(ITE 11TH EDITION, LAND USE CODE 223)  
TOTAL DWELLING UNITS: 44 = 4/0.11 = 37 VPD (WEEKDAY AND SUNDAY)  
TOTAL DWELLING UNITS: 44 = 4/0.11 = 4 VPH (WEEKDAY AND SUNDAY)

TYPE: SMALL OFFICE/COMMUNITY CENTER  
(ITE 11TH EDITION, LAND USE CODE 712)  
TOTAL EMPLOYEES: 4 = 31 VPD (WEEKDAY AND SUNDAY)  
TOTAL EMPLOYEES: 4 = 8 VPH (WEEKDAY AND SUNDAY)

TOTAL EXISTING VPD:  
182 VPD (WEEKDAY), 767 VPD (SUNDAY)  
27 VPH (WEEKDAY), 285 VPH (SUNDAY)

TOTAL ADDITIONAL VPD PER THIS APPLICATION:  
68 VPD (WEEKDAY AND SUNDAY)  
12 VPH (WEEKDAY AND SUNDAY)

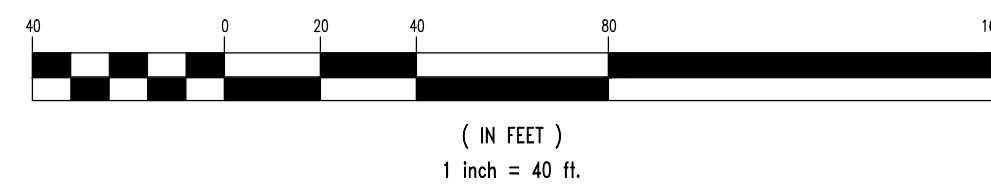
TOTAL SITE VPD PER THIS APPLICATION:  
250 VPD (WEEKDAY), 835 VPD (SUNDAY)  
39 VPH (WEEKDAY), 297 VPH (SUNDAY)

- DENOTES ANTICIPATED LIMITS OF DISTURBANCE

- DENOTES PROPOSED R-PUD AREA

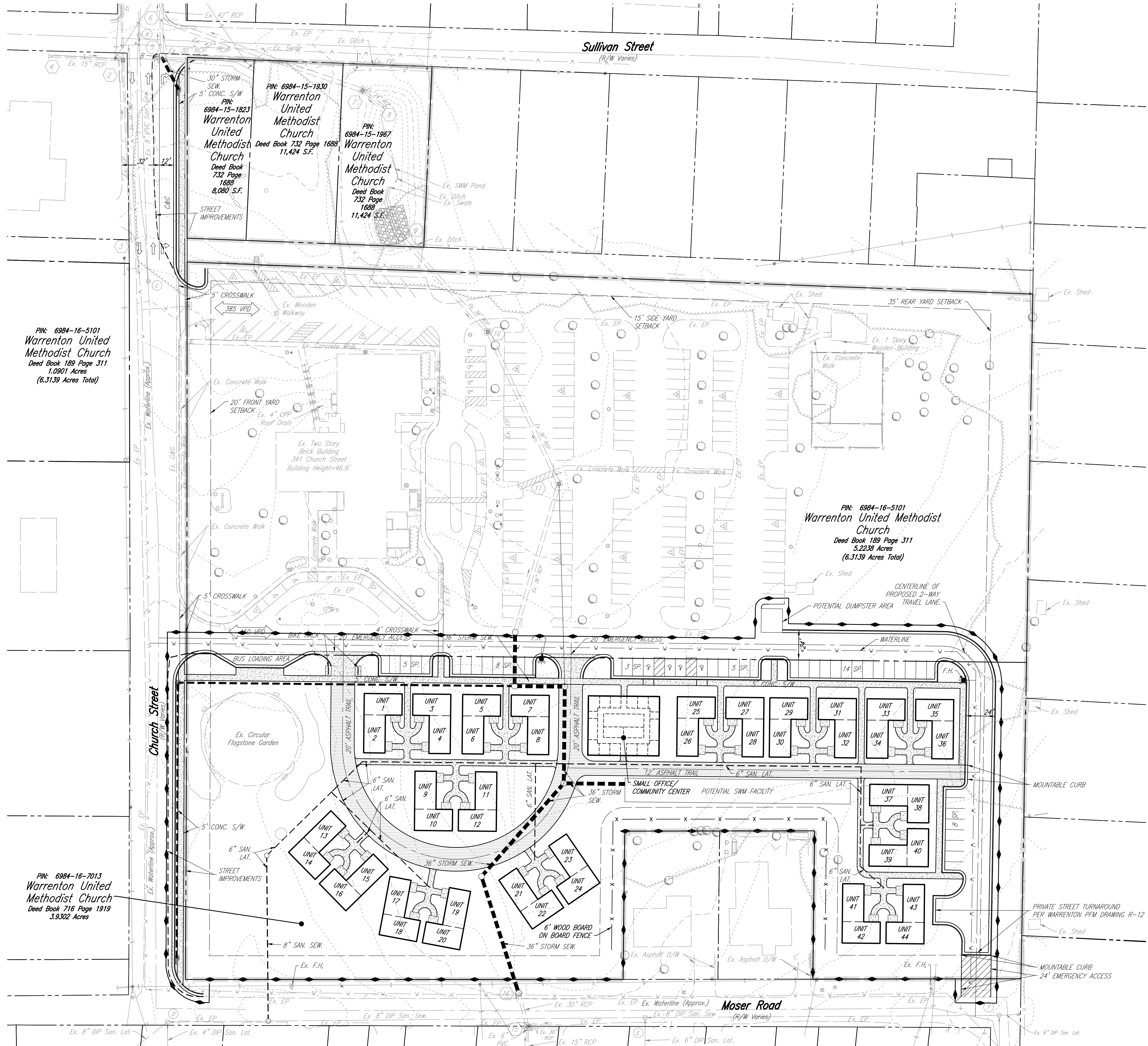
VCS NORTH 198.3

GRAPHIC SCALE



PIN: 6984-16-5101  
Warrenton United  
Methodist Church  
Deed Book 189 Page 311  
1.0901 Acres  
(6.3139 Acres Total)

PIN: 6984-16-7013  
Warrenton United  
Methodist Church  
Deed Book 716 Page 1919  
3.9302 Acres



Rinker Design Associates

11100 Endeavor Court, Suite 200, Manassas, VA 20109  
Telephone: (703) 368-7373 www.rdacivil.com

Engineering \* Surveying \* Transportation \* Environmental Services



REZONING CONCEPT PLAN

WARRENTON UNITED METHODIST  
CHURCH / HERO'S BRIDGE  
ZONING MAP AMENDMENT

REVISIONS:

PLAN DATE: SEPTEMBER 19, 2024  
DESIGN BY: AS  
CHECKED BY: JLK  
ARCHITECT: N/A  
JURISDICTIONAL PLAN NO. ZMA 2023-01  
RDA PLAN #: 21171-002  
SHEET NUMBER: 1 OF 2



LANDSCAPING TABULATIONS

INTERIOR PARKING LOT LANDSCAPING (MINIMUM REQUIREMENTS)  
REQUIRED (PLANTING) 1 TREE AND 3 SHRUBS FOR EVERY 8 SP.  
47 SP./8=6 TREES, 47 SP.\*3/8=18 SHRUBS  
PROVIDED (PLANTING) 6 TREES, 18 SHRUBS

BUFFER YARD LANDSCAPING (MINIMUM REQUIREMENTS)  
\*FROM SINGLE FAMILY DETACHED DWELLINGS:  
REQUIRED (PLANTING) A FENCE WITH MIN. 6" HEIGHT, WITH EVERGREEN TREES INTERSPERSED EVERY 25' ALONG THE SIDE OF THE WALL FACING THE RESIDENTIAL USE.  
310'/25'=13 TREES  
PROVIDED (PLANTING) 28 TREES, 37 SHRUBS

\*\*REAR BOUNDARY OF RESIDENTIAL USES FROM PUBLIC RIGHT-OF-WAYS:  
REQUIRED (PLANTING) DOUBLE, STAGGERED ROW OF EVERGREEN TREES PLANTED FIFTEEN FEET ON CENTER FORMING A DENSE, CONTINUOUS VISUAL SCREEN AT LEAST FEET IN HEIGHT WITHIN ONE YEAR OF PLANTING  
950'/15'x2=127 TREES  
PROVIDED (PLANTING) 127 TREES

OPEN SPACE (MINIMUM REQUIREMENTS)  
REQUIRED 25% (0.25\*9.8640 AC=2.4660 AC OR 107,420 SF)  
PROVIDED >25% (6.4125 AC ANTICIPATED AS SHOWN)

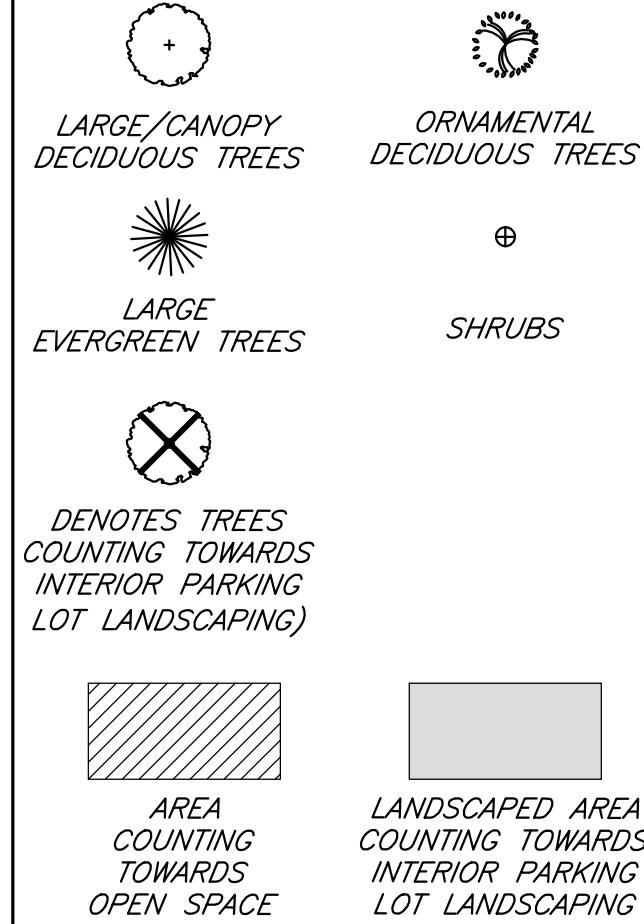
\* DURING THE SITE PLAN PROCESS EVERY EFFORT WILL BE MADE TO SAVE THE EXISTING TREES ADJACENT TO THE EXISTING HOMES. IF IT IS DETERMINED THAT THEY CANNOT BE SAVED THEN THE BUFFER SHALL BE PLANTED FULLY PER THIS LANDSCAPE PLAN. IF THE TREES CAN BE SAVED THEN IT IS ASSUMED THAT THE REQUIREMENTS FOR THE BUFFER CAN BE ALTERED THROUGH COORDINATION WITH THE TOWN REVIEWERS DURING THE FINAL SITE PLAN PROCESS.

\*\* THERE ARE PUBLIC STREET IMPROVEMENTS BEING PROPOSED WITH THIS APPLICATION; HOWEVER, IT WAS DETERMINED THAT THE STREET TREES REQUIREMENT PER TOWN OF WARRENTON ZONING ORDINANCE ARTICLE 8.5.1 WOULD BE SUPERSEDED BY MEETING THE REAR BOUNDARY OF RESIDENTIAL USES FROM RIGHT-OF-WAYS AND THEREFORE IS NOT REQUIRED.

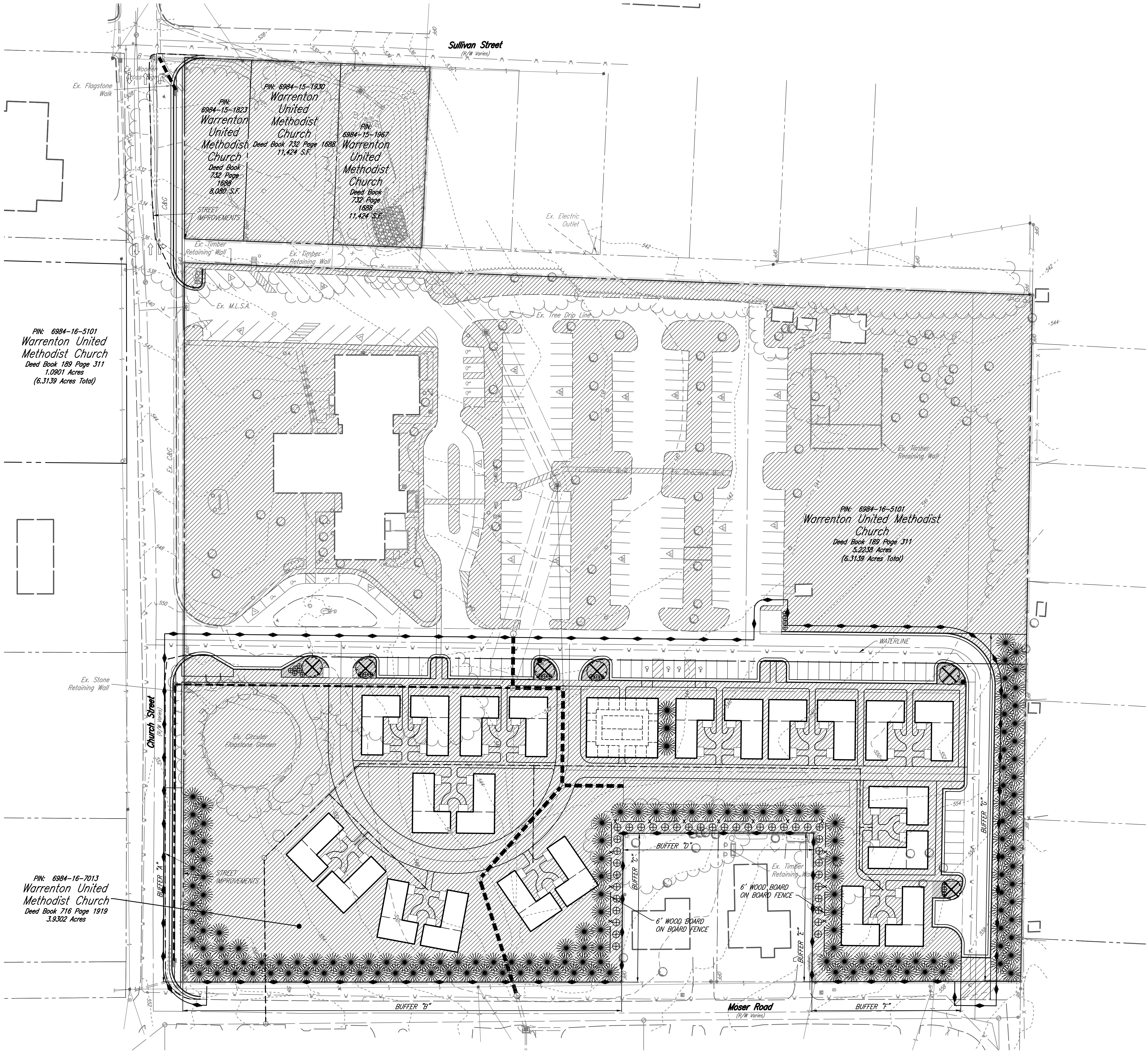
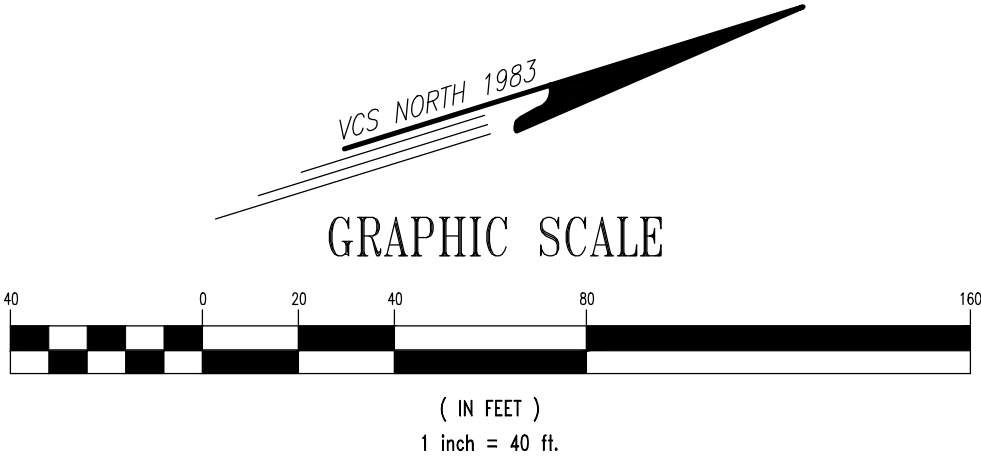
BUFFER AREA LEGEND

LABEL	TYPE	LENGTH	WIDTH
BUFFER "A"	REAR BOUNDARY OF RESIDENTIAL USES FROM PUBLIC RIGHT-OF-WAYS	164'	25' MIN.
BUFFER "B"	REAR BOUNDARY OF RESIDENTIAL USES FROM PUBLIC RIGHT-OF-WAYS	369'	25' MIN.
BUFFER "C"	FROM SINGLE-FAMILY DETACHED DWELLINGS	125'	15' MIN.
BUFFER "D"	FROM SINGLE-FAMILY DETACHED DWELLINGS	160'	15' MIN.
BUFFER "E"	FROM SINGLE-FAMILY DETACHED DWELLINGS	125'	15' MIN.
BUFFER "F"	REAR BOUNDARY OF RESIDENTIAL USES FROM PUBLIC RIGHT-OF-WAYS	125'	25' MIN.
*BUFFER "G"	FROM SINGLE-FAMILY DETACHED DWELLINGS	292'	15' MIN.

\*BUFFER G SHALL BE PLANTED PER THE "REAR BOUNDARY OF RESIDENTIAL USES FROM PUBLIC RIGHT-OF-WAYS" REQUIREMENT PER THIS APPLICATION.

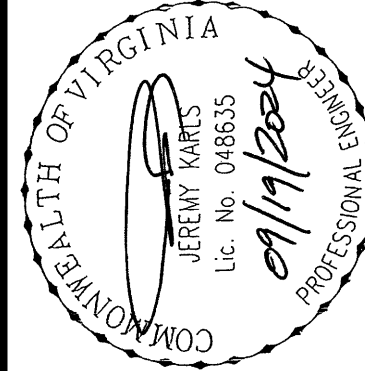


--- DENOTES ANTICIPATED LIMITS OF DISTURBANCE  
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LANDSCAPE CONCEPT PLAN

WARRENTON UNITED METHODIST CHURCH / HERO'S BRIDGE ZONING MAP AMENDMENT  
DISTRICT CENTER OF WARRENTON

REVISIONS:


PLAN DATE:	SEPTEMBER 19, 2024
DESIGN BY:	AS
CHECKED BY:	JLK
ARCHITECT:	N/A
JURISDICTIONAL PLAN NO. ZMA 2023-01	
RDA PLAN #: 21171-002	
SHEET NUMBER: 2 OF 2	



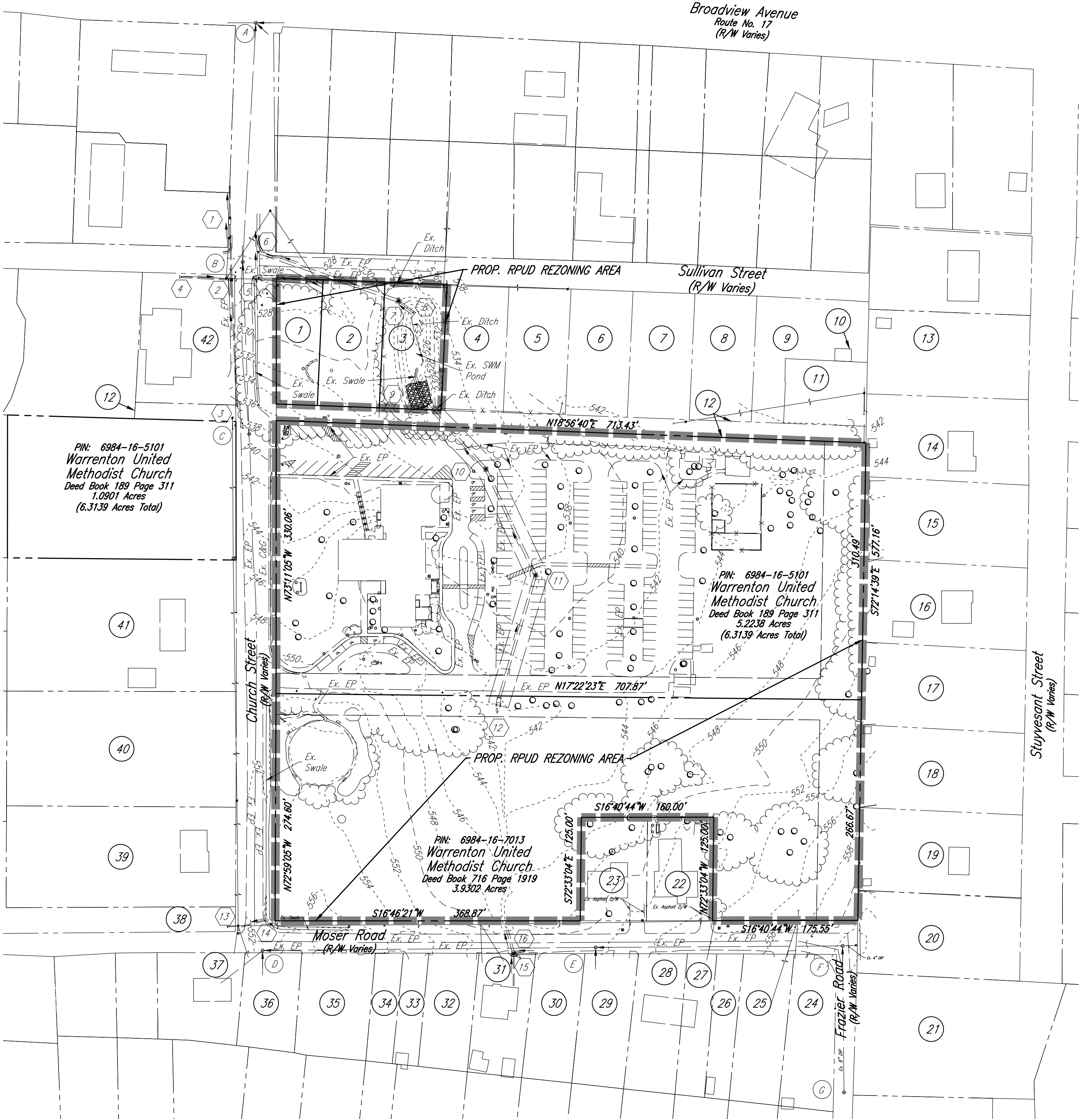
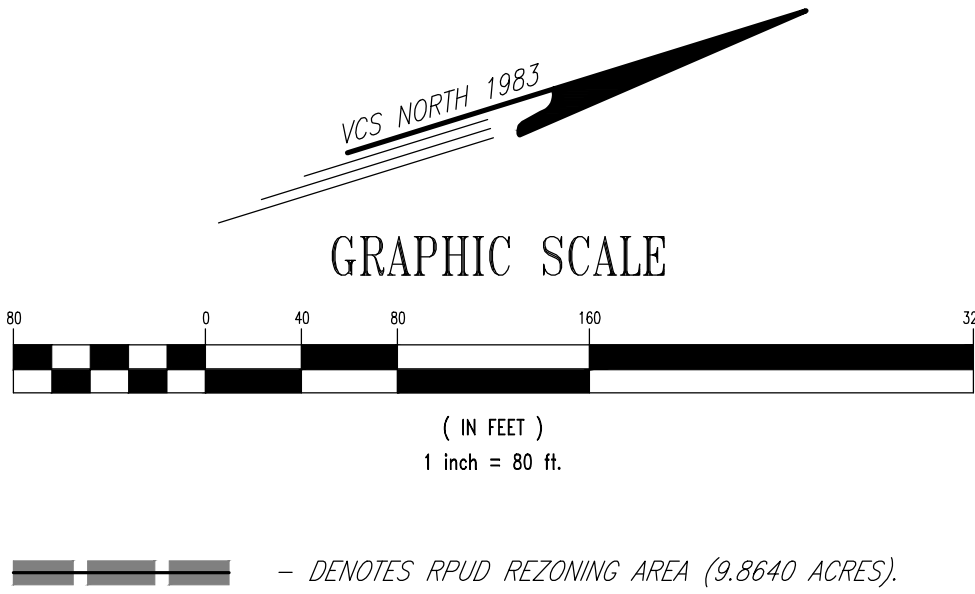
NOTES:

- 1. THE PARCEL IDENTIFICATION NUMBERS FOR THE PROPERTY SHOWN HEREON ARE 6984-16-5101 AND 6984-16-7013. THE PROPERTIES SHOWN HEREON ARE CURRENTLY ZONED R-10 AND ARE RECORDED IN IN THE FAUQUIER COUNTY DEED BOOK 189 PG. 311, AND BOOK 716 PG. 1919, RESPECTIVELY. THE PROPERTIES SHOWN HEREON ARE NOW IN THE NAME OF WARRENTON METHODIST CHURCH TEES AND WARRENTON UNITED METHODIST CHURCH, RESPECTIVELY, AS RECORDED AMONG THE LAND RECORDS OF FAUQUIER COUNTY, VIRGINIA.
- 2. BOUNDARY BASED ON A FIELD RUN SURVEY BY RDA, DATED JUNE 8, 2023.
- 3. THIS PLAN IS SUBJECT TO ANY DEEDS AND RESTRICTIONS OF RECORD.
- 4. CONTOUR INTERVAL 2 FEET, TAKEN FROM SURVEY BY RDA, DATED JUNE 8, 2023 AND IS BASED ON NAVD ZONING 1988 DATUM (NAVD88 1988 DATUM.)
- 5. ACCORDING TO THE DEEDS OF RECORD FOR THIS PROPERTY, THE TOWN'S PUBLISHED ZONING AND TOPOGRAPHY MAPS, AND FROM AN ON-SITE VISIT, NO DELINEATION OF ANY GRAVE, OBJECT, OR STRUCTURE MARKING A PLACE OF BURIAL WAS INDICATED ON-SITE.
- 6. NO WETLANDS, RPA, OR 100 YEAR FLOODPLAINS EXIST ON SITE.

ADJACENT OWNER INFORMATION							
SYMBOL	P.I.D.	OWNER	D.B./PG.	AREA (AC.)	EX. ZONE	EX. CLASS	HISTORIC BUILDING OR STRUCTURE
1	6984-15-1823	WARRENTON UNITED METHODIST CHURCH	732/1688	0.1855	RO	RELIGIOUS	NO
2	6984-15-1930	WARRENTON UNITED METHODIST CHURCH	732/1688	0.2623	RO	RELIGIOUS	NO
3	6984-15-1967	WARRENTON UNITED METHODIST CHURCH	732/1688	0.2623	RO	RELIGIOUS	NO
4	6984-16-1084	HELEN J. GRIMSLEY, TRUSTEE & JOSEPH O. GRIMSLEY, TRUSTEE	1435/1454	0.2623	RO	SINGLE FAMILY-URBAN	NO
5	6984-16-2102	HELEN J. GRIMSLEY, TRUSTEE & JOSEPH O. GRIMSLEY, TRUSTEE	1435/1454	0.2623	RO	SINGLE FAMILY-URBAN	NO
6	6984-16-2149	KENNETH W. DOWSON	953/1189	0.2627	C	COMMERCIAL & INDUSTRIAL	NO
7	6984-16-2267	KENNETH W. DOWSON	953/1189	0.2627	C	COMMERCIAL & INDUSTRIAL	NO
8	6984-16-3313	RELYANCE PROPERTIES, LLC.	1601/1481	0.2627	RO	COMMERCIAL & INDUSTRIAL	NO
9	6984-16-2482	RELYANCE PROPERTIES, LLC.	1601/1481	0.2928	RO	SINGLE FAMILY-URBAN	NO
10	6984-16-3427	COLUMBIA GAS OF VIRGINIA, INC.	204/526	0.0052	RO	INTERSTATE PIPELINE TRANKS. CO.	NO
11	6984-16-3465	TOWN OF WARRENTON	105/333	0.2660	RO	TOWN OF WARRENTON	NO
12	6984-16-3113	MALCOLM W. ALLS & PRISCILLA G. HOTTLE	1301/1492	0.4113	R-10	SINGLE FAMILY-URBAN	NO
13	6984-16-3568	WOODWARD ESTATE, LLC.	1332/2407	0.4588	R-10	SINGLE FAMILY-URBAN	NO
14	6984-16-4564	MELANIE J. REIL	755/982	0.4542	R-10	SINGLE FAMILY-URBAN	NO
15	6984-16-5551	JOLIE J. SMITH	1718/1717	0.4542	R-10	SINGLE FAMILY-URBAN	NO
16	6984-16-6468	STUYVESANT LLC.	1194/1626	0.4542	R-10	SINGLE FAMILY-URBAN	NO
17	6984-16-7459	MELISSA A. HUNT	1660/1651	0.4542	R-10	SINGLE FAMILY-URBAN	NO
18	6984-16-8433	GEORGE W. SOUTHARD	241/199 & 1691/1894	0.4500	R-10	SINGLE FAMILY-URBAN	NO
19	6984-16-9430	PATRICIA S. FRANSSELLA & PAUL FRANSSELLA SR.	1459/193	0.4521	R-10	SINGLE FAMILY-URBAN	NO
20	6984-26-0337	MICHAEL & TERRI CHURCH	1440/248	0.4600	R-10	SINGLE FAMILY-URBAN	NO
21	6984-26-1376	WILLIAM W. SANDERS, III	656/1505	0.7078	R-10	SINGLE FAMILY-URBAN	NO
22	6984-16-8079	JANET L. THOMPSON	1429/1757	0.2295	R-10	SINGLE FAMILY-URBAN	NO
23	6984-16-8042	JAMES & KATHLEEN CALDWELL	1569/511	0.2295	R-10	SINGLE FAMILY-URBAN	NO
24	6984-26-1109	MARGARET A. HODGE	1467/2163	0.2420	R-10	SINGLE FAMILY-URBAN	NO
25	6984-26-0174	GREGORY ALAN GEORGE	1488/550	0.2515	R-10	SINGLE FAMILY-URBAN	NO
26	6984-26-0141	GREGORY ALAN GEORGE	1488/550	0.1255	R-10	SINGLE FAMILY-URBAN	NO
27	6984-26-0047	OWEN V. CUMMINGS & MARY M. NEWMAN	1568/821	0.1300	R-10	SINGLE FAMILY-URBAN	NO
28	6984-26-0032	OWEN V. CUMMINGS & MARY M. NEWMAN	1568/821	0.2460	R-10	SINGLE FAMILY-URBAN	NO
29	6984-25-0916	AMANDA BERNADETTE HAMMACK TRUSTEE & STEPHEN LEE HAMMACK TRUSTEE	1742/667	0.2352	R-10	SINGLE FAMILY-URBAN	NO
30	6984-25-0900	CARRIE J. BANKS & PHILLIP BANKS	1423/1479	0.2126	R-10	SINGLE FAMILY-URBAN	NO
31	6984-15-9864	MATTHEW D. BIERLEIN	1694/1102	0.2150	R-10	SINGLE FAMILY-URBAN	NO
32	6984-15-9769	MARCIA P. SOUTHERN & MICHAEL L. SOUTHERN	1683/2354	0.1941	R-10	SINGLE FAMILY-URBAN	NO
33	6984-15-9734	MARCIA P. SOUTHERN & MICHAEL L. SOUTHERN	1683/2354	0.0980	R-10	SINGLE FAMILY-URBAN	NO
34	6984-15-9712	STEPHEN T. SHIPE & THOMAS M. SHIPE	282/2220	0.1002	R-10	SINGLE FAMILY-URBAN	NO
35	6984-15-9616	STEPHEN T. SHIPE & THOMAS M. SHIPE	282/2220	0.2549	R-10	SINGLE FAMILY-URBAN	NO
36	6984-15-8670	RIGOBERTO CASTANEDA & MARIA MEZA SANTOS	1657/1669	0.1876	R-10	SINGLE FAMILY-URBAN	NO
37	6984-15-8552	DARYLE W. HAWKINS & PEGGY SUE HAWKINS	1347/60	0.2539	R-10	SINGLE FAMILY-URBAN	NO
38	6984-15-6256	WILLIAM EDLOE SUDDUTH JR. REVOC. LVC. TRUST	253/1250	0.7400	R-10	SINGLE FAMILY-URBAN	NO
39	6984-15-6437	WILLIAM EDLOE SUDDUTH JR. REVOC. LVC. TRUST	253/1250	0.7800	R-10	SINGLE FAMILY-URBAN	NO
40	6984-15-5531	CHRISTOPHER KENNETH GATTI & NANCY HAINES GATTI	811/42	0.8081	R-10	SINGLE FAMILY-URBAN	NO
41	6984-15-3575	DONALD BROMLEY & MIYUKI SUMI MALONEY	1735/1555	1.0000	R-10	SINGLE FAMILY-URBAN	NO
42	6984-15-0772	360 CHURCH STREET LLC.	1301/2414	0.3900	RO	SINGLE FAMILY-URBAN	NO

Sanitary As-built			
From	To	Pipe Information	
B	A	289.6 ' - 8 "	PVC @ 2.22%
C	B	208.0 ' - 8 "	PVC @ 5.38%
E	D	402.6 ' - 8 "	DIP @ 0.47%
F	E	248.5 ' - 8 "	DIP @ 3.59%

Storm As-built			
From	To	Pipe Information	
2	1	74.4 ' - 15 "	RCP @ 5.99%
3	2	153.2 ' - 15 "	RCP @ 6.17%
4	2	63.0 ' - 15 "	RCP @ 0.78%
5	6	31.1 ' - 30 "	RCP @ 5.37%
7	6	179.5 ' - 42 "	RCP @ 1.12%
8	7	24.7 ' - 24 "	RCP @ 0.85%
10	9	104.9 ' - 36 "	RCP @ 2.07%
11	10	141.5 ' - 36 "	RCP @ 2.97%
12	11	154.8 ' - 36 "	RCP @ 4.88%
14	13	30.3 ' - 15 "	CMP @ 1.85%
15	16	29.1 ' - 30 "	RCP @ 0.79%



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EXISTING CONDITIONS PLAT

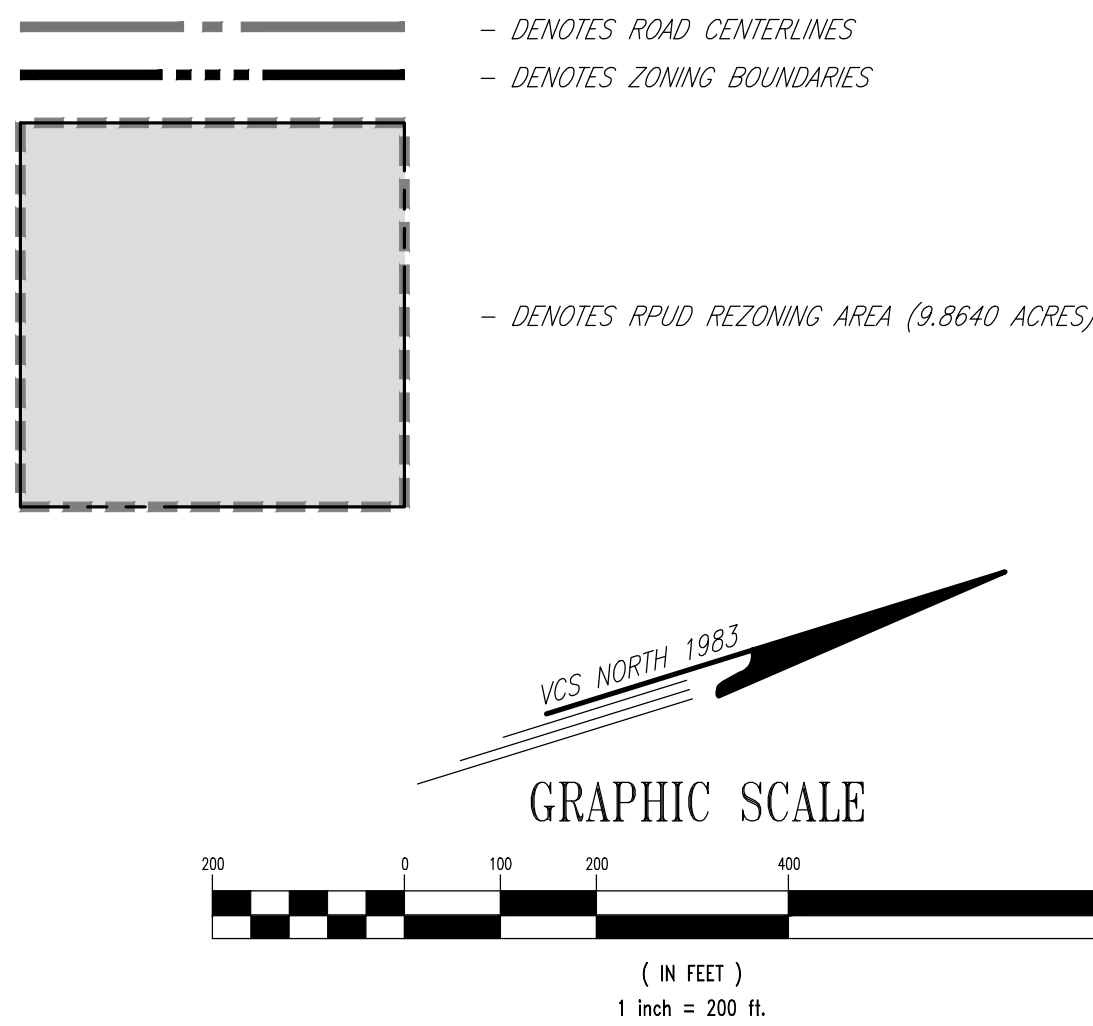
WARRENTON UNITED METHODIST CHURCH / HERO'S BRIDGE ZONING MAP AMENDMENT

REVISIONS:

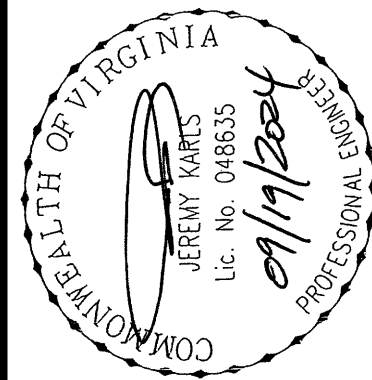
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DESIGN BY:	AS
CHECKED BY:	JLK
ARCHITECT:	N/A
JURISDICTIONAL PLAN NO.	ZMA 2023-01
RDA PLAN #:	21171-002
SHEET NUMBER:	EXH #1



VICINITY MAP  
SCALE: 1"=2,000'



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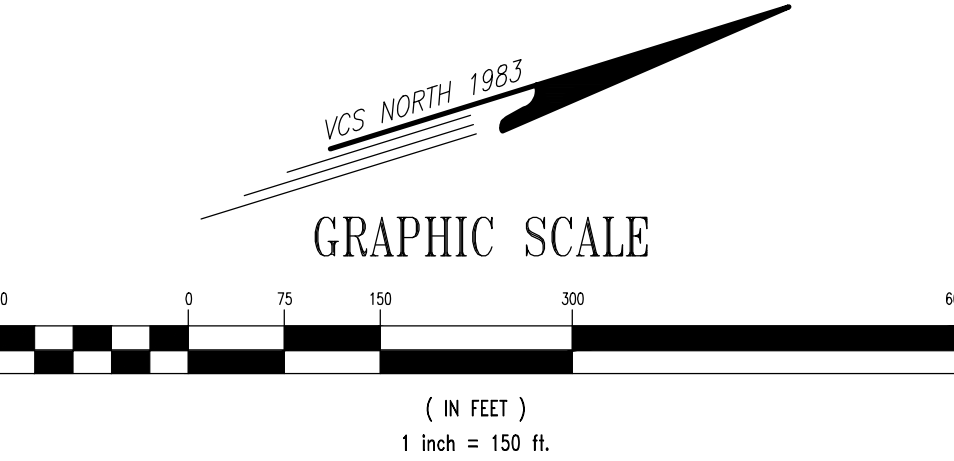
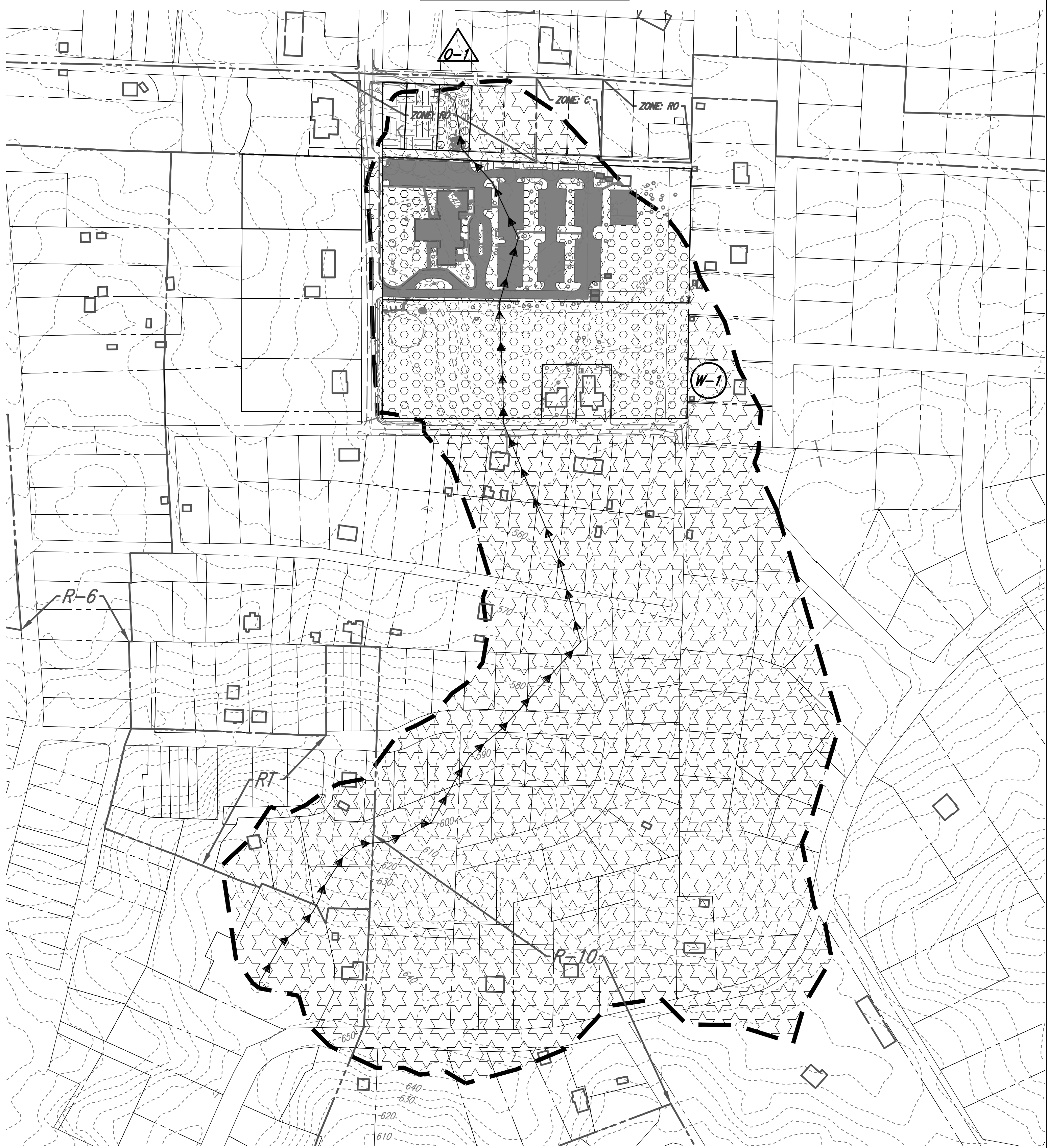
**ZONING PLAT**  
WARRENTON UNITED METHODIST  
CHURCH / HERO'S BRIDGE  
ZONING MAP AMENDMENT  
DISTRICT  
TOWN OF WARRENTON

REVISIONS:


PLAN DATE:	SEPTEMBER 19, 2024
DESIGN BY:	AS
CHECKED BY:	JLK
ARCHITECT:	N/A
JURISDICTIONAL PLAN NO.	ZMA 2023-01
RDA PLAN #:	21171-002
SHEET NUMBER:	EXH #2



PRE-DEVELOPMENT DRAINAGE MAP



**LEGEND**

DENOTES OUTFALL NUMBER

DENOTES OUTFALL WATERSHED DIVIDE

DENOTES WATERSHED NUMBER

DENOTES PROPOSED R-PUD AREA

DENOTES TOC FLOW LINE

**ON-SITE RUNOFF (IMPERVIOUS)**  
A = 2.40 AC  
C = 0.90

**ON-SITE RUNOFF (OPEN SPACE)**  
A = 6.45 AC  
C = 0.30

**ON-SITE RUNOFF (WOODS)**  
A = 0.55 AC  
C = 0.25

**OFF-SITE RUNOFF (RESIDENTIAL)**  
A = 35.85 AC  
C = 0.40

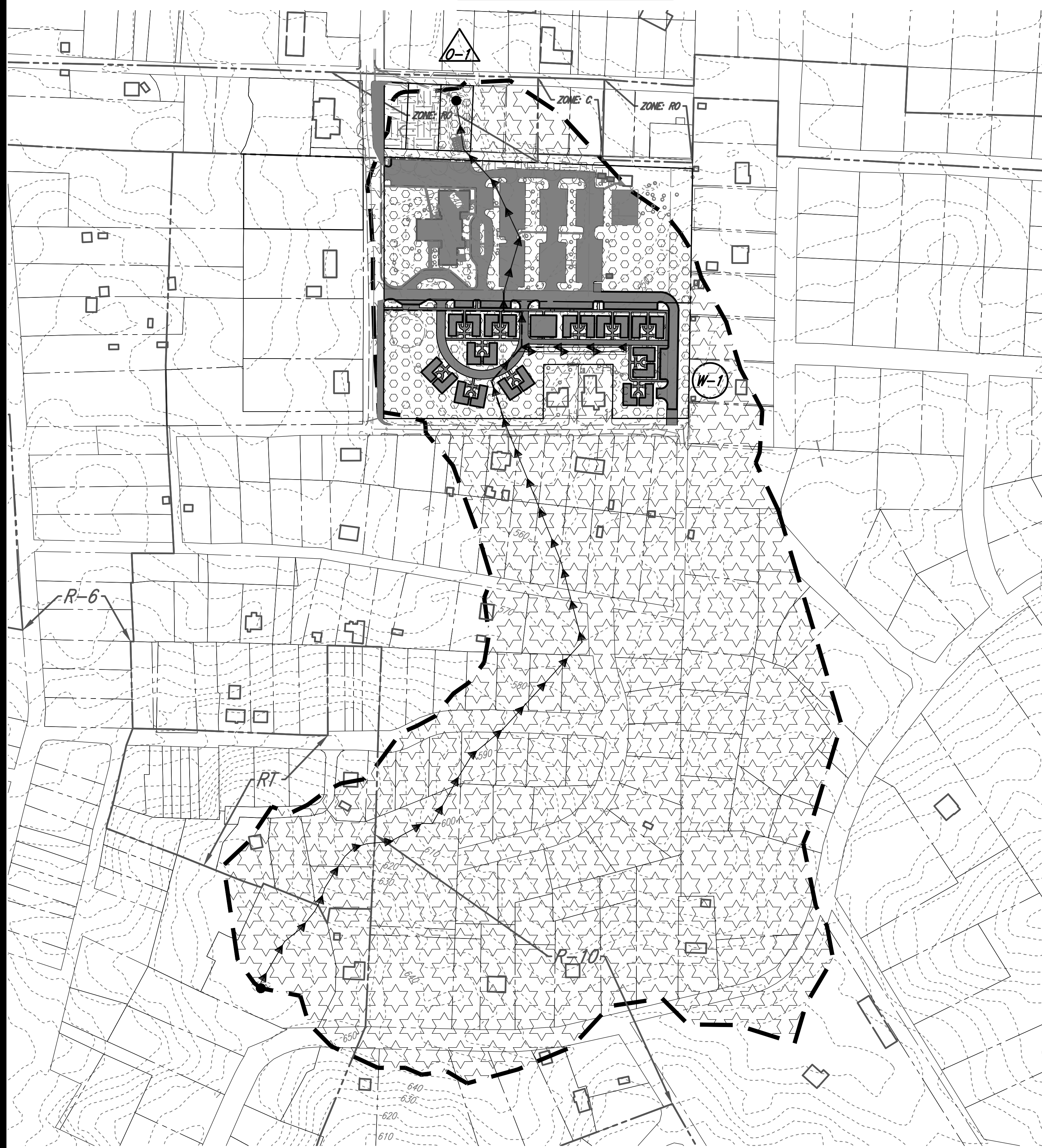
**PRE-DEVELOPMENT ON-SITE RUNOFF TO OUTFALL O-1**  
A = 9.40 AC  
C = 0.45  
TOC = 10 MIN.\*  
I = 5.30 IN/HR  
Q (10-YR) = 22.40 CFS

**PRE-DEVELOPMENT OFF-SITE RUNOFF TO OUTFALL O-1**  
A = 35.85 AC  
C = 0.40  
TOC = 10 MIN.\*  
I = 5.30 IN/HR  
Q (10-YR) = 76.00 CFS

\*TOC DETERMINED USING VDOT DRAINAGE MANUAL APPENDIX 6D-5 WITH A HEIGHT OF 130' AND A MAXIMUM LENGTH OF TRAVEL OF 2,500 FT.

NOTE: DRAINAGE AREA IS DELINEATED USING AVAILABLE INFORMATION FROM TOWN OF WARRENTON GIS

POST-DEVELOPMENT DRAINAGE MAP



**LEGEND**

DENOTES OUTFALL NUMBER

DENOTES OUTFALL WATERSHED DIVIDE

DENOTES WATERSHED NUMBER

DENOTES PROPOSED R-PUD AREA

DENOTES TOC FLOW LINE

**ON-SITE RUNOFF (IMPERVIOUS)**  
A = 4.40 AC  
C = 0.90

**ON-SITE RUNOFF (OPEN SPACE)**  
A = 4.45 AC  
C = 0.35

**ON-SITE RUNOFF (WOODS)**  
A = 0.55 AC  
C = 0.25

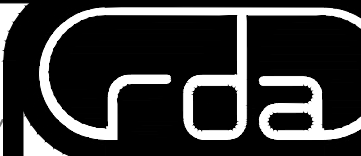
**OFF-SITE RUNOFF (RESIDENTIAL)**  
A = 35.85 AC  
C = 0.40

**POST-DEVELOPMENT ON-SITE RUNOFF TO OUTFALL O-1**  
A = 9.40 AC  
C = 0.60  
TOC = 10 MIN.\*  
I = 5.30 IN/HR  
Q (10-YR) = 29.90 CFS

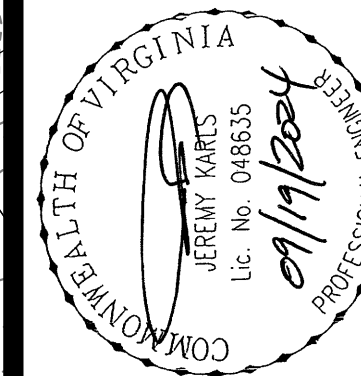
**POST-DEVELOPMENT OFF-SITE RUNOFF TO OUTFALL O-1**  
A = 35.85 AC  
C = 0.40  
TOC = 10 MIN.\*  
I = 5.30 IN/HR  
Q (10-YR) = 76.00 CFS

\*TOC DETERMINED USING VDOT DRAINAGE MANUAL APPENDIX 6D-5 WITH A HEIGHT OF 130' AND A MAXIMUM LENGTH OF TRAVEL OF 2,500 FT.

NOTE: DRAINAGE AREA IS DELINEATED USING AVAILABLE INFORMATION FROM TOWN OF WARRENTON GIS



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**PRE & POST CONCEPT DEVELOPMENT DRAINAGE MAP**  
WARRENTON UNITED METHODIST CHURCH / HERO'S BRIDGE ZONING MAP AMENDMENT  
CENTRAL DISTRICT  
TOWN OF WARRENTON

REVISIONS:

PLAN DATE: SEPTEMBER 19, 2024  
DESIGN BY: AS  
CHECKED BY: JLK  
ARCHITECT: N/A  
JURISDICTIONAL PLAN NO. ZMA 2023-01  
RDA PLAN #: 21171-002  
SHEET NUMBER: C.03





**WARRENTON UMC**  
**PROPOSED HOUSING ELEVATION**  
MARCH 16, 2023



131 South Loudoun Street Winchester, VA 22601  
Phone: (540) 722-7247; Fax: (540) 722-7248  
architect@1designconcepts.com

Item 2.



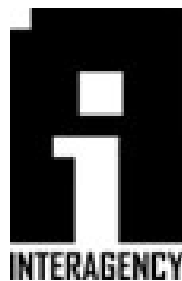
## WARRENTON UNITED METHODIST CHURCH

### WATERS OF THE U.S. (WOTUS) AND WETLAND DELINEATION REPORT

APRIL 29, 2024



PREPARED BY:



INTERAGENCY, INC.  
80 M ST., SE, SUITE 100  
WASHINGTON, DC 20003

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  - c. North Carolina NCDWQ Methodology
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## LIST OF ACRONYMS

17B	Middleburg Loam
AOI	Area of Interest
APT	Antecedent Precipitation Tool
CWA	Clean Water Act
DEQ	Department of Environmental Quality
DPWES	Department of Public Works and Environmental Services
EPA	Environmental Protection Agency
FEMA	Federal Emergency Management Agency
FGDC	Federal Geographic Data Committee
GPS	Global Positioning System
IA	InterAgency, Inc.
NAIP	National Agriculture Imagery Program
NCDWQ	North Carolina Division of Water Quality
NRCS	National Resources Conservation Service
NWI	National Wetland Inventory
NWS	National Weather Service
OHWM	Ordinary High-Water Mark
PWD	Professional Wetland Delineator
PWS	Professional Wetland Scientist
R4	Intermittent Stream Channel
SSWD	State Surface Water Determination
USACE	U.S. Army Corps of Engineers
USFWS	U.S. Fish and Wildlife Service
USDA	U.S. Department of Agriculture
USGS	U.S. Geological Survey
VSWD	Virginia State Waters Delineator
WetCAT	Wetland Condition Assessment Tool
WOTUS	Waters of the U.S.

## 1.0 INTRODUCTION

InterAgency, Inc. (IA) performed a wetland and waters of the U.S. (WOTUS) delineation within the Warrenton United Methodist Church (WUMC) study area to document current site conditions. As noted below, an unnamed intermittent tributary conveying stormwater within a manmade stormwater swale was documented within the study area.

The approximately 11-acre study area is located within the Town of Warrenton, Virginia and can be accessed from Church Street along the southern boundary. A vicinity map is included as [Exhibit 1](#). The centroid of the study area is located at approximately 38.7201 N, -77.8038 W and is included within the Warrenton, Virginia U.S. Geological Survey (USGS) Quadrangle Map ([Exhibit 2](#)).

The study area comprises the WUMC church and parking lot surrounded by a maintained lawn and forested cover. The natural slight topography has been altered by development activities in the past. A summer natural color image from the National Agriculture Imagery Program (NAIP) is included within [Exhibit 3](#).

## 2.0 METHODOLOGY

The wetland delineation field work was conducted by Lauren Conner, PWS, PWD, VSWD<sup>1</sup>. Methodology and data review notes are outlined below in support of this study.

### 2.1 DATABASE REVIEW

Prior to conducting field work, IA conducted database reviews to determine the existing documented resources within the study area. The U.S. Fish and Wildlife Service (USFWS) National Wetland Inventory (NWI) database ([Exhibit 4](#)) was reviewed to determine if any wetland or stream features have been documented within the study area. As noted in this exhibit, no wetland or stream features have been documented on or within 100-feet of the study area.

U.S. Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) ([Exhibit 5](#)) data was reviewed to determine the soil characteristics within the study area. The central portion of the Area of Interest (AOI) developed on the NRCS database is mapped as Middleburg loam (17B), a mapped hydric soil. The remaining soils mapped within the NRCS AOI are mapped as nonhydric.

The study area is located within the Great Run - Rappahannock River watershed. The Federal Emergency Management Association (FEMA) National Flood Hazard Layer FIRMette panel 51061C0306C (Effective 2/6/2008) ([Exhibit 6](#)) documents that the majority of the study area is located within Zone X: Area of Minimal Flood Hazard.

<sup>1</sup> Certified Professional Wetland Scientist (PWS #2766) through the Society of Wetland Scientists, licensed Professional Wetland Delineator (PWD #3402-000155) through the Virginia Department of Professional and Occupational Regulation and Virginia State Waters Delineator (VSWD #0045), Virginia Department of Environmental Quality (DEQ).

However, one swale within the central portion of the study area is documented as an area of 0.2% Annual Chance of Flood.

In preparation for field work, the Virginia Department of Environmental Quality (DEQ) Wetland Condition Assessment Tool (WetCAT) database ([Exhibit 7](#)) was reviewed for documented features and watershed data surrounding the study area. No stream or wetland features have been mapped within the study area by DEQ.

## 2.2 FIELD METHODS

This delineation was performed in accordance with the U.S. Army Corps of Engineers (USACE) 1987 Corps of Engineers Wetlands Delineation Manual – Technical Report 87-1 (USACE, 1987) and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Atlantic and Gulf Coastal Plain Region (Version 2.0) (USACE, 2012). In addition, this wetland delineation was performed in compliance with the Federal Geographic Data Committee (FGDC) Wetlands Classification Standard (FGDC, 2013) and the Virginia DEQ State Surface Waters Determination (SSWD) guidance. Wetlands are classified as features that meet the wetland hydrology, hydrophytic vegetation, and hydric soil parameters outlined by the USACE and DEQ in the above-mentioned guidance.

Field work was performed on April 20, 2024 to document current site conditions. As the study area is approximately eleven acres, transects were developed to verify that the site was thoroughly searched for wetlands and other WOTUS. Jurisdictional features were flagged with vinyl pink-glo flagging and were subsequently located via Global Positioning System (GPS) methods in the field on April 20, 2024.

IA reviewed observed weather data from the National Weather Service (NWS) prior to field work to review current hydrologic conditions. Precipitation and temperature data were reviewed for two weeks prior to field work, as noted in [Table 1](#) below.

**Table 1. National Weather Service Observed Weather Data**

Month	Day	Temperature (°F)			Precipitation (Inches)
		Maximum	Minimum	Average	
4	6	57	38	47.5	0.00
	7	65	34	49.5	0.00
	8	75	35	55.0	0.00
	9	80	49	64.5	0.00
	10	80	61	70.5	Trace
	11	71	64	67.5	0.05
	12	67	57	62.0	0.10
	13	67	46	56.5	Trace
	14	84	42	63.0	0.00
	15	85	25	71.5	Trace
	16	78	48	63.0	0.00
	17	74	59	66.5	Trace
	18	79	53	66.0	Trace
	19	57	53	55.0	0.01

Source: National Weather Service (<https://www.weather.gov/wrh/Climate?wfo=lmx>)

IA reviewed the Antecedent Precipitation Tool (APT) developed by the U.S. Environmental Protection Agency (EPA) and the USACE was utilized to determine whether field data was collected during normal climatic conditions (Exhibit 8). This tool calculates precipitation normalcy data and documents patterns from a 30-year record. The observed conditions and analysis of precipitation data documents that the delineation field work was conducted under a mild drought.

Study area photographs are included within Exhibit 9. Wetland delineation data points (Exhibit 10) were conducted utilizing the USACE Eastern Mountains and Piedmont Region Automated Wetland Determination Data Sheet (version 2.0) and reference the current 2020 National Wetland Plant List, version 3.5, to document the indicator status of individual plant species. In accordance with the USACE guidance, the vegetative sampling plot consists of a 30' radius for the tree and woody vine strata, a 15' radius for the sapling/shrub stratum and a 5' radius for the herbaceous stratum. Primary and secondary wetland hydrology indicators were accessed at the data point location. A soil profile was classified to a depth of 18" denoting the soil matrix and presence or absence of redoximorphic features.

Assessments of the delineated stream channel and swales were conducted in the field to determine the flow regime within each reach. Methodologies utilized for these assessments were the DEQ Stream Identification Field Data Form (Exhibit 11A), the Fairfax County Department of Public Works and Environmental Services (DPWES) Perennial Stream Field Identification Protocol (Exhibit 11B), and the North Carolina Division of Water Quality (NCDWQ) Methodology for Identification of Intermittent and

Perennial Streams and Their Origins (Exhibit 11C), Version 4.11, effective September 1, 2010.

These assessments are based on hydrological, physical and biological characteristics within a stream channel. The Fairfax County DPWES protocol is utilized to determine if a stream channel is perennial or intermittent based on the overall score along with supporting information. Per this protocol, a perennial stream channel is defined as a 'body of water flowing in a natural or man-made channel year-round, except during periods of drought.' In addition, an intermittent stream channel is defined as a 'body of water flowing in a natural or man-made channel that contains water for only part of the year.' Based on the Fairfax County DPWES protocol, a stream channel is perennial if the overall score is greater than or equal to 25 points (FC DPWES, 2003).

The NCDWQ methodology was developed to identify ephemeral, intermittent and perennial stream channel using geomorphic, hydrologic and biological characteristics. Based on this methodology, an ephemeral stream channel is 'a feature that carries only stormwater in direct response to precipitation with water flowing only during and shortly after large precipitation events.' This stream classification 'lacks the biological, hydrological, and physical characteristics commonly associated with the continuous or intermittent conveyance of water' (NCDWQ, 2010). Based on the NCDWQ methodology, a stream channel is at least intermittent if the overall score is greater than or equal to 19 points and perennial if the score is over 30 points.

### 3.0 RESULTS

One intermittent stream channel located within a manmade stormwater swale and retention feature was located within the study area. This feature, as well as study area photographs and data point locations, is depicted within the Wetlands and WOTUS Delineation Map (Exhibit 12). Feature-specific descriptions are included in Table 2 and in the narrative below.

**Table 2. Summary of Wetlands and WOTUS Within Study Area**

WARRENTON UMC							
SUMMARY OF WETLANDS AND WOTUS WITHIN STUDY AREA							
Water ID	Latitude	Longitude	Cowardin Class	Stream (Linear Feet)	Area (Square Feet)	Area (Acres)	Class of Aquatic Resource (Tidal/Non-tidal, Section 10/404, etc.
S-1	38.71970	-77.80290	R4	272	973	0.02	Non-tidal, Section 401
S-2	38.71990	-77.80530	R4	120	202	<0.01	Non-tidal, Section 401
<b>TOTAL</b>				392	1,175	0.03	

- Feature S-1: This feature is located in the eastern portion of the study area and is located within a manmade stormwater swale constructed during the development of the property (Exhibit #9, Photos 5-8). This feature exhibits a discontinuous ordinary

high-water mark (OHWM) and was identified as a stream channel utilizing the DEQ Stream Identification Field Data Form. An assessment utilizing the Fairfax County DPWES and NCDWQ protocols identified the stream as intermittent, with scores of 9 and 16.5, respectively.

A wetland delineation data point (Exhibit #10, Data Point #1) was conducted to document the conditions at the downslope end of this feature where an OHWM is absent. As noted within this data point, hydric soil and wetland hydrology parameters were satisfied at this location. However, the feature lacks hydrophytic vegetation. Therefore, this feature was classified as an intermittent (R4) stream channel.

- Feature S-2: This feature, located within a stormwater retention basin, was determined to be an R4 stream channel. Due to obstruction by a security fence, the approximate limit of the stream channel within the retention basin is depicted on the Wetland and WOTUS Delineation Map (Exhibit #12).

Several upland swales are located within and immediately adjacent to the study area. These topographic features lack hydric soils and a continuous OHWM. These features are noted on the Wetland and WOTUS Delineation Map and shown in the Study Area Photographs (Exhibit 9).

As previously noted, these stormwater conveyance and retention features were constructed at the time of site development. The intermittent stream channel developed within these manmade features.

#### 4.0 CONCLUSION

IA conducted a wetland delineation within the WUMC study area in the Town of Warrenton Virginia. Upon completion of the field work, an unnamed R4 stream channel located within manmade stormwater features was delineated within the study area. Offsite stormwater pipes and collected surface runoff provides the hydrologic input for this R4 stream channel. As described in detail above, a total of 392 linear feet (LF), 1,175 square feet (SF) and 0.03 acre (AC) of R4 stream channel is located within the study area.

This wetland delineation was completed pursuant to guidance issued by the USACE, FGDC, and DEQ. Per the United States Supreme Court *Sackett v. Environmental Protection Agency* (*Sackett*) decision in May 2023, the definition of WOTUS has been revised. The Supreme Court determined that federal jurisdiction of features under the Clean Water Act (CWA) “extends only to those wetlands with a continuous surface connection to bodies that are waters of the United States in their own right, such that they are indistinguishable from those waters.”

Based on IA’s best professional judgement and the guidance noted above, it is anticipated that the R4 stream channel within the WUMC study area is jurisdictional to DEQ only as it lacks a continuous surface connection to bodies of water that can be classified as WOTUS under the *Sackett* Decision. Coordination with the USACE and DEQ to confirm each agency’s determination on the jurisdiction of these features is strongly advised.



This study documents current field conditions as of April 2024 and available agency database information at the time of the study. Such information and field conditions may be subject to change in the future. Pursuant to DEQ guidance, this study has been conducted by a certified PWD and VSWD.

*I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.*

Professional Name: Lauren Conner

Certification No.: VSWD No. 0045

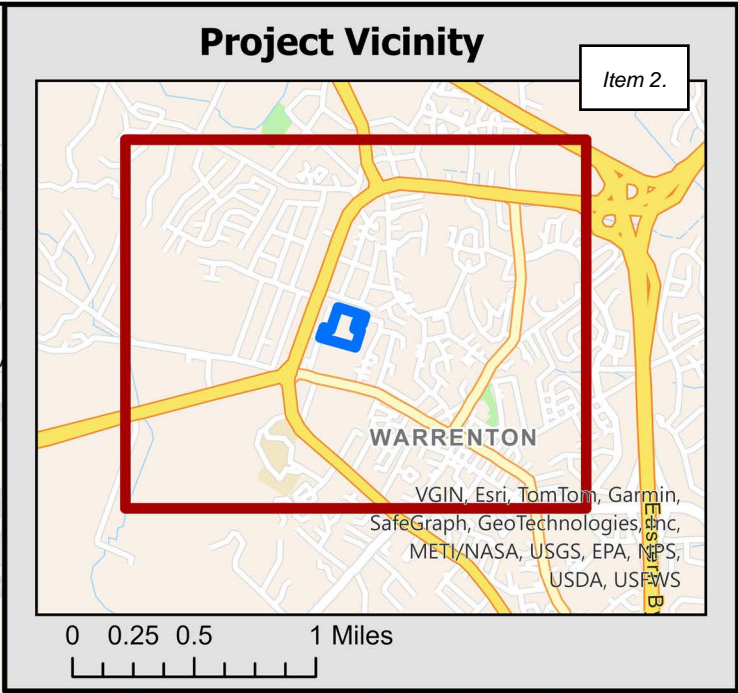
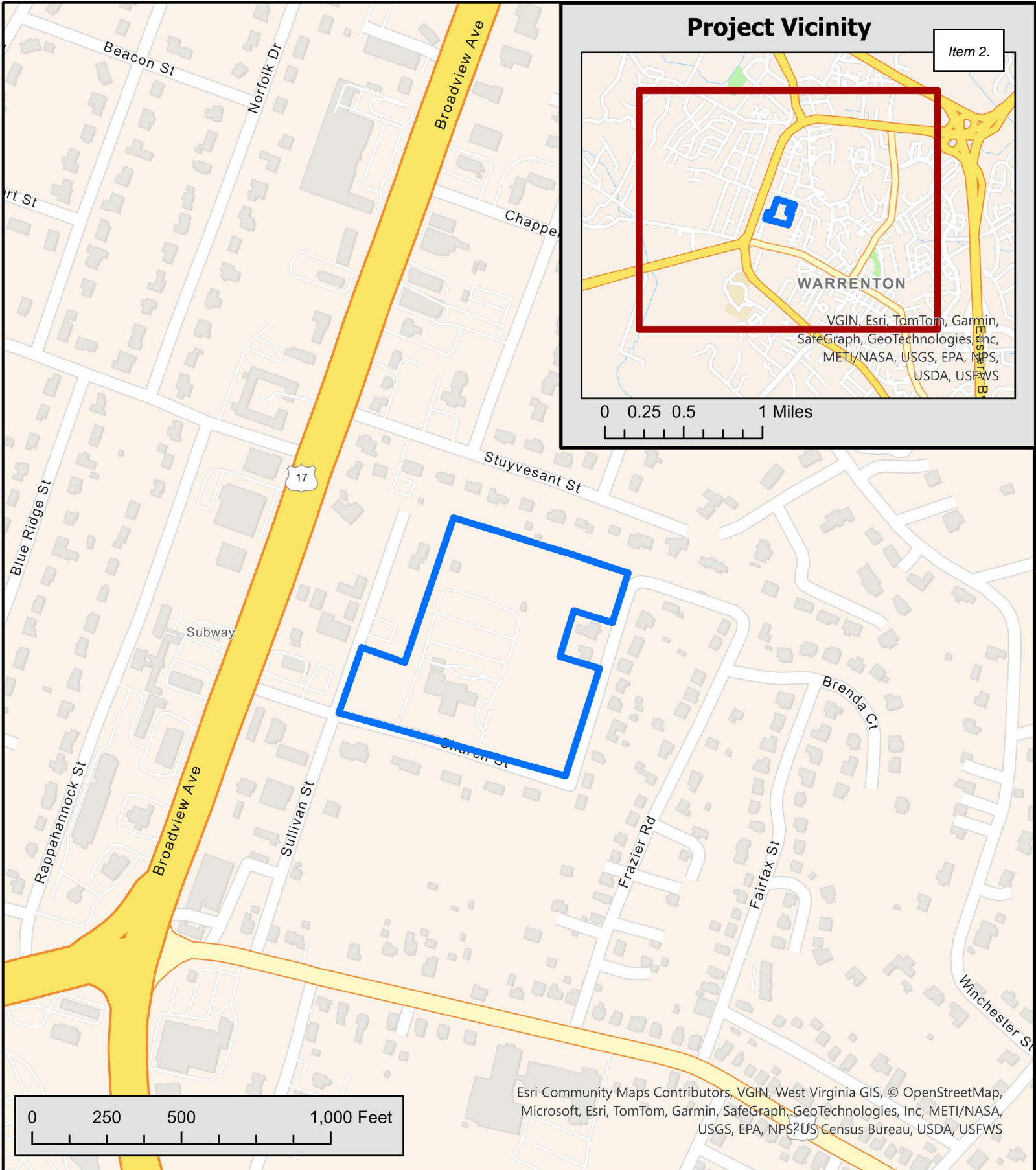
Signature:

Lauren L. Conner

Date: April 29, 2024

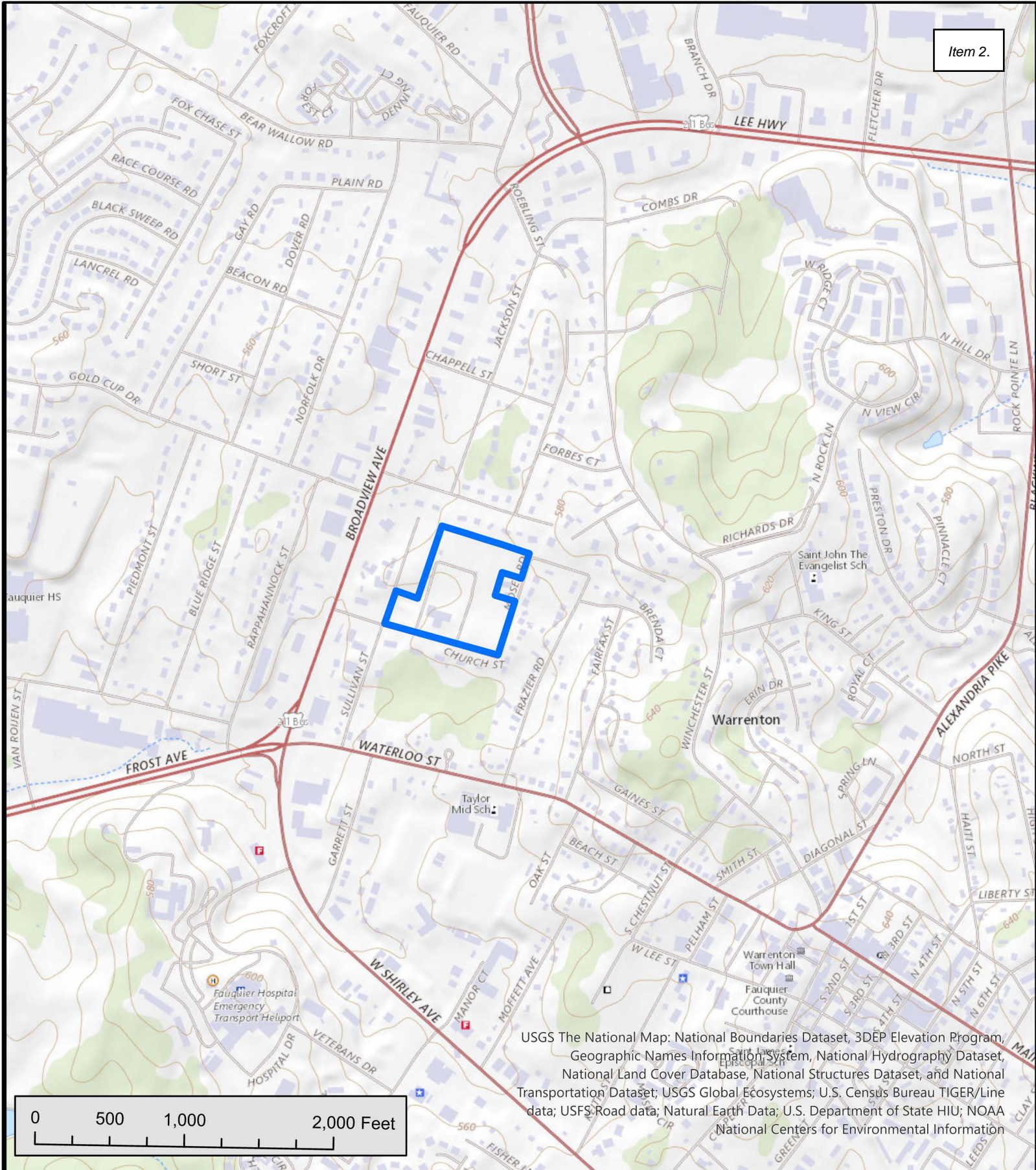
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	<p>N</p>	<p><b>Warrenton UMC</b></p> <p><b>Exhibit #1:</b> <b>Vicinity Map</b></p> <p>Latitude: 38.7201 Longitude: -77.8038 LRR P; MLRA 138</p>	<p><b>Legend</b></p> <ul style="list-style-type: none"> <li>Vicinity</li> <li>Study Area</li> </ul> <p>79</p>
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**Warrenton UMC**  
Exhibit #2:  
USGS Topographic Map  
Warrenton, Virginia

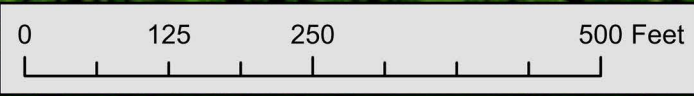
**Legend**

Study Area






Source: Esri, USDA FSA, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, Esri Community Maps Contributors, VGIN, West Virginia GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, MET/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS



**Warrenton UMC**  
**Exhibit #3:**  
**NAIP Aerial Imagery Map**

**Legend**

 Study Area




81





April 20, 2024

**Wetlands**

- |  |   |  |
|--|---|--|
|  Estuarine and Marine Deepwater |  Freshwater Emergent Wetland       |  Lake     |
|  Estuarine and Marine Wetland   |  Freshwater Forested/Shrub Wetland |  Other    |
|  |  Freshwater Pond                   |  Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.





United States  
Department of  
Agriculture

**NRCS**

Natural  
Resources  
Conservation  
Service

A product of the National  
Cooperative Soil Survey,  
a joint effort of the United  
States Department of  
Agriculture and other  
Federal agencies, State  
agencies including the  
Agricultural Experiment  
Stations, and local  
participants

Item 2.

# Custom Soil Resource Report for **Fauquier County, Virginia**

## Study Area



# Preface

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Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist ([http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2\\_053951](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951)).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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# How Soil Surveys Are Made

---

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

# Soil Map


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The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.


Custom Soil Resource Report  
Soil Map


Item 2.





**MAP LEGEND****Area of Interest (AOI)**
 Area of Interest (AOI)
**Soils**
 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points
**Special Point Features**
 Blowout

 Borrow Pit


 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop


 Saline Spot

 Sandy Spot

 Severely Eroded Spot


 Sinkhole


 Slide or Slip


 Sodic Spot




 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot



 Other

 Special Line Features
**Water Features**
 Streams and Canals
**Transportation**
 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads
**Background**
 Aerial Photography
**MAP INFORMATION**

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Fauquier County, Virginia  
Survey Area Data: Version 19, Aug 25, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 13, 2022—Oct 6, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.



## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
17B	Middleburg loam, 2 to 7 percent slopes, frequently flooded	4.3	40.6%
45B	Fauquier silt loam, 2 to 7 percent slopes	6.3	59.4%
<b>Totals for Area of Interest</b>		<b>10.7</b>	<b>100.0%</b>

## Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

## Fauquier County, Virginia

### 17B—Middleburg loam, 2 to 7 percent slopes, frequently flooded

#### Map Unit Setting

*National map unit symbol:* 21m5c

*Elevation:* 160 to 1,510 feet

*Mean annual precipitation:* 34 to 46 inches

*Mean annual air temperature:* 43 to 66 degrees F

*Frost-free period:* 174 to 211 days

*Farmland classification:* Prime farmland if protected from flooding or not frequently flooded during the growing season

#### Map Unit Composition

*Middleburg and similar soils:* 85 percent

*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Middleburg

##### Setting

*Landform:* Drainageways

*Landform position (two-dimensional):* Toeslope

*Landform position (three-dimensional):* Base slope

*Down-slope shape:* Linear

*Across-slope shape:* Convex

*Parent material:* Alluvium derived from igneous and metamorphic rock and/or colluvium derived from igneous and metamorphic rock

##### Typical profile

*H1 - 0 to 9 inches:* loam

*H2 - 9 to 48 inches:* silty clay loam

*H3 - 48 to 61 inches:* silt loam

##### Properties and qualities

*Slope:* 2 to 7 percent

*Depth to restrictive feature:* More than 80 inches

*Drainage class:* Well drained

*Runoff class:* Low

*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high (0.57 to 5.95 in/hr)

*Depth to water table:* More than 80 inches

*Frequency of flooding:* Frequent

*Frequency of ponding:* None

*Available water supply, 0 to 60 inches:* High (about 10.0 inches)

##### Interpretive groups

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 2w

*Hydrologic Soil Group:* A

*Ecological site:* F148XY027PA - Moist, Piedmont - felsic, Riparian Zone, Ecotonal Meadow-Shrub-Forest

*Hydric soil rating:* No

## 45B—Fauquier silt loam, 2 to 7 percent slopes

### Map Unit Setting

*National map unit symbol:* 21m76  
*Elevation:* 310 to 1,200 feet  
*Mean annual precipitation:* 34 to 46 inches  
*Mean annual air temperature:* 43 to 66 degrees F  
*Frost-free period:* 174 to 211 days  
*Farmland classification:* All areas are prime farmland

### Map Unit Composition

*Fauquier and similar soils:* 85 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

### Description of Fauquier

#### Setting

*Landform:* Interfluves  
*Landform position (two-dimensional):* Summit, shoulder  
*Landform position (three-dimensional):* Interfluve  
*Down-slope shape:* Linear  
*Across-slope shape:* Convex  
*Parent material:* Residuum weathered from greenstone

#### Typical profile

*H1 - 0 to 6 inches:* silt loam  
*H2 - 6 to 36 inches:* clay  
*H3 - 36 to 60 inches:* silt loam

#### Properties and qualities

*Slope:* 2 to 7 percent  
*Depth to restrictive feature:* More than 80 inches  
*Drainage class:* Well drained  
*Runoff class:* Low  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high  
 (0.57 to 1.98 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Available water supply, 0 to 60 inches:* High (about 9.2 inches)

#### Interpretive groups

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 2e  
*Hydrologic Soil Group:* B  
*Ecological site:* F148XY026PA - Moist, High Base-Saturation, Upland, Mixed Oak  
 - Hickory - Conifer Forest  
*Hydric soil rating:* No



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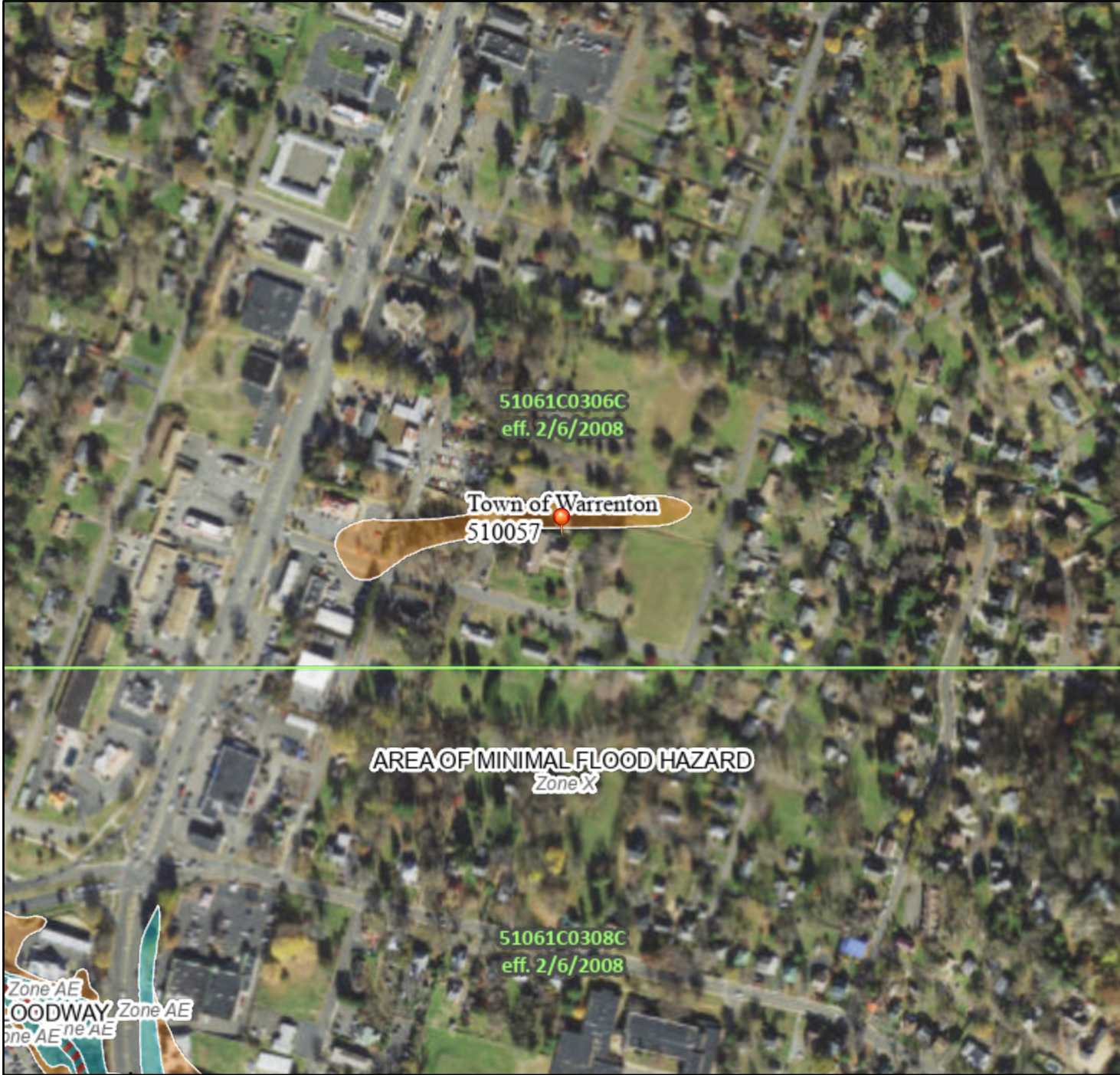
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# National Flood Hazard Layer FIRMette



77°48'33"W 38°43'25"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

77°47'56"W 38°42'57"N

Basemap Imagery Source: USGS National Map 2023

## Legend

Item 2.

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM UT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance
		17.5 Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/23/2024 at 12:22 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

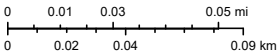
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community id, FIRM panel number, and FIRM effective date. Map is unmapped and unmodernized areas cannot be used for regulatory purposes.





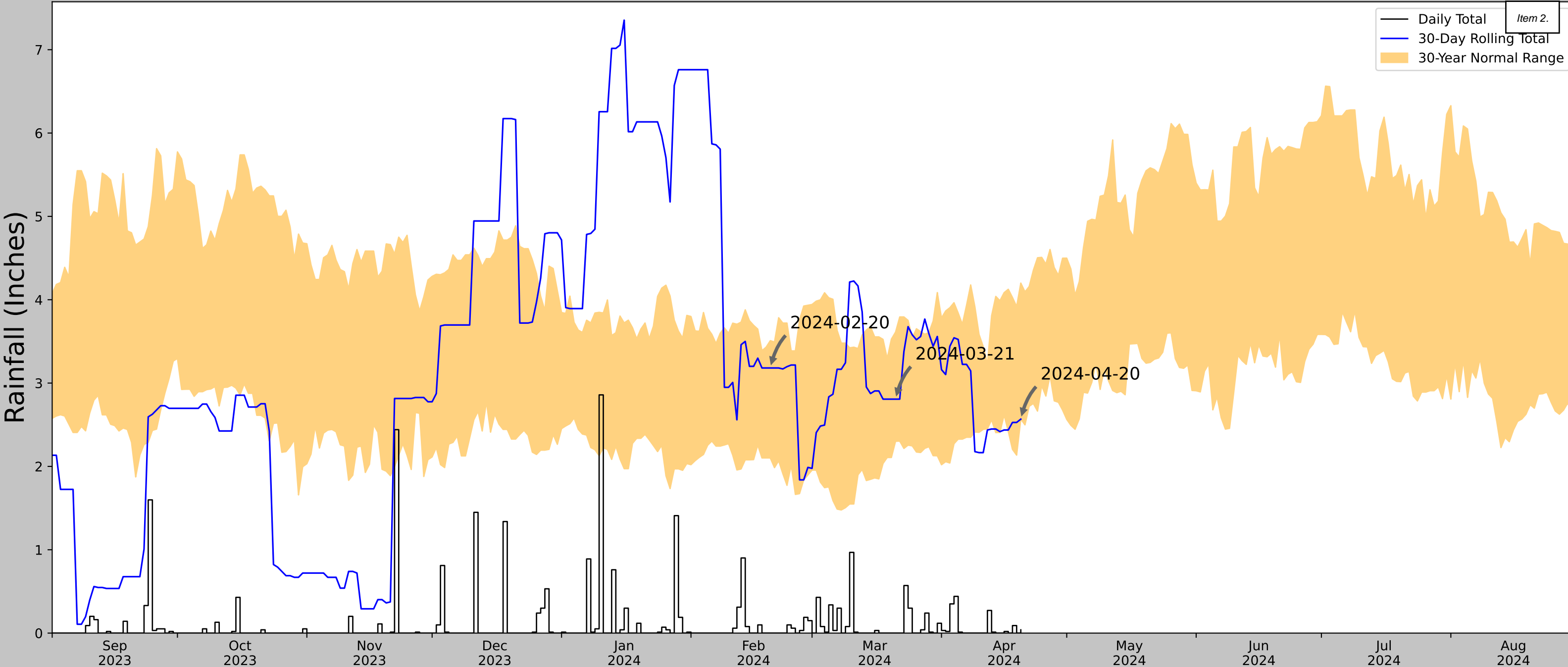
April 19, 2024 - Created from the Wetland Condition Assessment Tool Viewer (WetCAT)

- Study Area
- Virginia-APNEP Boundary Combined
- Hydrologic Units (12-digit)




Maxar, Microsoft  
Esri Community Maps  
Contributors, VGIN, West Virginia  
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GeoTechnologies, Inc, METI/  
NASA, USGS, EPA, NPS, US  
Census Bureau, USDA, USFWS

Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network



Coordinates	38.721, -77.8038
Observation Date	2024-04-20
Elevation (ft)	546.853
Drought Index (PDSI)	Mild drought (2024-03)
WebWIMP H <sub>2</sub> O Balance	Wet Season


30 Days Ending	30 <sup>th</sup> %ile (in)	70 <sup>th</sup> %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2024-04-20	2.56811	4.200394	2.566929	Dry	1	3	3
2024-03-21	2.301181	3.611811	2.807087	Normal	2	2	4
2024-02-20	2.101181	3.509055	3.181102	Normal	2	1	2
Result							Drier than Normal - 9



US Army Corps  
of Engineers®

Figures and tables made by the  
Antecedent Precipitation Tool  
Version 2.0

Developed by:  
U.S. Army Corps of Engineers and  
U.S. Army Engineer Research and  
Development Center



ERDC  
ENGINEER RESEARCH & DEVELOPMENT CENTER

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
RIXEYVILLE 2.5 N	38.6169, -77.9696	492.126	11.478	54.727	5.793	6145	88
RIXEYVILLE 6.1 N	38.6639, -77.9756	532.152	3.263	40.026	1.599	270	0
RIXEYVILLE 6.3 NNE	38.6696, -77.9467	481.955	3.845	10.171	1.769	65	0
CULPEPER 2.6 NW	38.5015, -78.0302	518.045	8.619	25.919	4.102	2	2
WARRENTON 6.1 S	38.628, -77.808	445.866	8.757	46.26	4.346	89	0
BOSTON 4 SE	38.5458, -78.0981	589.895	8.503	97.769	4.658	2547	0
WARRENTON 3 SE	38.6811, -77.7678	500.0	11.758	7.874	5.384	2205	0
SPERRYVILLE	38.6553, -78.2272	750.0	14.154	257.874	10.019	27	0
THE PLAINS 2 NNE	38.8947, -77.7547	529.856	22.416	37.73	10.933	2	0



Warrenton United Methodist Church  
Exhibit #9  
Study Area Photographs

Item 2.



1. Looking southeast at the upland swale located in the northwestern corner of the study area. No state waters or Waters of the U.S. (WOTUS) are located in this portion of the study area.



2. Looking south at the maintained lawn located in the northern portion of the study area. No state waters or WOTUS are located in this portion of the study area.





3. Looking south at the swale located in the northeastern corner of the study area. No state waters or WOTUS are located in this portion of the study area.

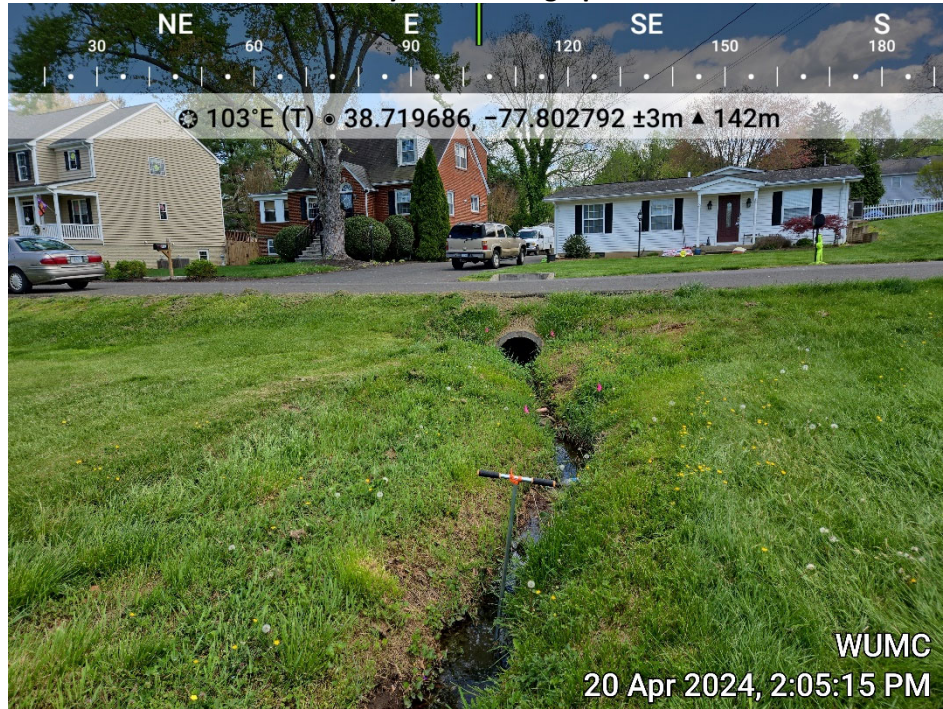


4. Looking at the yard inlet located to the east, upslope, of the stormwater swale located in the eastern portion of the study area. This inlet conveys stormwater flow along Moser Road and connected to underground stormwater pipes and outfalls west of Moser Road.



## Exhibit #9

## Study Area Photographs



5. Looking east (upslope) at the stormwater swale (Feature S-1) located along the eastern portion of the study area. Flow observed within this feature is conveyed under Moser Road onto the study area. This portion of the stormwater swale contains a contiguous ordinary high water mark (OHWM) and has been classified as an intermittent stream channel.



6. Looking west (downslope) at the stormwater swale (Feature S-1) located along the eastern portion of the study area. This portion of the stormwater swale exhibits a discontinuous OHWM; however, it has been classified as an intermittent stream channel.

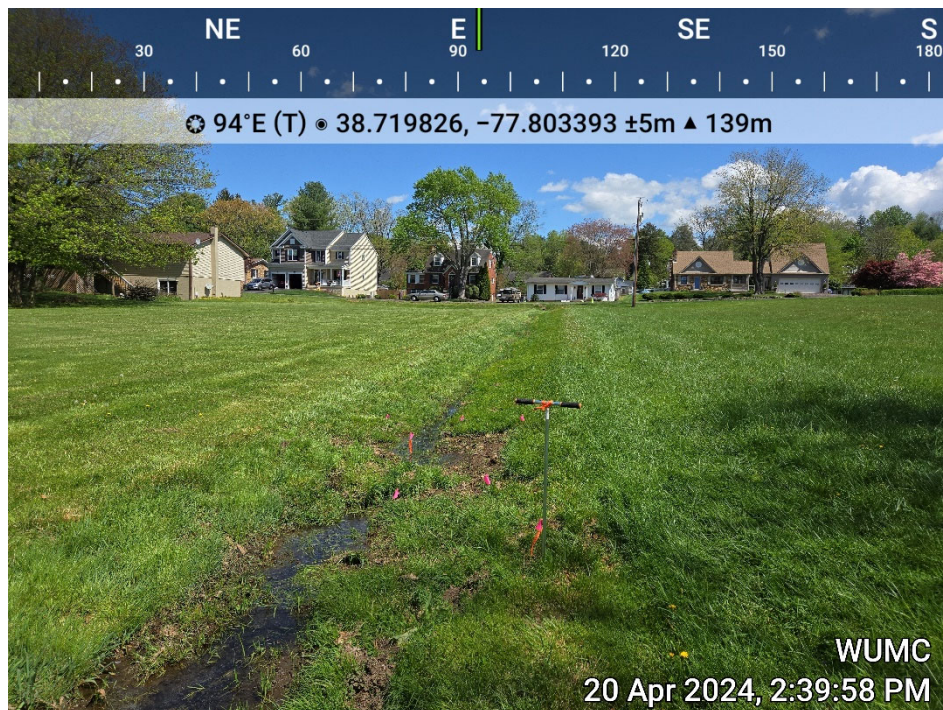


## Exhibit #9

## Study Area Photographs



7. Looking west (downslope) at Data Point #1 located within the stormwater swale (Feature S-1) located in the eastern portion of the study area. Wetland hydrology and hydric soil indicators are satisfied; however, hydrophytic vegetation is not present within this swale. A continuous OHWM is lacking in this portion of this feature. However, this feature has been classified as an intermittent stream channel due to the upslope characteristics.



8. Looking east (upslope) at Data Point #2 located adjacent to the stormwater swale located in the eastern portion of the study area. The hydric soil indicator is satisfied at this location; however, wetland hydrology and hydrophytic vegetation is not present within this swale.



Warrenton United Methodist Church

Exhibit #9

Study Area Photographs

Item 2.



9. Looking north at the upland swale located in the central portion of the study area. Hydric soils and an ordinary high water mark (OHWM) are absent. No state waters or other WOTUS are located in this portion of the study area.



10. Looking at a yard inlet located within the parking lot in the central portion of the study area.





11. Looking southwest at the swale located in the southwestern portion of the study area. No state waters or WOTUS are located in this portion of the study area.



12. Looking east at the stormwater swale (Feature S-2) located within a constructed stormwater retention feature located at the western portion of the study area. A continuous ordinary high water mark and hydrophytic vegetation are not present within this feature. No wetlands or WOTUS are located within this portion of the study area.



Warrenton United Methodist Church

Exhibit #9

Study Area Photographs

Item 2.



13. Looking south at the upland swale located along Sullivan Street. No OHWM or wetland indicators are present within this swale. No state waters or other WOTUS are located in this portion of the study area.



14. Looking northeast at the Church located within the southern portion of the study area. No state waters or other WOTUS are located in this portion of the study area.

<b>U.S. Army Corps of Engineers</b> <b>WETLAND DETERMINATION DATA SHEET – Eastern Mountains and Piedmont Region</b> See ERDC/EL TR-12-9; the proponent agency is CECW-CO-R	<b>Item 2.</b> OMB Control #: 0710-0024, Exp:11/30/2011 Requirement Control Symbol EXEMPT: (Authority: AR 335-15, paragraph 5-2a)
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Project/Site: Warrenton UMC City/County: Town of Warrenton Sampling Date: 4/20/24  
Applicant/Owner: RDA Civil State: VA Sampling Point: 1  
Investigator(s): LLC Section, Township, Range: \_\_\_\_\_  
Landform (hillside, terrace, etc.): Swale Local relief (concave, convex, none): Concave Slope (%): 2-7  
Subregion (LRR or MLRA): LRR S, MLRA 148 Lat: 38.7198 Long: -77.8034 Datum: NAD83  
Soil Map Unit Name: 17B - Middleburg Loam NWI classification: None  
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No \_\_\_\_\_ (If no, explain in Remarks.)  
Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes X No \_\_\_\_\_  
Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes _____ No <u>X</u>	<b>Is the Sampled Area within a Wetland?</b> Yes _____ No <u>X</u>
Hydric Soil Present? Yes <u>X</u> No _____	
Wetland Hydrology Present? Yes <u>X</u> No _____	

Remarks:  
Two of the three wetland parameters (i.e., hydric soil and wetland hydrology) are satisfied at this data point, which characterizes the stormwater swale located in the esatern portion of the study area.

**HYDROLOGY**

<b>Wetland Hydrology Indicators:</b> Primary Indicators (minimum of one is required; check all that apply) <u>X</u> Surface Water (A1) _____ True Aquatic Plants (B14) <u>X</u> High Water Table (A2) _____ Hydrogen Sulfide Odor (C1) <u>X</u> Saturation (A3) _____ Oxidized Rhizospheres on Living Roots (C3) _____ Water Marks (B1) _____ Presence of Reduced Iron (C4) _____ Sediment Deposits (B2) _____ Recent Iron Reduction in Tilled Soils (C6) _____ Drift Deposits (B3) _____ Thin Muck Surface (C7) _____ Algal Mat or Crust (B4) _____ Other (Explain in Remarks) _____ Iron Deposits (B5) _____ _____ Inundation Visible on Aerial Imagery (B7) _____ _____ Water-Stained Leaves (B9) _____ _____ Aquatic Fauna (B13) _____	<b>Secondary Indicators (minimum of two required)</b> _____ Surface Soil Cracks (B6) _____ Sparsely Vegetated Concave Surface (B8) <u>X</u> Drainage Patterns (B10) _____ Moss Trim Lines (B16) _____ Dry-Season Water Table (C2) _____ Crayfish Burrows (C8) _____ Saturation Visible on Aerial Imagery (C9) _____ Stunted or Stressed Plants (D1) _____ Geomorphic Position (D2) _____ Shallow Aquitard (D3) _____ Microtopographic Relief (D4) _____ FAC-Neutral Test (D5)
--	---

<b>Field Observations:</b> Surface Water Present? Yes <u>X</u> No _____ Depth (inches): <u>2</u> Water Table Present? Yes <u>X</u> No _____ Depth (inches): <u>0</u> Saturation Present? Yes <u>X</u> No _____ Depth (inches): <u>0</u> (includes capillary fringe)	<b>Wetland Hydrology Present?</b> Yes <u>X</u> No _____
---	---

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:  
Date of latest rainfall: 4/19/24 0.01".

Remarks:

## VEGETATION (Four Strata) – Use scientific names of plants.

Sampling Point: 1

Tree Stratum (Plot size: <u>30</u> )	Absolute % Cover	Dominant Species?	Indicator Status
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
		=Total Cover	
50% of total cover: _____		20% of total cover: _____	

Sapling/Shrub Stratum (Plot size: <u>15</u> )	Absolute % Cover	Dominant Species?	Indicator Status
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
8. _____	_____	_____	_____
9. _____	_____	_____	_____
		=Total Cover	
50% of total cover: _____		20% of total cover: _____	

Herb Stratum (Plot size: <u>5</u> )	Absolute % Cover	Dominant Species?	Indicator Status
1. <i>Eleocharis obtusa</i>	20	Yes	OBL
2. <i>Ludwigia alternifolia</i>	5	No	FACW
3. <i>Poa pratensis</i>	45	Yes	FACU
4. <i>Glechoma hederacea</i>	15	No	FACU
5. <i>Taraxacum officinale</i>	10	No	FACU
6. <i>Lamium purpureum</i>	15	No	UPL
7. _____	_____	_____	_____
8. _____	_____	_____	_____
9. _____	_____	_____	_____
10. _____	_____	_____	_____
11. _____	_____	_____	_____
		110 =Total Cover	
50% of total cover: <u>55</u>		20% of total cover: <u>22</u>	

Woody Vine Stratum (Plot size: <u>30</u> )	Absolute % Cover	Dominant Species?	Indicator Status
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
		=Total Cover	
50% of total cover: _____		20% of total cover: _____	

**Dominance Test worksheet:**

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 50.0% (A/B)

**Prevalence Index worksheet:**

Total % Cover of:	Multiply by:
OBL species <u>20</u>	x 1 = <u>20</u>
FACW species <u>5</u>	x 2 = <u>10</u>
FAC species <u>0</u>	x 3 = <u>0</u>
FACU species <u>70</u>	x 4 = <u>280</u>
UPL species <u>15</u>	x 5 = <u>75</u>
Column Totals: <u>110</u> (A)	<u>385</u> (B)
Prevalence Index = B/A = <u>3.50</u>	

**Hydrophytic Vegetation Indicators:**

- 1 - Rapid Test for Hydrophytic Vegetation
  - 2 - Dominance Test is >50%
  - 3 - Prevalence Index is ≤3.0<sup>1</sup>
  - 4 - Morphological Adaptations<sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)
- \_\_\_\_ Problematic Hydrophytic Vegetation<sup>1</sup> (Explain)

<sup>1</sup>Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

**Definitions of Four Vegetation Strata:**

**Tree** – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

**Sapling/Shrub** – Woody plants, excluding vines, less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

**Herb** – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

**Woody Vine** – All woody vines greater than 3.28 ft in height.

**Hydrophytic Vegetation**

Present? Yes \_\_\_\_\_ No X

Remarks: (Include photo numbers here or on a separate sheet.)  
No tree, sapling/shrub or woody vine strata present.

## SOIL

Sampling Point: \_\_\_\_\_

Item 2.

**Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)**

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>		
0-4	10YR 3/2	90	5YR 5/8	10	C	M	Loamy/Clayey	Prominent redox concentrations
								Many small rocks
4-18	5Y 4/2	95	10YR 4/3	5	C	M	Loamy/Clayey	Distinct redox concentrations
								Gravel present

<sup>1</sup>Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.<sup>2</sup>Location: PL=Pore Lining, M=Matrix.**Hydric Soil Indicators:**

<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Polyvalue Below Surface (S8) (MLRA 147, 148)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Thin Dark Surface (S9) (MLRA 147, 148)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Loamy Mucky Mineral (F1) (MLRA 136)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)
<input type="checkbox"/> Stratified Layers (A5)	<input checked="" type="checkbox"/> Depleted Matrix (F3)
<input type="checkbox"/> 2 cm Muck (A10) (LRR N)	<input checked="" type="checkbox"/> Redox Dark Surface (F6)
<input checked="" type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Depleted Dark Surface (F7)
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Redox Depressions (F8)
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Iron-Manganese Masses (F12) (LRR N, MLRA 136)
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Umbric Surface (F13) (MLRA 122, 136)
<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> Piedmont Floodplain Soils (F19) (MLRA 148)
<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> Red Parent Material (F21) (MLRA 127, 147, 148)
<input type="checkbox"/> Dark Surface (S7)	

**Indicators for Problematic Hydric Soils<sup>3</sup>:**

<input type="checkbox"/> 2 cm Muck (A10) (MLRA 147)
<input type="checkbox"/> Coast Prairie Redox (A16) (MLRA 147, 148)
<input type="checkbox"/> Piedmont Floodplain Soils (F19) (MLRA 136, 147)
<input type="checkbox"/> Red Parent Material (F21) (outside MLRA 127, 147, 148)
<input type="checkbox"/> Very Shallow Dark Surface (F22)
<input type="checkbox"/> Other (Explain in Remarks)

<sup>3</sup>Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.**Restrictive Layer (if observed):**
 Type: \_\_\_\_\_  
 Depth (inches): \_\_\_\_\_
Hydric Soil Present? Yes ☒ No ☐

Remarks:

<b>U.S. Army Corps of Engineers</b> <b>WETLAND DETERMINATION DATA SHEET – Eastern Mountains and Piedmont Region</b> See ERDC/EL TR-12-9; the proponent agency is CECW-CO-R	<div style="border: 1px solid black; padding: 2px; display: inline-block;">Item 2.</div> OMB Control #: 0710-0024, Exp:11/30 Requirement Control Symbol EXEMPT: (Authority: AR 335-15, paragraph 5-2a)
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Project/Site: Warrenton UMC City/County: Town of Warrenton Sampling Date: 4/20/24  
Applicant/Owner: RDA Civil State: VA Sampling Point: 2  
Investigator(s): LLC Section, Township, Range: \_\_\_\_\_  
Landform (hillside, terrace, etc.): Swale Local relief (concave, convex, none): Concave Slope (%): 2-7  
Subregion (LRR or MLRA): LRR S, MLRA 148 Lat: 38.719826 Long: -77.803393 Datum: NAD83  
Soil Map Unit Name: 17B - Middleburg Loam NWI classification: None  
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No \_\_\_\_\_ (If no, explain in Remarks.)  
Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes X No \_\_\_\_\_  
Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes _____ No <u>X</u> Hydric Soil Present? Yes <u>X</u> No _____ Wetland Hydrology Present? Yes _____ No <u>X</u>	<b>Is the Sampled Area within a Wetland?</b> Yes _____ No <u>X</u>
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Remarks:  
Only one of the three wetland parameters (i.e., hydric soil) is satisfied at this location, which documents the constructed stormwater swale located in the eastern portion of the study area.

**HYDROLOGY**

<b>Wetland Hydrology Indicators:</b> <u>Primary Indicators (minimum of one is required; check all that apply)</u> ____ Surface Water (A1)      ____ True Aquatic Plants (B14) ____ High Water Table (A2)      ____ Hydrogen Sulfide Odor (C1) ____ Saturation (A3)      ____ Oxidized Rhizospheres on Living Roots (C3) ____ Water Marks (B1)      ____ Presence of Reduced Iron (C4) ____ Sediment Deposits (B2)      ____ Recent Iron Reduction in Tilled Soils (C6) ____ Drift Deposits (B3)      ____ Thin Muck Surface (C7) ____ Algal Mat or Crust (B4)      ____ Other (Explain in Remarks) ____ Iron Deposits (B5) ____ Inundation Visible on Aerial Imagery (B7) ____ Water-Stained Leaves (B9) ____ Aquatic Fauna (B13)	<u>Secondary Indicators (minimum of two required)</u> ____ Surface Soil Cracks (B6) ____ Sparsely Vegetated Concave Surface (B8) ____ Drainage Patterns (B10) ____ Moss Trim Lines (B16) ____ Dry-Season Water Table (C2) ____ Crayfish Burrows (C8) ____ Saturation Visible on Aerial Imagery (C9) ____ Stunted or Stressed Plants (D1) ____ Geomorphic Position (D2) ____ Shallow Aquitard (D3) ____ Microtopographic Relief (D4) ____ FAC-Neutral Test (D5)
---	--

<b>Field Observations:</b> Surface Water Present? Yes _____ No <u>X</u> Depth (inches): _____ Water Table Present? Yes _____ No <u>X</u> Depth (inches): _____ Saturation Present? Yes _____ No <u>X</u> Depth (inches): _____ (includes capillary fringe)	<b>Wetland Hydrology Present?</b> Yes _____ No <u>X</u>
--	---

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:  
Date of latest rainfall: 4/19/24 0.01".

Remarks:

**VEGETATION (Four Strata)** – Use scientific names of plants.Sampling Point: 2

Tree Stratum (Plot size: <u>30</u> )	Absolute % Cover	Dominant Species?	Indicator Status
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
_____ = Total Cover			
50% of total cover: _____	20% of total cover: _____		

Sapling/Shrub Stratum (Plot size: <u>15</u> )	Absolute % Cover	Dominant Species?	Indicator Status
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
8. _____	_____	_____	_____
9. _____	_____	_____	_____
_____ = Total Cover			
50% of total cover: _____	20% of total cover: _____		

Herb Stratum (Plot size: <u>5</u> )	Absolute % Cover	Dominant Species?	Indicator Status
1. <i>Oxalis sp.</i>	15	No	
2. <i>Rumex crispus</i>	5	No	FAC
3. <i>Poa pratensis</i>	95	Yes	FACU
4. <i>Glechoma hederacea</i>	10	No	FACU
5. <i>Taraxacum officinale</i>	10	No	FACU
6. <i>Lamium purpureum</i>	15	No	UPL
7. <i>Anthoxanthum odoratum</i>	10	No	FACU
8. _____	_____	_____	_____
9. _____	_____	_____	_____
10. _____	_____	_____	_____
11. _____	_____	_____	_____
_____ = Total Cover			
50% of total cover: <u>80</u>	20% of total cover: <u>32</u>		

Woody Vine Stratum (Plot size: <u>30</u> )	Absolute % Cover	Dominant Species?	Indicator Status
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
_____ = Total Cover			
50% of total cover: _____	20% of total cover: _____		

**Dominance Test worksheet:**

Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 0.0% (A/B)

**Prevalence Index worksheet:**

Total % Cover of:	Multiply by:
OBL species <u>0</u>	x 1 = <u>0</u>
FACW species <u>0</u>	x 2 = <u>0</u>
FAC species <u>5</u>	x 3 = <u>15</u>
FACU species <u>125</u>	x 4 = <u>500</u>
UPL species <u>15</u>	x 5 = <u>75</u>
Column Totals: <u>145</u> (A)	<u>590</u> (B)
Prevalence Index = B/A = <u>4.07</u>	

**Hydrophytic Vegetation Indicators:**

   1 - Rapid Test for Hydrophytic Vegetation

   2 - Dominance Test is >50%

   3 - Prevalence Index is ≤3.0<sup>1</sup>

   4 - Morphological Adaptations<sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)

   Problematic Hydrophytic Vegetation<sup>1</sup> (Explain)

<sup>1</sup>Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

**Definitions of Four Vegetation Strata:**

**Tree** – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

**Sapling/Shrub** – Woody plants, excluding vines, less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

**Herb** – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

**Woody Vine** – All woody vines greater than 3.28 ft in height.

**Hydrophytic Vegetation**

Present? Yes    No X

Remarks: (Include photo numbers here or on a separate sheet.)  
No tree, sapling/shrub or woody vine strata present.



## SOIL

Sampling Point: \_\_\_\_\_

Item 2.

**Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)**

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>		
0-2	10YR 2/2	100					Loamy/Clayey	Many fine roots
2-8	10YR 4/2	75	7.5YR 4/4	15	C	PL/M	Loamy/Clayey	
			10YR 4/1	10	D	M		
8-18	10YR 4/4	85	5YR 4/6	5	C	M	Loamy/Clayey	
			10YR 4/1	10	D	M		

<sup>1</sup>Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.<sup>2</sup>Location: PL=Pore Lining, M=Matrix.**Hydric Soil Indicators:**

<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Polyvalue Below Surface (S8) (MLRA 147, 148)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Thin Dark Surface (S9) (MLRA 147, 148)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Loamy Mucky Mineral (F1) (MLRA 136)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)
<input type="checkbox"/> Stratified Layers (A5)	<input checked="" type="checkbox"/> Depleted Matrix (F3)
<input type="checkbox"/> 2 cm Muck (A10) (LRR N)	<input type="checkbox"/> Redox Dark Surface (F6)
<input checked="" type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Depleted Dark Surface (F7)
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Redox Depressions (F8)
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Iron-Manganese Masses (F12) (LRR N, MLRA 136)
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Umbric Surface (F13) (MLRA 122, 136)
<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> Piedmont Floodplain Soils (F19) (MLRA 148)
<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> Red Parent Material (F21) (MLRA 127, 147, 148)
<input type="checkbox"/> Dark Surface (S7)	

**Indicators for Problematic Hydric Soils<sup>3</sup>:**

<input type="checkbox"/> 2 cm Muck (A10) (MLRA 147)
<input type="checkbox"/> Coast Prairie Redox (A16) (MLRA 147, 148)
<input type="checkbox"/> Piedmont Floodplain Soils (F19) (MLRA 136, 147)
<input type="checkbox"/> Red Parent Material (F21) (outside MLRA 127, 147, 148)
<input type="checkbox"/> Very Shallow Dark Surface (F22)
<input type="checkbox"/> Other (Explain in Remarks)

<sup>3</sup>Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.**Restrictive Layer (if observed):**
 Type: \_\_\_\_\_  
 Depth (inches): \_\_\_\_\_
Hydric Soil Present? Yes ☒ No ☐

Remarks:

# DEQ Stream Identification Field Data Form

Project/Site: WUMC City/County: Town of Warrenton Date: 4/20/2024 Applicant/Owner:  
RDA Civil Investigator(s): Lauren Conner Landform (hillslope, terrace, etc.): Stream  
Valley/Terrace Local relief (concave, convex, none): Concave Slope (%): 0-3  
 Lat: 38.7197 Long: -77.8028 Datum: NAD 83

<p><b>SUMMARY OF FINDINGS – Attach site map showing sampling point locations within and upstream of the head of the stream.</b></p> <p>Stream bed present: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Stream bank present: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>OHWM present: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>Stream Identified: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Stream Reach 1-A (A/B Flagging Series in eastern portion of study area).</p>
---	---

<p>Site overview from remote and online resources.</p> <p><b>Check boxes for online resources used to evaluate site:</b></p> <p><input type="checkbox"/> Gage data <input checked="" type="checkbox"/> LIDAR</p> <p><input type="checkbox"/> Regional Curve Data <input checked="" type="checkbox"/> Soil Survey</p> <p><input type="checkbox"/> Climatic data <input checked="" type="checkbox"/> Topographic Maps</p> <p><input checked="" type="checkbox"/> Aerial photos <input checked="" type="checkbox"/> Other</p>	<p>Describe land use and flow regime conditions from online resources.</p> <p><b>Were there any recent extreme events (flooding or drought)?</b></p> <p>Per the National Weather Service, the last rainfall event was 0.01" on 4/19/2024.</p>
--	---

<p><b>Check the boxes next to the field indicators used in stream determination:</b></p> <p><u>Geomorphic Indicators:</u></p> <p><input checked="" type="checkbox"/> <b>Channel Bank Features</b></p> <p><input type="checkbox"/> Natural line impressed on bank (above or below bankfull)</p> <p><input type="checkbox"/> Undercut bank</p> <p><input type="checkbox"/> Break in slope (on bank or at valley bottom)</p> <p><input type="checkbox"/> Continuous bed and bank</p> <p><input checked="" type="checkbox"/> Shelving (Top of bank, natural levee, or other)</p> <p><input type="checkbox"/> Clear bankfull storm event indicators present</p> <p><input type="checkbox"/> <b>Channel Bars</b></p> <p><input type="checkbox"/> Shelving (on bar)</p> <p><input type="checkbox"/> Unvegetated (on bar)</p> <p><input type="checkbox"/> Vegetation transition (on bar)</p> <p><input type="checkbox"/> Sediment transition or sorting (on bar)</p> <p><input type="checkbox"/> Upper limit of deposition (on bar)</p>
---

**☐ Channel Bed / Bedload Transport Evidence**

- ☒ Depositional (deposited sediment, lateral bars, mid channel bars, etc.)
- ☐ Bedform features (riffle, pool, steps, etc.)
- ☒ Erosional (scour, smoothing, etc.)
- ☐ Secondary channel (lateral or parallel along the same valley or floodplain)
- ☒ Evidence of thalweg
- ☐ Headcuts (with other evidence)
- ☐ Hydric soil development (changes in the character of soil)
- ☐ Mudcracks (found within an unvegetated flow path/channel)
- ☐ Changes in particle-size distribution (sediment sorting)

**Vegetation Indicators:****☐ Change in Vegetation Type / Density**

- ☐ Vegetation absent (channel bed)
- ☒ Vegetation matted down or bent (channel bed or bars)
- ☐ Exposed roots below intact soil layer (channel banks)
- ☐ Destruction of terrestrial vegetation (channel banks, top of bank, etc.)
- ☐ Change in plant community (transition from channel bed to floodplain)

**Ancillary Indicators:**

- ☐ Wracking/presence of organic litter (along channel banks or floodplain)
- ☐ Presence of obstacle marks (i.e. erosion/sedimentation around large obstacles in flow path)
- ☒ Leaf litter disturbed or absent
- ☐ Water staining
- ☐ Weathered clast or bedrock
- ☐ Deposited sediment within leaf pack (floodplain)

**Other observed Indicators and/or additional observations?**

Stormwater swale connecting a yard inlet across Moser Road and an inlet at the parking lot in the central portion of the study area. This stormwater feature is located within a manmade swale at this location. Feature lacks a continuous ordinary high water mark (OHWM). A data point conducted within this feature documents the presence of hydric soils and hydrology due to surface water after recent precipitation event.

**Describe rationale for location of stream and provide supporting evidence for stream identification:**

**Chesapeake Bay Preservation Act Flow Regime Determination (if applicable): Site within CBPA locality?** ☐ Yes ☒ No

**If Yes, which flow regime determination was used:**

☐ NC DWQ ☒ Fairfax ☐ James City County

**Flow Regime Determination Results:** ☐ Ephemeral ☒ Intermittent ☐ Perennial

*Note: Please refer to the "USACE 2022 National OHWM Field Delineation Manual for Rivers and Streams: Interim Version" at <http://dx.doi.org/10.21079/11681/46102> for detail on terminology.*

### Fairfax County DPWES Perennial Stream Field Identification Protocol

<b>Site ID:</b>	1-A	<b>Flags:</b>	A-1 to A-12
<b>Date:</b>	4/20/2024	<b>Recorder:</b>	LLC
<b>Time:</b>	14:00	<b>Evaluators:</b>	LLC

**Field Indicators:**

<b>I.) Streamflow and Hydrology</b>	Absent	Weak	Moderate	Strong	<b>Parameter Score:</b>
1.) Presence or absence of flowing water and >48 hrs since last rainfall	0	1	2	3	1
2.) Presence of high groundwater table or seeps and springs	0	1	2	3	1
3.) Leaf litter in streambed	1.5	1	0.5	0	1
4.) Drift Lines	0	0.5	1	1.5	0.5
5.) Sediment on debris or plants	0	0.5	1	1.5	0
<b>Total Streamflow and Hydrology Points:</b>					<b>3.5</b>

<b>II.) Geomorphology</b>	Absent	Weak	Moderate	Strong	
1.) Riffle-pool sequence	0	1	2	3	0
2.) Sequence Sorting (USDA texture)	0	1	2	3	1
3.) Natural Levees	0	1	2	3	0
4.) Sinuosity	0	1	2	3	0
5.) Active or Relic Floodplain	0	1	2	3	1
6.) Braided Channel	0	1	2	3	0
7.) Recent Alluvial Deposits	0	1	2	3	1
8.) Bankfull Bench present	0	1	2	3	0
9.) Continuous Bed and Bank	0	1	2	3	1
10.) 2nd order or greater channel present	Yes = 3		No = 0		0
<b>Total Geomorphology Points:</b>					<b>4</b>

**III.) Streambed Soils**

1.) Redoximorphic features present in sides of channel or head cut.	Present = 0		Absent = 1.5		0
2.) Chroma	Gleyed = 3	1 = 2	2 = 1	>2 = 0	2
<b>Total Streambed Soils Points:</b>					<b>2</b>

<b>IV.) Vegetation</b>	Absent	Weak	Moderate	Strong	
1.) Rooted Aquatic Plants in Streambed	0	1	2	3	0
2.) Presence of Periphyton/green algae	0	1	2	3	0
3.) Iron Oxidizing Bacteria/Fungus	0	0.5	1	1.5	0.5
4.) Wetland Plants in Streambed (Skip if no plants present in streambed)					
	Mostly SAV = 3	Mostly OBL = 2	FACW = 1	Mostly FAC = 0.5	Mostly FACU, UPL, or None = 0
<b>Total Vegetation Points:</b>					<b>1.5</b>

**Comments:**

Blunt spike rush (*Eleocharis obtusa* ; OBL) and marsh seedbox (*Ludwigia alternifolia* ; FACW) observed in channel. Note that most of the plants observed within the channel were FACW.

**Front Page Total** 9 **Points**



### Fairfax County DPWES Perennial Stream Field Identification Protocol

**Site ID:** 1-A

**Flags:** A-1 to A-12

**Parameter  
Score:**
**V.) Benthic Macroinvertebrates**

	Absent	Weak	Moderate	Strong	
1.) Benthic Macroinvertebrates	0	0.5	1	1.5	0
2.) Bivalves	0	1	2	3	0
3.) EPT Taxa	Present = 3		Absent = 0		0

**Total Benthic Macroinvertebrate Points:** 0

**VI.) Vertebrates**

	Absent	Weak	Moderate	Strong	
1.) Fish	0	0.5	1	1.5	0
2.) Amphibians	0	0.5	1	1.5	0

**Total Vertebrate Points:** 0

**Benthics/Amphibians Found:**

Comments:

No fish, amphibians or other animals found.

**Total Points:** 9

**Weather Observations**

Date of Last Rainfall: 4/19/2024

Rainfall Amount: 0.01"

Weather Data Source: National Weather Service

# NC Division of Water Quality –Methodology for Identification of Intermittent and Perennial Streams and Their Origins v. 4.11

## NC DWQ Stream Identification Form Version 4.11

<b>Date:</b> 4/20/2024	<b>Project/Site:</b> Warrenton UMC <b>Stream Reach 1-A</b>	<b>Latitude:</b> 38.7196
<b>Evaluator:</b> Lauren Conner	<b>County:</b> Town of Warrenton	<b>Longitude:</b> -77.8027
<b>Total Points:</b> <i>Stream is at least intermittent if <math>\geq 19</math> or perennial if <math>\geq 30</math>*</i> <b>16.5</b>	<b>Stream Determination (circle one)</b> Ephemeral <b>Intermittent</b> Perennial	<b>Other</b> <i>e.g. Quad Name:</i> Warrenton, Virginia

A. Geomorphology (Subtotal = <u>4.5</u> )	Absent	Weak	Moderate	Strong	Parameter Score:
1 <sup>a</sup> . Continuity of channel bed and bank	0	1	2	3	1
2. Sinuosity of channel along thalweg	0	1	2	3	0
3. In-channel structure: ex. riffle-pool, step-pool, ripple-pool sequence	0	1	2	3	0
4. Particle size of stream substrate	0	1	2	3	1
5. Active/relict floodplain	0	1	2	3	1
6. Depositional bars or benches	0	1	2	3	0
7. Recent alluvial deposits	0	1	2	3	1
8. Headcuts	0	1	2	3	0
9. Grade control	0	0.5	1	1.5	0
10. Natural valley	0	0.5	1	1.5	0.5
11. Second or greater order channel	No = 0		Yes = 3		0

<sup>a</sup> artificial ditches are not rated; see discussions in manual

### B. Hydrology (Subtotal = 6.5)

12. Presence of Baseflow	0	1	2	3	1
13. Iron oxidizing bacteria	0	1	2	3	1
14. Leaf litter	1.5	1	0.5	0	1
15. Sediment on plants or debris	0	0.5	1	1.5	0
16. Organic debris lines or piles	0	0.5	1	1.5	0.5
17. Soil-based evidence of high water table?	No = 0		Yes = 3		3

### C. Biology (Subtotal = 5.5)

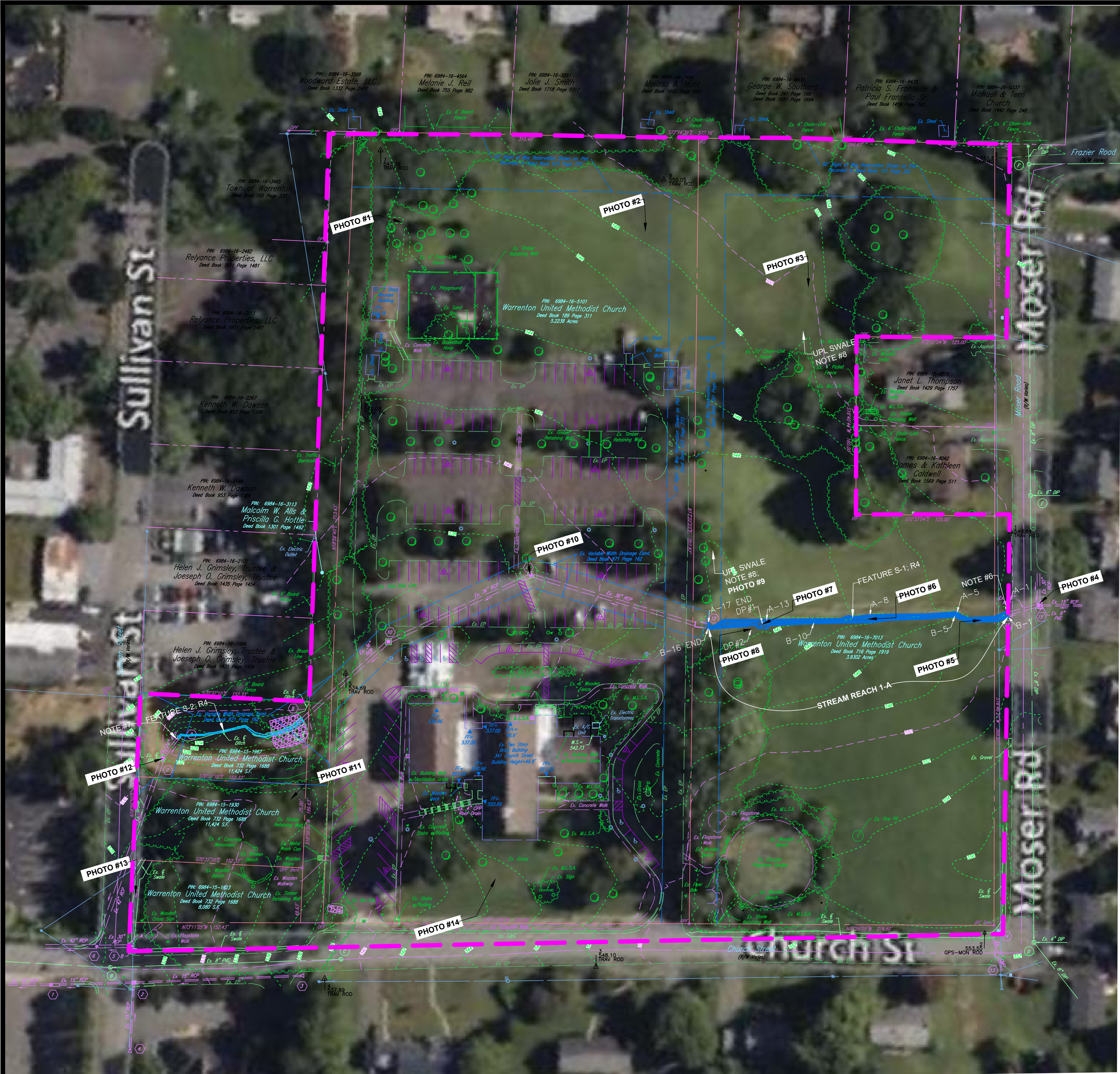
18. Fibrous roots in streambed	3	2	1	0	2
19. Rooted upland plants in streambed	3	2	1	0	2
20. Macroinvertebrates (note diversity and abundance)	0	1	2	3	0
21. Aquatic Mollusks	0	1	2	3	0
22. Fish	0	0.5	1	1.5	0
23. Crayfish	0	0.5	1	1.5	0
24. Amphibians	0	0.5	1	1.5	0
25. Algae	0	0.5	1	1.5	0
26. Wetland plants in streambed	FACW = 0.75; OBL = 1.5 Other				1.5


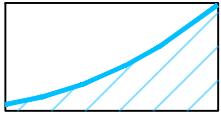
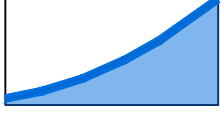
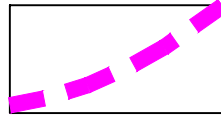
\*perennial streams may also be identified using other methods. See p. 35 of manual.

**Total Reach Score:** 16.5

Notes: Blunt spike rush (*Eleocharis obtusa*; OBL), marsh seedbox (*Ludwigia alternifolia*; FACW), Kentucky bluegrass (*Poa pratensis*; FACU), ground ivy (*Glechoma hederacea*; FACU), dandelion (*Taraxacum officinale*; FACU) and purple dead nettle (*Lamium purpureum*; UPL) observed in stream channel. No macroinvertebrates, fish or amphibians observed within the channel.







LEGEND

STUDY AREA

INTERMITTENT STREAM CHANNEL (R4)

APPROXIMATE INTERMITTENT STREAM CHANNEL (R4)

DATA POINT

WARRENTON UMC							
SUMMARY OF WETLANDS AND WOTUS WITHIN STUDY AREA							
Water ID	Latitude	Longitude	Cowardin Class	Stream (Linear Feet)	Area (Square Feet)	Area (Acres)	Class of Aquatic Resource (Tidal/Non-tidal, Section 10/404, etc.)
S-1	38.71970	-77.80290	R4	272	973	0.02	Non-tidal, Section 401
S-2	38.71990	-77.80530	R4	120	202	<0.01	Non-tidal, Section 401
TOTAL				392	1,175	0.03	
Cowardin Classification							
R4 = Intermittent Stream Channel							

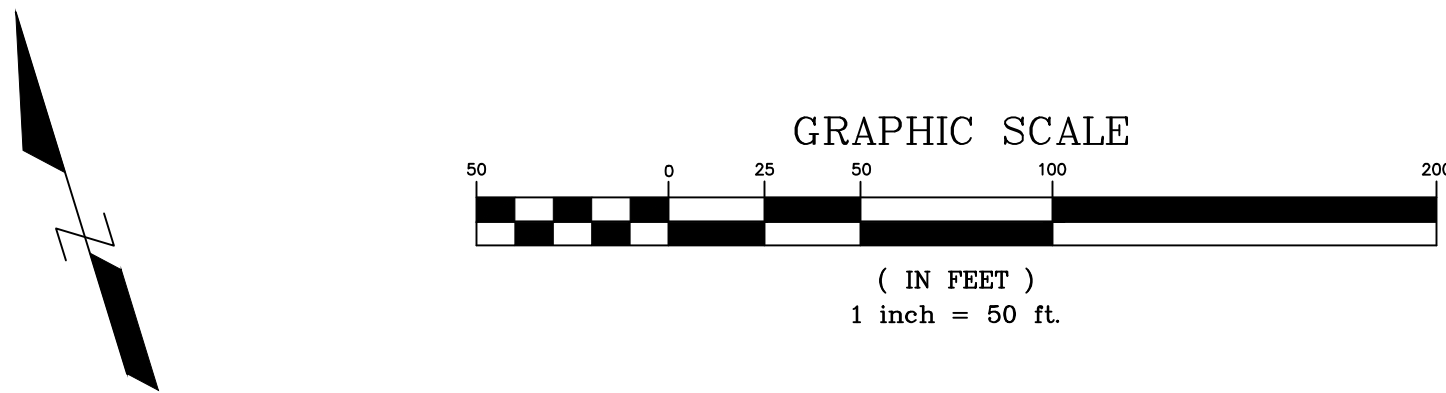
- Notes:
- Wetland and waters of the U.S. (WOTUS) delineation field work was completed on April 20, 2024 by Lauren Conner, PWS, PWD, VSWD. Wetland and stream delineation flagging was located by InterAgency, Inc. (IA) via GPS (with submeter accuracy) on April 20, 2024.
  - The horizontal datum is based on the Virginia South State Plane Coordinate System, North American Datum, 1983. The vertical datum was established using GPS methods and is based on the National Geodetic Vertical Datum NAVD 1988. Topographic and base information provided to InterAgency, Inc. by RDA Civil on March 19, 2024. Natural color aerial imagery from Microsoft Bing (copyright 2023) was utilized as a base for this exhibit.
  - The wetland delineation has been completed pursuant to Virginia Department of Environmental Quality (DEQ) and the U.S. Army Corps of Engineers (USACE) 1987 wetland delineation manual and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Eastern Mountains and Piedmont Region (Version 2.0), dated November 2010.
  - As the study area is ±11 acres, transects were established and the study area was systematically searched for wetlands and other WOTUS.
  - Jurisdictional features within the study area were flagged with pink-glo vinyl flagging. The data point location was denoted using pink-glo and orange-glo vinyl flagging.
  - This jurisdictional feature originates upslope, outside of the study area.
  - This jurisdictional feature continues downslope, outside of the study area.
  - Upland swale feature lacks hydric soil and a contiguous ordinary high water mark (OHWM); therefore, this is not a jurisdictional feature to DEQ or the USACE.



Exhibit #12: Wetlands and Waters of the U.S. (WOTUS) Delineation Map

Warrenton United Methodist Church (WUMC)

Prepared By: InterAgency, Inc.    Prepared For: RDA Civil    Date: April 2024    Scale: 1" = 50'    Draft: LLC





**Denise Harris**

**From:** Don Bromley <dc11653@gmail.com>  
**Sent:** Thursday, September 12, 2024 1:00 PM  
**To:** citizencomment  
**Cc:** Carter Nevill; Paul Mooney; David McGuire; Heather Sutphin; William Semple; Brett Hamby; Eric Gagnon  
**Subject:** ZMA 20023-01 Warrenton United Methodist Church/Hero's Bridge  
**Attachments:** Planning Commision Letter.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 dc11653@gmail.com. [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 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 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

703 395-3589 should you want to speak to me personally.

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.

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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.

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 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

703 395-3589 should you want to speak to me personally.



**Denise Harris**

**From:** noreply@civicplus.com  
**Sent:** Monday, September 9, 2024 12:12 PM  
**To:** citizencomment  
**Subject:** Online Form Submittal: Public Comment

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

**Public Comment**

Name	Dawn Arruda
Address	149 Pinnacle Ct
City	Warrenton
State	VA
Zip Code	20186
Email Address	Realtorpda@gmail.com
Phone Number	540-729-6740
Committee, Board, or Commission Type	Board of Zoning Appeals
Agenda Item	Hero's Bridge project
Comment	<p>I am hoping to make it to the meeting on the 17th of September but in case i can not I would like to send my thoughts and comments on this very important project. I do not want to get into the comp plan as you all know it falls within this plan. I would like to say that it was fairly easy for the Warrenton Affordable house project to get approved and i think based on that alone knowing the need in this town is great for all types of housing for the unrich! I say that with respect but also with empathy to the ones who want to stay here and be active members of the town but who are being taxed out or pushed out due to zero affordable options. As an Air Force Vet myself I can not figure out why this is a problem, this is a solution to give back to the people who have put themselves in situations to save our country and freedoms and we should be able to</p>

make these projects happen. None of the negative comments have nor should have any bearing on this projects viability. This is straight up common sense people, just say yes!!!

---

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



**Denise Harris**

---

**From:** Joe Grimsley <servicejoenow@aol.com>  
**Sent:** Wednesday, September 11, 2024 9:39 AM  
**To:** citizencomment  
**Subject:** Hero's Bridge

**[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 servicejoenow@aol.com. [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

540-347-7796



**Denise Harris**

---

**From:** Helen Worst <helenworst@verizon.net>  
**Sent:** Thursday, September 12, 2024 10:25 AM  
**To:** citizencomment  
**Subject:** Veterans Housing

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

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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](#)





**Denise Harris**

**From:** Don Bromley <dcb11653@gmail.com>  
**Sent:** Monday, September 16, 2024 9:43 PM  
**To:** citizencomment  
**Cc:** Carter Nevill; Paul Mooney; David McGuire; Heather Sutphin; William Semple; Brett Hamby; Eric Gagnon  
**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 dcb11653@gmail.com. [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 Virgini 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 <[dcb11653@gmail.com](mailto:dcb11653@gmail.com)> wrote:  
09/12/2024

To:  
The Planning Commission of the Town of Warrenton

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Thank you for your time

Best regards,

Don Bromley

320 Church St.

Warrenton VA. 20186

703 395-3589 should you want to speak to me personally.



09/16/2024

To:

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Regards,  
Don Bromley

## Denise Harris

**From:** louisismcdonald@comcast.net  
**Sent:** Monday, September 16, 2024 8:30 AM  
**To:** citizencomment  
**Subject:** Planning Commission - September 17 - Support for Hero's Bridge Village: A Positive Step for Our Community

**[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 louisismcdonald@comcast.net. [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**

[louismcdonald@comcast.net](mailto:louismcdonald@comcast.net)

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

**Denise Harris**

---

**From:** Keith B. Ellis <kbellis@gmu.edu>  
**Sent:** Tuesday, September 17, 2024 11:51 AM  
**To:** citizencomment  
**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 kbellis@gmu.edu. [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  
703.993.2867      studentcenters.gmu.edu



**Denise Harris**

**From:** Melissa Hunt <melissahunt66@gmail.com>  
**Sent:** Tuesday, September 17, 2024 12:07 PM  
**To:** citizencomment  
**Subject:** RE: Automatic reply: Hero's Bridge Village - Hero's Bridge/Warrenton UMC  
**Attachments:** Proposed Hero's Bridge Veteran's Housing Project - Warrenton United Methodist Church

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You don't often get email from melissahunt66@gmail.com. [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 dead 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 <melissahunt66@gmail.com>  
**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.

Item 2.

Town of Warrenton



## Denise Harris

---

**From:** Melissa Hunt <melissahunt66@gmail.com>  
**Sent:** Thursday, September 5, 2024 1:12 PM  
**To:** Denise Harris  
**Subject:** Proposed Hero's Bridge Veteran's Housing Project - Warrenton United Methodist Church

Good afternoon,

My name is Melissa Hunt and I own a home adjacent to the proposed Hero's Bridge project for veteran housing. I understand the Planning Commission is in the process of reviewing the project.

I am requesting some information well before the public hearing scheduled on September 17th. Please send me a copy of the project plans via email and provide responses to some questions outlined below.

1. After reviewing the Town's current zoning map, I see that this parcel is not located within the PUD Overlay District. Can you please provide me with all (if any) zoning text amendments that are accompanied with the Zoning Map Amendment request? I am assuming the overlay must be expanded.
2. What is the height maximums for R-PUD?
3. What are the required setbacks for R-PUD to R10 zoned properties, front, back and sides?
4. What are the required setbacks from new roadways, both private and public, to R10 zoned properties?
5. What are the required buffers between new roadways and parking lots, both private and public, to R10 zoned properties?
6. Will this project require a Comprehensive Plan amendment since the current Comprehensive Plan calls for medium density (R10) zoning?
7. What are the tree canopy requirements of R-PUD and requirements for preservation of mature trees and vegetation to maintain the character of the existing R10-zoned neighborhood?
8. What preservation requirements, if any, will be put in place to protect sensitive, mature trees and vegetation located on adjacent properties to include potential drainage issues and destruction of established vegetation and historic trees?
9. Can you please let me know the proposed lot coverage for this project and the current maximum lot coverage allowed for R-PUD?
10. When they become available, please forward me the affidavits of advertising for the 9/17/2024 hearing?

Additionally, please send me the email addresses of all of the Planning Commissioners.

Thank you in advance for your assistance.

Sincerely,  
 Melissa Hunt  
 (703) 209-8080  
[melissahunt66@gmail.com](mailto:melissahunt66@gmail.com)



## Denise Harris

**From:** Melissa Hunt <melissahunt66@gmail.com>  
**Sent:** Tuesday, September 17, 2024 11:50 AM  
**To:** citizencomment  
**Subject:** 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 melissahunt66@gmail.com. [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**

**Denise Harris**

---

**From:** Becky Miller <becky@pfp.email>  
**Sent:** Tuesday, September 17, 2024 2:37 PM  
**To:** citizencomment  
**Cc:** Becky Miller  
**Subject:** Support of Hero's Bridge Village

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You don't often get email from becky@pfp.email. [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  
[becky@pfp.email](mailto:becky@pfp.email)  
(703) 395-9824 cell  
(540) 347-5277 office  
(540) 347-5466 fax  
[www.PiedmontFineProperty.com](http://www.PiedmontFineProperty.com)

*Check out my reviews on Zillow*  
[Becky Miller - Real Estate Agent in Warrenton, VA - Reviews | Zillow](#)





**Denise Harris**

**From:** Denise Schefer <denise.schefer@gmail.com>  
**Sent:** Wednesday, September 18, 2024 10:55 AM  
**To:** Planning Department  
**Subject:** Follow Up Comments from Public Hearing Last Night - Hero's Bridge

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

Good morning -

I wanted to follow up on my comments from last night, and give you more information about the lots I was referring to.

The Hero's Bridge project is a good and admiral one, but it is just not appropriate on that lot. I am against the project at that location because of the impacts it would have on the immediate neighbors (including traffic) and the consequences it will have for zoning in the Town of Warrenton if approved.

Zoning ordinances are there to protect local residents. Residents make home purchasing decisions based on the zoning in place. The residents in the immediate vicinity made the decision to purchase their home with R-10 zoning on that land. They may have made a different decision if the lot had R-PUD zoning, and if they had known the high density that would be proposed for this small lot. In addition, R-PUD lots are supposed to be 25+ acres, so I do not understand why the town is considering such a drastic zoning change.

Approval of this project would also set a bad precedent for other R-10 lots around Warrenton to request R-PUD approval. There are over 1,250 R-10 lots in Warrenton and 38 of them are three or more acres. Of the lots that are three or more acres, there are at least 6 that have not been fully developed - totaling over 45 acres. This doesn't include the 8.5 acre lot owned by Winchester Chase - which could come back and ask for more density. In retrospect, I would also add the Pony Showgrounds property to that list because they were exploring selling the property last year. On what basis would you deny these projects if you approve the Hero's Bridge project? What if someone buys up 3-4 of the one acre R-10 lots next to each other and creates a housing proposal similar to Hero's Bridge?

Three or more acre R-10 lots in Warrenton that have development potential:

- 1) 405 Winchester Street (5.43 acres)
  - 2) 578 Waterloo Road (3.94 acres)
  - 3) 316 Alexandria Pike (4.41 acres)
  - 4) 400 Alexandria Pike (6.09 acres)
  - 5) Alwington Blvd (adjacent to Brumfield Elementary)(20.8 acres)
  - 6) 650 Alwington Avenue (adjacent to Brumfield Elementary)(5+ acres)
  - 7) 345 Winchester Street (Winchester Chase)(8.53 acres)
  - 8) 60 E. Shirley Avenue (Warrenton Horse Show Association)(8.69 acres)
- Total= 62.89

So what is the point of our zoning ordinances if we are going to disregard them at will? Where does it stop?

Strong Towns was mentioned several times yesterday evening. The Strong Towns representative made key point that "no neighborhood should experience a radical change" as it develops. This project would be a radical change for this neighborhood. Item 2.

Mr. Foote removed the proffer last night that the duplexes cannot solely be rented to veterans, which is a big change for the proposal.

Several of your constituents that live in the immediate vicinity have come before you asking for this project not to be approved because of the impacts it will have on them. Please do not put the needs of potential future residents above those that are already here.

Thank you for your consideration -

Denise Schefer  
*County Resident*  
*Town of Warrenton Property Owner - Highlands Neighborhood*

Sent from [Mail](#) for Windows

My wife Mary and I joined Hero's Bridge 8 years ago shortly after Molly founded the organization. She was an invited guest at our Warrenton VFW post and spoke of the need for volunteers in her start-up Battle Buddy Program. She quickly convinced us of the need to help aging veterans in our local area.

According to Molly, we were the first to join in this new Battle Buddy effort and she assigned us to assist the first veteran in her new program, an 86 year old man named Peter. Peter was the epitome of why Molly began this program...an aging veteran with multiple health conditions including agent orange, undernourished, very low income, no TV or internet. He was not homeless, but easily could have been.

He was a veteran of two wars whose given name was Gerald. He was a combat veteran in Korea, and after the war he completed the divinity requirements and vows to become a Jesuit Priest, then became known as Father Peter. Peter then began his service in Viet Nam as an army Catholic chaplain serving with front line soldiers, going on patrols with them, administering Last Rights, removing boots from those KIA and affixing tags to their toes for further identification.

Peter's service in Viet Nam deeply affected him and he suffered from frequent nightmares which continued to haunt him for the rest of his life.

Peter's only source of income was S/S that brought him \$1200/month and he lived in Moffet Manor located behind the fire dept. His rent was \$1100/month. When we first met him at his very spartanly equipped apartment, we quickly realized how desperate his situation was. He had one pair of well-worn shoes, clothes that could fit in one drawer. We searched his kitchen cabinets and found one box of saltine crackers, one jar of peanut butter, and a few cans of tomato soup. One half gal of milk was in the fridge...the freezer was empty. That was all the food he had in his apartment. He allowed himself to buy one bottle of the cheapest red wine each month as he devoted each morning to the Sacrament of Holy Communion which he administered himself. He had to have a roof over his head, so with his very limited resources, food became a second priority.

He didn't complain about his circumstances once ever, that we knew him. Our assistance included taking him on many occasions to the grocery store paid with funds from Hero's Bridge...he preferred the food bank, and

to the Thrift Store where he could get a pair of used shoes and a shirt. He wore nothing that was new.

Peter was our Hero. He served his country honorably, suffered as a result of his service, lived in minimal conditions in which many others in his situation could easily have become homeless. He was not a "druggie," didn't turn to crime, preconceptions that some often associate with veterans of his status. He was not a burden to our society. He was an elderly veteran and gentleman in the last phase of his life, who only needed a lifting hand, and would have enjoyed the comfort and community of a Hero's Bridge Village. There are many others like him.

Our aging veterans will benefit from a Village community as Molly has proposed. What a great idea many will agree...but why here, you may ask? Isn't there somewhere else we can put this Village that's not in the heart of our community, the edge of town perhaps? Or, are you thinking, someplace where they can't be seen? Our answer...the time is right now to decide, and what better place to have this Village than on church property where they can thrive and be a part of our community.

We appeal to you on this board, cast aside any preconceived views you may have and vote to turn this concept into a reality. We believe our elderly veterans deserve to live with the dignity and compassion this Village can bring to them, as a 'Well Done' and 'Thank You' for their service.

Phil Kasky  
3605 Sutherland Ct.  
Warrenton, VA 20187





## Petition Strength



Good

## Start an image test

Upload a few images and we'll find the one driving the most signatures.

[Start Smart Image test](#)

## Urge the Warrenton Town Council to Approve Affordable Housing for Veterans

Started  
Petition to

April 3, 2024  
Warrenton Town Council

**1,181**

Signatures

**1,500**

Next Goal

Support now

[Share this petition](#)

## Why this petition matters



Started by [Prudence Sheffield](#)

Dear Neighbor,

As residents of Waterloo Street who live in close proximity to the site for Hero's Bridge Village, we are reaching out to you today to ask that you consider joining us in supporting this meaningful initiative.

We believe strongly in providing affordable housing in our community and a project aimed at housing senior veterans is the perfect place to start. Those familiar with the current housing market will understand why this is such an important objective. Supporting this proposal is an opportunity for us to honor the contributions made by our veterans while creating an inclusive and dynamic community.

Hero's Bridge is a non-profit organization whose mission is to serve elderly veterans within our community. Their proposal to construct affordable housing on property owned by the Warrenton United Methodist Church is exactly the sort of creative solution to the housing crisis that communities need to be seeking and providing for their most vulnerable members.

Unfortunately, this proposal has been met with some opposition. Everyone wants to claim that they support veterans when it's time to post a Veterans Day meme online, but when it's time to provide real world solutions, there are a lot of people crying "not in my backyard". A world full of NIMBYs leaves very few places for projects like this to actually exist. While there are understandably infrastructure issues to address, much of the criticism of this proposal is based on unverified assumptions.

Some have voiced concerns regarding traffic. The proposed location is on the perimeter of the residential neighborhood. This means the traffic impact to the existing neighborhood will be minimal, especially when considering the greater good it will serve.

There has been a repeated complaint that the church will be leasing the land and therefore profiting from the arrangement. This is a win-win, as a long term land lease is the key to keeping the units affordable for years to come.

One of the biggest concerns appears to be property values, although no evidence has been presented that the proposed development will negatively impact property values. It is our position that a community should prioritize housing for all over worrying about where our volatile, cyclical, and often wildly inflated housing market might go next.

Please take a moment to sign this petition and spread the word among your friends, family, and neighbors. Your support matters, and together we can make a meaningful difference in the lives of our veterans and our community.

Thank you for considering this important request.


Graham and Prudence Sheffield

**[Click here for more information on Hero's Bridge Village](#)**



Share this petition in person or use the QR code for your own material.

[Download QR Code](#)

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## Decision Makers

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Warrenton Town Council



	Name	City	State	Postal Cod	Country	Signed On
1	Prudence Sheffield	Fredericksburg	VA		US	4/3/2024
2	Graham Sheffield	Warrenton	VA	20186	US	4/3/2024
3	Robert Bowman	Warrenton	VA	20186	US	4/3/2024
4	Richard Whitney	Warrenton	VA	20187	US	4/3/2024
5	Shanna McClain	Hyattsville	MD	20783	US	4/3/2024
6	Jon Esse	Culpeper	VA	22701	US	4/3/2024
7	Martha Corbin	Richmond	VA	23222	US	4/3/2024
8	Garrett Sheffield	Arlington	VA	22203	US	4/3/2024
9	Bruce Campbell	Warrenton	VA	20186	US	4/3/2024
10	Danette Campbell	Warrenton	VA	20186	US	4/3/2024
11	Jenny Grigsby	Amissville	VA	22106	US	4/3/2024
12	Tony Kent	Luray	VA	22835	US	4/3/2024
13	Trinity Lloyd	Austin	TX	78669	US	4/3/2024
14	Jeff Lau	Warrenton	VA	20187	US	4/3/2024
15	Janelle Huffman	Amissville	VA	20106	US	4/3/2024
16	John Wolf	Stafford	VA	22556	US	4/3/2024
17	William Benner	Warrenton	VA	20186	US	4/3/2024
18	Richmond Snyder	West Palm Beach	FL	33405	US	4/3/2024
19	Charity Snyder	West Palm Beach	FL	33401	US	4/3/2024
20	Kayla Johnson	Warrenton	VA	20187	US	4/3/2024
21	Barbara Benner	Hyattsville	MD	20784	US	4/3/2024
22	Jesse Johnson	Warrenton	VA	20187	US	4/3/2024
23	Edmond Benson	Warrenton	VA	20187	US	4/3/2024
24	Dustin Slife	Reston	VA	20190	US	4/3/2024
25	Scott Timmermans	Jeffersonton	MD	22724	US	4/3/2024
26	Charles Perez	Marion	NY	14505	US	4/4/2024
27	Beth Gnagey	Pittsburgh	PA	15212	US	4/4/2024
28	William Cosby	Washington	DC	20024	US	4/4/2024
29	Peggy Doyle	Warrenton	VA	20186	US	4/4/2024
30	Brenda Gail Lane	Warrenton	VA	20186	US	4/4/2024
31	David Scott	Alexandria	VA	22306	US	4/4/2024
32	Glenn Sheffield	Stafford	VA	22554	US	4/4/2024
33	Dennis MacMinn	Alexandria	VA	22306	US	4/4/2024
34	Dylan Sheffield	Warrenton	VA	20186	US	4/4/2024
35	Ryan Wetherhold	Front Royal	VA	22630	US	4/4/2024
36	Amy Infante	Warrenton	VA	20187	US	4/4/2024
37	Keith Burdette	Alexandria	VA	22312	US	4/4/2024
38	Noah Bowman	Sevierville	TN	37876	US	4/4/2024
39	Kristi Wetherhold	Front Royal	VA	22630	US	4/4/2024
40	Taylor Martin	Locust Dale	VA	22508	US	4/4/2024
41	Brian O'Sullivan	Clermont	FL	34711	US	4/4/2024
42	Heather Price	Henrico	VA	23231	US	4/4/2024
43	Janna Elliot	Haymarket	VA	20169	US	4/4/2024
44	Kenneth Davidson	Philadelphia	PA	19124	US	4/4/2024
45	Stephanie Miller	Culpeper	VA	22701	US	4/4/2024
46	Lynnette Esse	Farmville	VA	23901	US	4/4/2024
47	William Leake	Farmville	VA	23901	US	4/4/2024
48	Marion Bowman	Fredericksburg	VA	22401	US	4/4/2024
49	Daisy Spurlin	Alexandria	VA	22306	US	4/4/2024
50	Schacona Johnson	Clarksville	TN	37042	US	4/4/2024

51	Rebecca Rollins	Culpeper	VA	22734 US	4/4/2024
52	Heather Sturdivant	Annandale	VA	22003 US	4/4/2024
53	Michael Getz	Midland	VA	22728 US	4/4/2024
54	Stephanie Benner	Warrenton	VA	20186 US	4/4/2024
55	Jacob Sheffield	Warrenton	VA	20186 US	4/4/2024
56	Shadai Martin	Catlett	VA	20116 US	4/4/2024
57	SUZANNE TOROSIAN	Front Royal	VA	22630 US	4/4/2024
58	Matthew Pavlo	Warrenton	VA	20186 US	4/4/2024
59	Richard & Ruth Beach	Catlett	VA	20119 US	4/4/2024
60	Jeffrie Morrow	Fauquier	VA	22728 US	4/4/2024
61	April Achter	Warrenton	VA	20187 US	4/4/2024
62	Betsy Sullivan	Atlanta	GA	30306 US	4/4/2024
63	Chris Ward	Warrenton	VA	20187 US	4/4/2024
64	Linda Stouffer	Warrenton	VA	20187 US	4/4/2024
65	Benita Bowen	Warrenton	VA	20187 US	4/4/2024
66	Kathleen Woodard	Washington	DC	20011 US	4/4/2024
67	Thomas Achter	Warrenton	VA	20186 US	4/4/2024
68	Jon Rodman	Warrenton	VA	20186 US	4/4/2024
69	Amber Mullins	Warrenton	VA	22630 US	4/4/2024
70	Heather Sutphin	Philadelphia	PA	19124 US	4/4/2024
71	Smith Susan	Middleburg	VA	20118 US	4/4/2024
72	Karen Lovitt	Warrenton	VA	20187 US	4/4/2024
73	Lori Gibson	Warrenton	VA	20186 US	4/4/2024
74	Rob Marino	Warrenton	VA	20186 US	4/4/2024
75	Keith Broyles	Haymarket	VA	20169 US	4/4/2024
76	Jennifer Sexton	Warrenton	VA	20186 US	4/4/2024
77	Kristin Vass	New York	NY	10080 US	4/4/2024
78	Bobby Brooks	Midland	VA	22728 US	4/4/2024
79	Ralphie Beam	Cumberland	MD	21502 US	4/4/2024
80	Bryce Brooks	Midland	VA	22728 US	4/4/2024
81	Phillip Burt	Jacksonville	FL	32223 US	4/4/2024
82	Alexander Brown	Warrenton	VA	20119 US	4/4/2024
83	Richard Delgado, Jr.	San Antonio	TX	78201 US	4/4/2024
84	Elizabeth Pletcher	Arlington	VA	22203 US	4/4/2024
85	Cooper Purvis	Warrensburg	MO	64093 US	4/4/2024
86	Scarlett Shen	Charlottesville	VA	22903 US	4/5/2024
87	Kim Guedry	Frisco	TX	75035 US	4/5/2024
88	Jennifer Ballou	Sunbury	OH	43074 US	4/5/2024
89	Kathryn Warren	Oceanside	CA	92057 US	4/5/2024
90	Stacie Duvall	Warrenton	VA	20187 US	4/5/2024
91	Rebecca Johnson	Springfield	MO	65804 US	4/5/2024
92	Melanie Morehead	Fredericksburg	VA	22407 US	4/5/2024
93	Mary Gustin	Springfield	MO	65804 US	4/5/2024
94	Ann Smoot	Midland	VA	22728 US	4/5/2024
95	Robert Saunders	Fredericksburg	VA	22407 US	4/5/2024
96	Daniel Avegalio	Sedalia	MO	65301 US	4/5/2024
97	Gina Doolittle	Bealeton	VA	22712 US	4/5/2024
98	Deborah Glenn	Bixby	MO	65439 US	4/5/2024
99	Ken Solarino	Springfield	VA	20105 US	4/5/2024
100	Abigail Peterson	Califon	NJ	7830 US	4/5/2024
101	Carolyn Olech	Warrenton	VA	20187 US	4/5/2024



102	Amelia Stansell	Warrenton	VA	20186 US	4/5/2024
103	Dayne Peterson	Columbus	OH	43229 US	4/5/2024
104	Ryan Callahan	Ipswich	MA	1938 US	4/5/2024
105	Marc Hoffmeister	Littleton	CO	80127 US	4/5/2024
106	# Never Again Is Now	charlotte	NC	48204 US	4/5/2024
107	Jen Angeloni	Colorado Springs	CO	80903 US	4/5/2024
108	Carlton Shutt	Marshall	VA	20115 US	4/5/2024
109	Rachel Brown	Warrenton	VA	20186 US	4/5/2024
110	Tia Harp-Digges	Sumerduck	VA	22742 US	4/5/2024
111	Kara Joseph	Warrenton	VA	20187 US	4/5/2024
112	Blas Villalobos	La Jolla	CA	92038 US	4/5/2024
113	Austin Ward	Corvallis	OR	97330 US	4/5/2024
114	Andrew Floyd			US	4/5/2024
115	Gina Clatterbuck	Warrenton	VA	20186 US	4/5/2024
116	Joyce Stafford	Richmond	VA	23227 US	4/6/2024
117	Molly Brooks	Warrenton	VA	20186 US	4/6/2024
118	Marjie Primrose	Warrenton	VA	20187 US	4/6/2024
119	Julie Carter	Kamuela	HI	96743 US	4/6/2024
120	Dana McGushin	Beaeton	VA	22712 US	4/6/2024
121	Christie Jones	Warrenton	VA	20187 US	4/6/2024
122	Robyn Cook	Beaeton	VA	22712 US	4/6/2024
123	Pamela Tressler	Monroe	VA	24574 US	4/6/2024
124	Diane Kitchen	New York	NY	10118 US	4/6/2024
125	Emily Tucker	Washington	DC	20011 US	4/6/2024
126	Patricia Toth	Bristow	VA	20136 US	4/6/2024
127	Karen Lavarney	Warrenton	VA	20186 US	4/6/2024
128	William Reidy	Washington	DC	20017 US	4/6/2024
129	Valorie Lhuillier	Woodbridge	VA	22192 US	4/6/2024
130	Barbara Marmet	Warrenton	VA	20186 US	4/6/2024
131	Carter Nevill	Warrenton	VA	20186 US	4/6/2024
132	Holly Moriarty	Warrenton	VA	20186 US	4/6/2024
133	Kathleen Kimber-Yonkman	Oak Harbor	WA	98277 US	4/6/2024
134	Kelly Whitt	Massillon	OH	44646 US	4/6/2024
135	Dirkera Leon Guerrero	Houston	TX	77002 US	4/6/2024
136	Katie Groomes	Nokesville	VA	20181 US	4/7/2024
137	Kimberly Holzer	Warrenton	VA	20187 US	4/7/2024
138	Dawn Peters	Reva	VA	22735 US	4/7/2024
139	John Conley	Warrenton	VA	20187 US	4/7/2024
140	James E Saylor	Stoystown	PA	15563 US	4/7/2024
141	Robert Ficarelli	Concord	NC	28027 US	4/7/2024
142	Carolyn Kirkland	Warrenton	VA	20187 US	4/7/2024
143	Tamra Coleck	reseda ca 91335	CA	91335 US	4/7/2024
144	Laureen Nitz	Bryan	TX	77807 US	4/7/2024
145	Kate LaScola			US	4/7/2024
146	Alexander Lepro	Alexandria	VA	22306 US	4/7/2024
147	Dan Mosher	Mechanicville	NY	12118 US	4/7/2024
148	Terri Church	Warrenton	VA	20186 US	4/7/2024
149	Jennifer Fulton	Culpeper	VA	22701 US	4/8/2024
150	Sean Kayton	Culpeper	VA	22701 US	4/8/2024
151	Lauren Lepro	Manassas	VA	20111 US	4/8/2024
152	Jen Alley	standish	ME	4084 US	4/8/2024

153	Shawn O'Grady	Warrenton	VA	20186-964 US	4/8/2024
154	Robert Lunn	Bristow	VA	20136 US	4/8/2024
155	Cheryl Gonzalez	Warrenton	VA	20187 US	4/8/2024
156	Wendy Smith	Covington	VA	24426 US	4/8/2024
157	crissy smith	Covington	VA	24426 US	4/8/2024
158	Irene Booth	Lafayette	IN	47905 US	4/8/2024
159	Charlotte Miller	manassas	VA	20109 US	4/8/2024
160	Adrienne Berry	Washington	DC	20001 US	4/8/2024
161	Brown Jessica	Greenville	NC	27834 US	4/8/2024
162	eric bichsel	Quincy	IL	62305 US	4/8/2024
163	Mari Aguilar	Phoenix	AZ	85009 US	4/8/2024
164	Amanda Briegel	Virginia Beach	VA	23451 US	4/8/2024
165	Austin Oliver	Richlands	NC	28574 US	4/9/2024
166	Hans Meinhardt	Bristow	VA	20136 US	4/9/2024
167	Erika Rikhiram	Clermont	FL	34711 US	4/9/2024
168	Debbie Eisele	Warrenton	VA	20187 US	4/9/2024
169	Ben Rollins	Culpeper	VA	22701 US	4/9/2024
170	Esther Lopez	Stamford	CT	6902 US	4/9/2024
171	Chris Granger	Warrenton	VA	20186 US	4/9/2024
172	Jeff Dombroff	Philadelphia	PA	19142 US	4/9/2024
173	Sebastian Gribeluk	Highland Mills	NY	10930 US	4/9/2024
174	Luca Montier	Fort Wayne	IN	46835 US	4/9/2024
175	Adam Kaluba	Burleson	TX	76028 US	4/9/2024
176	Danielle Rollins	Culpeper	VA	22701 US	4/10/2024
177	Lois Hughes	Warrenton	VA	20187 US	4/10/2024
178	Trinity Bonilla	Indianapolis	IN	46218 US	4/10/2024
179	Jessica W	Chicago	IL	60617 US	4/10/2024
180	Mary Gray	Jeffersonton	VA	22724 US	4/10/2024
181	Margaret Strano	Warrenton	VA	20186 US	4/10/2024
182	Sean Hagerty	Warrenton	VA	20187 US	4/10/2024
183	Josh Bersee	Burke	VA	22015 US	4/10/2024
184	Michele OHalloran	Warrenton	VA	20187 US	4/10/2024
185	Jose emilio Gonzalez	Baldwin Park	CA	91706 US	4/10/2024
186	Samantha Roberts	Virginia Beach	VA	23462 US	4/10/2024
187	Michael (Mick) Martin	Warrenton	VA	20187 US	4/10/2024
188	Laura Rehaluk	Warrenton	VA	20187 US	4/10/2024
189	raymond zuspan	Cincinnati	OH	45211 US	4/10/2024
190	Essex Finney	Warrenton	VA	20186 US	4/10/2024
191	Mary Ellen Furman	Culpeper	VA	22701 US	4/10/2024
192	Tricia Martin	Warrenton	VA	20187 US	4/10/2024
193	Karen Dooley	Alexandria	VA	22311 US	4/10/2024
194	James Holzer	Warrenton	VA	20186 US	4/11/2024
195	Maryetta Pinn	Warrenton	VA	20187 US	4/11/2024
196	ann burns	Fort Gillem	GA	30297 US	4/11/2024
197	Christa Lilek	Warrenton	VA	20187 US	4/11/2024
198	Jeremy Allen	Broad Run	VA	20137 US	4/11/2024
199	Laura Loy	Alexandria	VA	22304 US	4/11/2024
200	Caren Appel	Vienna	VA	22180 US	4/11/2024
201	Pascale Millien-Faustin			US	4/11/2024
202	Gerald Reiche	Warrenton	VA	20187 US	4/11/2024
203	Eve Harrell	Hyattsville	MD	20783 US	4/11/2024

204	Maryetta Brown	Warrenton	VA	20186 US	4/11/2024
205	Kemmi Lee	Springfield	MO	65807 US	4/11/2024
206	Robert Malloy	Manassas	VA	20109 US	4/11/2024
207	Kyle Smith	Sterling	VA	20166 US	4/11/2024
208	Melanie Moline	Warrenton	VA	20186 US	4/11/2024
209	D. Lee Sherbeyn	Warrenton	VA	20187 US	4/11/2024
210	Susan Dombroff	Warrenton	VA	20187 US	4/11/2024
211	Dirk Wyckoff	Warrenton	VA	20187 US	4/11/2024
212	Tammy LaGrafte	Warrenton	VA	20186 US	4/11/2024
213	Cassandra Harrison	Warrenton	VA	20187 US	4/11/2024
214	Lisa Austin	Warrenton	VA	20187 US	4/11/2024
215	Tonya Gemmell	Remington	VA	22734 US	4/11/2024
216	Mark Kaufmann	Alexandria	VA	22309 US	4/11/2024
217	Sheryl Vollrath	Jeffersonton	VA	22724 US	4/11/2024
218	David Goetz	Santa Clara	CA	95051 US	4/11/2024
219	Philip Kasky	Warrenton	VA	20187 US	4/11/2024
220	Barbara Stohlman	Alexandria	VA	22312 US	4/11/2024
221	Chris Snider	Spotsylvania	VA	22553 US	4/11/2024
222	Alexander Maglaris	Amissville	VA	20106 US	4/11/2024
223	Clayton Voigt	Roanoke	VA	24019 US	4/11/2024
224	Kayla Sutton	Woodbridge	VA	22193 US	4/11/2024
225	Faith Smith	Culpeper	VA	22701 US	4/11/2024
226	Aurelia Csutoras	Stratford	NJ	8084 US	4/11/2024
227	Gary Morgan	Spotsylvania	VA	22553 US	4/11/2024
228	George Eastment	Warrenton	VA	20187 US	4/11/2024
229	Nick Travis	Culpeper	VA	22701 US	4/11/2024
230	Jennifer Walaitis	Alexandria	VA	22304 US	4/11/2024
231	Louis Marano	The Plains	VA	20198 US	4/11/2024
232	Kimberlee Calverrt	Warrenton	VA	20187 US	4/11/2024
233	James Mitchell	Warrenton	VA	20187 US	4/11/2024
234	J B Copeland	Warrenton	VA	20187 US	4/11/2024
235	Vanessa Engelhardt	Midland	VA	22727 US	4/11/2024
236	Susann Eastridge	Warrenton	VA	20187 US	4/11/2024
237	Peter Cullinan	Broad Run	VA	20137 US	4/11/2024
238	Janet Miles	Warrenton	VA	20187 US	4/11/2024
239	Monica Creel	Unionville	VA	22567 US	4/11/2024
240	Karen Parkinson	Roanoke	VA	24019 US	4/11/2024
241	James Hungerford	warrenton	VA	20187 US	4/11/2024
242	Francis Xavier	Marshall	VA	20115 US	4/11/2024
243	Keith Kettell	Alexandria	VA	22308 US	4/11/2024
244	Jessica Scully	Atlanta	GA	30301 US	4/11/2024
245	Lorrie Addison	The Plains	VA	20198 US	4/11/2024
246	Kim Donohue	Orange	VA	22960 US	4/11/2024
247	Bridget Downey	Warrenton	VA	20186 US	4/11/2024
248	Jimmie Salyards	Bealeton	VA	22712 US	4/11/2024
249	GARY SAPPINGTON	Warrenton	VA	20186 US	4/11/2024
250	G Ferrell	Midland	VA	22728 US	4/11/2024
251	Diane Freeman	Springfield	VA	22151 US	4/11/2024
252	James Ike	Warrenton	VA	20187 US	4/11/2024
253	Cindy Holmes	Culpeper	VA	22701 US	4/11/2024
254	Jacquelin Pinilla	Warrenton	VA	20186 US	4/11/2024

255	Lakin Litchy	Aurora	MO	65605 US	4/11/2024
256	Ruth Kaneshiro	Warrenton	VA	20187 US	4/11/2024
257	Johnny Silva	San Antonio	TX	78226-117 US	4/11/2024
258	Ernest Caron	Warrenton	VA	20187 US	4/11/2024
259	Carole Apold	Austin	MN	55912 US	4/11/2024
260	Nancy Russell	Delaplane	VA	10118 US	4/11/2024
261	Michelle Coe	Marshall	VA	20115 US	4/11/2024
262	Anna Rogers	Elkridge	VA	22701 US	4/11/2024
263	ORyan Podrovitz	Abilene	TX	79605 US	4/11/2024
264	Donald Valade	Kissimmee	FL	34759 US	4/11/2024
265	Kerry Crowley	Lexington	KY	40157 US	4/11/2024
266	Angela Smoot	Warrenton	VA	20187 US	4/11/2024
267	Anne Young	Haymarket	VA	20169 US	4/11/2024
268	Robert Boulter	Winchester	VA	22602 US	4/11/2024
269	Renee Norden	Warrenton	VA	20186 US	4/11/2024
270	Joan McGregor	Marion	VA	24354 US	4/11/2024
271	William Keys	Gainesville	VA	20155 US	4/11/2024
272	John McGregor	Marion	VA	24354 US	4/11/2024
273	Norma Thatcher	Warrenton	VA	20186 US	4/11/2024
274	Janis Selbo	Warrenton	VA	20186 US	4/12/2024
275	Theresa Atwell	Warrenton	VA	20186 US	4/12/2024
276	Caryl Buck	Warrenton	VA	20187 US	4/12/2024
277	Christian Martin	Locust Grove	VA	22508 US	4/12/2024
278	McCann McDaniel	Hood River	OR	97031 US	4/12/2024
279	Vickie Burns	Culpeper	VA	22701-403 US	4/12/2024
280	Judy Shupp	Culpeper	VA	22701 US	4/12/2024
281	Kathleen Lynch	Warrenton	VA	20187 US	4/12/2024
282	Robert Dulij	Bristow	VA	20136 US	4/12/2024
283	Amanda Smith	Gainesville	VA	20155 US	4/12/2024
284	marsha melkonian	va	VA	20186 US	4/12/2024
285	Mike Lowery	Culpeper	VA	22701 US	4/12/2024
286	Roy Cabibbo	Amisville	VA	20106 US	4/12/2024
287	Kim Townsend	Appleton City	MO	65541 US	4/12/2024
288	Conway Porter	Warrenton	VA	20187 US	4/12/2024
289	Judith Zarin	Herkimer	NY	13350 US	4/12/2024
290	Kaitlin Sullivan	Fredericksburg	VA	22407 US	4/12/2024
291	Kerry Dachos	King George	VA	22485 US	4/12/2024
292	Thomas Bilger	BEALETON	VA	22712 US	4/12/2024
293	Cheryl Berry	Hyattsville	MD	20783 US	4/12/2024
294	Meghan Dower-Rogers	Newburgh	NY	12550 US	4/12/2024
295	Laura Martin-Spetter	Haymarket	VA	20169 US	4/12/2024
296	Bethanie Pitsky	Haymarket	VA	20169 US	4/12/2024
297	Janet Rehanek	Warrenton	VA	20187 US	4/12/2024
298	Chase Hodges	Midland	VA	22728 US	4/12/2024
299	DEBBIE Dallesandro	Warrenton	VA	20187 US	4/12/2024
300	Kim Gibson	Saint James	MO	65559 US	4/12/2024
301	James Eaton	Warrenton	VA	20187 US	4/12/2024
302	Kim Trimble	Marshall	VA	20115 US	4/12/2024
303	John Nash	Aldie	VA	20105 US	4/12/2024
304	Nicole Quamina	Alexandria	VA	22315 US	4/12/2024
305	Melinda James	Warrenton	VA	20187 US	4/12/2024

306	Raymond Parks	Culpeper	VA	22701 US	4/12/2024
307	Brittany Cooper	Warrenton	VA	20187 US	4/12/2024
308	Maria Winston	Warrenton	VA	20187 US	4/12/2024
309	SHANNON RAYBUCK	Locust Dale	VA	20816 US	4/12/2024
310	Kimberly Holzer	Warrenton	VA	20186 US	4/12/2024
311	Marina Marchesani	Warrenton	VA	20186 US	4/12/2024
312	Paige Wines	Boston	VA	22713 US	4/12/2024
313	Rachelle Cross	Blairsville	GA	30512 US	4/12/2024
314	Ellen Phipps	Charlottesville	VA	22911 US	4/12/2024
315	Felicia Champion Champion	Warrenton	VA	20187 US	4/12/2024
316	Melanie Morehead	Fredericksburg	VA	22407 US	4/12/2024
317	nancy evert	Warrenton	VA	20186 US	4/12/2024
318	Victoria Laing	Warrenton	VA	20186 US	4/12/2024
319	Kathleen Watson	Midland	VA	22728 US	4/12/2024
320	Kim Cybulski	Hume	VA	22639 US	4/12/2024
321	Alvin Dillings	Bristow	VA	20136 US	4/12/2024
322	Erica Deane	Amissville	VA	20106 US	4/12/2024
323	Pam Jenkins	Warrenton	VA	20186 US	4/12/2024
324	Angela McConnell	Front Royal	VA	22630 US	4/12/2024
325	Sara Amos	Culpeper	VA	22701 US	4/12/2024
326	Rick Reece	New York	NY	10118 US	4/12/2024
327	Robert talbot	Falls Church	VA	22044 US	4/12/2024
328	Angela Robinson	Warrenton	VA	20187 US	4/12/2024
329	Sara Caruso	Moreno Valley	CA	92552 US	4/12/2024
330	Nicole Martin	Waynesboro	VA	22980 US	4/12/2024
331	Robin Garbe	Warrenton	VA	20186 US	4/12/2024
332	Eric Brindley	Warrenton	VA	20187 US	4/12/2024
333	Mindy Littleton	warrenton	VA	20187 US	4/12/2024
334	Wendy Johnson	Warrenton	VA	20186 US	4/13/2024
335	Jill McGhee	Burke	VA	22015 US	4/13/2024
336	Brian Park	Warrenton	VA	20187 US	4/13/2024
337	Joshua Johnson	Warrenton	VA	20186 US	4/13/2024
338	Terrie Owens	Harrisonburg	VA	22803 US	4/13/2024
339	Monty Owens	Forney	TX	75126 US	4/13/2024
340	Sara Knight	Gainesville	VA	20155 US	4/13/2024
341	Michael Gustin	West Chester	OH	45069 US	4/13/2024
342	charles robinson	Warrenton	VA	20186 US	4/13/2024
343	Richard Jones	Wetumka	OK	74883 US	4/13/2024
344	Carol Warden	Rolla	MO	65401 US	4/13/2024
345	Ann Couk	Warrenton	VA	20186 US	4/13/2024
346	John Ferrari	Warrenton	VA	20187 US	4/13/2024
347	Christina Grimes	Manassas	VA	20110 US	4/13/2024
348	Erik Petterson	Bolivar	MO	65613 US	4/13/2024
349	Doug Ramey	Linden va	VA	22642 US	4/13/2024
350	Zack Heroux	Warrenton	VA	20186 US	4/13/2024
351	Jill Heroux	Forest	VA	24551 US	4/13/2024
352	Andy Winn	Washington	VA	20187 US	4/13/2024
353	Ryan Lee	Atlanta	GA	30354 US	4/13/2024
354	Michael Gimble	Bealeton	VA	22712 US	4/13/2024
355	Andrea Martens	Sumerduck	VA	22742 US	4/13/2024
356	Kristin Cullinan	Newnan	VA	20137 US	4/13/2024



357	Suzanne Nadeau	Covington	KY	41011 US	4/13/2024
358	Pamela Holbert	Tucson	AZ	85711 US	4/13/2024
359	Joshua Curphey	Peterborough		PE7 US	4/14/2024
360	Lisa Vetter	Reston	VA	20191 US	4/14/2024
361	Jennifer Coates	Casanova	VA	20139 US	4/14/2024
362	Ian Connor	Warrenont	VA	20187 US	4/14/2024
363	Shavon Geiger	Reston	VA	20191 US	4/14/2024
364	Paula Patrick	Staunton	VA	24401 US	4/14/2024
365	Carla Taylor	Hyattsville	MD	20785 US	4/14/2024
366	Michael Bongiovi	Warrenton	VA	20187 US	4/14/2024
367	Ken Bresson	Warrenton	VA	20187 US	4/14/2024
368	Jana Bresson	Warrenton	VA	20187 US	4/14/2024
369	Moiria Satre	Culpeper	VA	22701 US	4/14/2024
370	Heidi Cromwell	Warrenton	VA	20186 US	4/14/2024
371	Beth davis	Doniphan	MO	63935 US	4/14/2024
372	Bill Chipman	Warrenton	VA	20186 US	4/14/2024
373	Jay Heroux	Warrenton	VA	20186 US	4/14/2024
374	Kirk Forsythe	Stafford	VA	22554 US	4/14/2024
375	Jesse Thompson	Seneca	IL	61360 US	4/14/2024
376	Danielle Brooks	Gainesville	VA	20155 US	4/15/2024
377	Deborah Shaulis	Melbourne	FL	32940 US	4/15/2024
378	Olivia Evans	Wilmington	NC	28412 US	4/15/2024
379	Zack Murray	Burlington	NJ	8016 US	4/15/2024
380	Kathryn Saliccioli	Farmington	MI	48336 US	4/15/2024
381	Vincent Holland	Alexandria	VA	22310 US	4/15/2024
382	Keith McCullough	Warrenton	VA	20187 US	4/15/2024
383	Scott Christian	Delaplane	VA	20144 US	4/15/2024
384	Kim Williams	Warrenton	VA	20187 US	4/15/2024
385	joey thomas	Franklin	NH	3235 US	4/15/2024
386	Claude Davenport	Warrenton	VA	20187 US	4/15/2024
387	Sue Bridges	Ashburn	VA	20147 US	4/15/2024
388	John Thompson	Warrenton	VA	20187 US	4/15/2024
389	Richard Losa	Amissville, VA	VA	20106 US	4/15/2024
390	Gregory Carter	Warrenton	VA	20187 US	4/15/2024
391	Debbie Werling	Warrenton	VA	20187 US	4/15/2024
392	Meta Blue	Warrenton	VA	20187 US	4/15/2024
393	Catherine Delaney	Warrenton	VA	20187 US	4/15/2024
394	Valencia Bailey	Warrenton	VA	20187 US	4/15/2024
395	judy allen	CASANOVA	VA	20139-001 US	4/15/2024
396	Olivia Giknavorian	McLean	VA	22102 US	4/15/2024
397	Joseph Washington	Warrenton	VA	20186 US	4/15/2024
398	Melissa Kawka	Chicago	IL	60647 US	4/15/2024
399	Pastor Jewel Simmons	Ashburn	VA	20148 US	4/15/2024
400	The Rev. Michael Church	Warrenton	VA	20187 US	4/15/2024
401	Jaimie Gowatsky	Clifton	NJ	7011 US	4/15/2024
402	Adam Reiche			US	4/15/2024
403	Tyler Ross	Warrenton	VA	20186 US	4/15/2024
404	Genevieve Clerkin		AL	US	4/15/2024
405	Dennis Donovan	Warrenton	VA	20187 US	4/15/2024
406	Kathy Kadilak	The Plains	VA	20187 US	4/16/2024
407	Karen Fomby	San Antonio	TX	78239 US	4/16/2024

408	Melissa German	Warrenton	VA	20186 US	4/16/2024
409	Vanessa Scherstrom	Manassas	VA	20109 US	4/16/2024
410	Tim Elting	Warrenton	VA	20186 US	4/16/2024
411	Yeni Hernandez	Hialeah	FL	33016 US	4/16/2024
412	Miriam Romero	Dinuba	CA	93618 US	4/16/2024
413	Nicole Bolton	Warrenton	VA	20187 US	4/16/2024
414	Cheryl M. Tamburlin	Brockway	PA	15824 US	4/17/2024
415	Carla Morris	Detroit	MI	48210 US	4/17/2024
416	Clare Kokron	Denver	CO	80211 US	4/17/2024
417	Michele Cross	Warrenton	VA	20186 US	4/17/2024
418	Tanya Miller	Atlanta	GA	30308 US	4/17/2024
419	Tracey Higginbotham	Yamhill	OR	97148 US	4/17/2024
420	Karen Brown	Warrenton	VA	20186 US	4/17/2024
421	Gaylia Prejean	Warrenton	VA	20186 US	4/17/2024
422	John Hutton	Winston-salem	NC	27104 US	4/18/2024
423	Benjamin Townsend	San Juan Capistrano	CA	92675 US	4/18/2024
424	Audrey Noland	Elijay	GA	30540 US	4/18/2024
425	Guillermo Torres	San Marcos	TX	78644 US	4/18/2024
426	ike bridges	Kalamazoo	MI	49006 US	4/18/2024
427	Dr Beverly Griffin PhD		CA	US	4/18/2024
428	Jacinta Monroe	Stone Mountain	GA	30083 US	4/18/2024
429	Rebecca Wareham	Orange	VA	22960 US	4/18/2024
430	Rhoda Stevens	Gainesville	VA	20155 US	4/18/2024
431	Pamela Kallenberger	Frederick	MD	21701 US	4/18/2024
432	Brit Baxter	Melbourne	FL	32935 US	4/18/2024
433	Corey Meyers	Lakeland	FL	33809 US	4/18/2024
434	Nicolle Bornstein	Thetford Center	VT	5075 US	4/18/2024
435	Kye Hanna			US	4/19/2024
436	Dawn Arrington	Warrenton	VA	20187 US	4/19/2024
437	Edith Montelongo	Manvel	TX	77578 US	4/19/2024
438	Adam Brown	Sacramento	CA	95819 US	4/19/2024
439	Cynthia Matthews	Los Angeles	CA	90019 US	4/19/2024
440	Michele GOLIN	Fairless Hills	PA	19030 US	4/19/2024
441	Joan Breidenbach	Warrenton	VA	20187 US	4/19/2024
442	Pat Reilly	Marshall	VA	20115 US	4/19/2024
443	Kathryn Lang	Warrenton	VA	20187 US	4/19/2024
444	Jennifer Coates	Casanova	VA	20139 US	4/19/2024
445	Elaine Shea	Washington	DC	20002 US	4/19/2024
446	Alana Preziosi	Swedesboro	NJ	8085 US	4/20/2024
447	Corando Campso	Houston	TX	77060 US	4/20/2024
448	Margaret DiVincenzo	Warrenton	VA	20187 US	4/20/2024
449	christy armfield	nyc	NY	10031 US	4/20/2024
450	Michelle Everett	Winchester	VA	22601 US	4/20/2024
451	Sam Clemetsen	Greenville	SC	29601 US	4/20/2024
452	Mary Ann Bowersock	Brandy Station	VA	22714 US	4/21/2024
453	Suzi Duvall	Warrenton	VA	20187 US	4/21/2024
454	DeAngela McCalla	Hollywood	FL	33025 US	4/21/2024
455	Beth Collins	Hopewell Junction	NY	12533 US	4/21/2024
456	Rachel Baker	Spring	TX	77379 US	4/21/2024
457	Nicole Grigsby	Athens		35613 US	4/21/2024
458	Rodney Phelps	Warrenton	VA	20187 US	4/21/2024

459	Tim Maurer	Anaheim	CA	92808 US	4/21/2024
460	Milly Swords	Philadelphia	PA	19148 US	4/21/2024
461	Jonathan Meyer	Saddle River	NJ	7458 US	4/22/2024
462	Jarrold Tittle	Independence		64050 US	4/22/2024
463	Elisa Andrews	The Bronx	NY	10458 US	4/22/2024
464	Bryan Obi	Carrollton	TX	75007 US	4/22/2024
465	Harold Iutz	Warrenton	VA	20187 US	4/22/2024
466	Tonya Valderrama	Kansas City	MO	64126 US	4/23/2024
467	Mailinexiz Domenech	New Haven		6511 US	4/23/2024
468	Lisa Strand	Carbondale	CO	81623 US	4/23/2024
469	Michael Ewing	Marshall	VA	20115 US	4/23/2024
470	Alexander Shonjani			US	4/23/2024
471	Vincent Graham	Chicago	IL	60608 US	4/23/2024
472	Gary Hinders	Warrenton	VA	20187 US	4/24/2024
473	Gideon Heck	Birmingham	AL	35007 US	4/24/2024
474	Shakayla Thomas	Compton	CA	90220 US	4/24/2024
475	leonel tlaxca	El Monte	CA	91733 US	4/24/2024
476	Sean Lopez	Sunnyvale	CA	94086 US	4/24/2024
477	Jen Nemerow	Warrenton	VA	20187 US	4/24/2024
478	Adela Gonzalez	Wichita	KS	67216 US	4/24/2024
479	Linda Jensen	Stephens City	VA	22655 US	4/24/2024
480	Thomas Fugee	Warrenton	VA	20186 US	4/24/2024
481	Joshua Cameron	Boyd	TX	76023 US	4/24/2024
482	Constance Huerta-Alexander	Crewe	VA	23930 US	4/24/2024
483	Natthan Nguyen	Houston	TX	77040 US	4/24/2024
484	John Gardner	Silver Spring	MD	20903 US	4/24/2024
485	Lillian Rivas	San Marcos	TX	78666 US	4/24/2024
486	Madelyn Luke	Hackettstown	NJ	7840 US	4/25/2024
487	Marjan Taghipourian	New York	NY	10011 US	4/25/2024
488	Helen Sanders	Moulton	AL	35650 US	4/25/2024
489	Jonathan Miller	Fort Wayne	IN	46808 US	4/25/2024
490	Kristin Lam	Culpeper	VA	22701 US	4/25/2024
491	Gregory Schumacher	Chicago	IL	60602 US	4/25/2024
492	Jessica Kelly	Culpeper	VA	22701 US	4/25/2024
493	Marty Flattery	Rixeyville	VA	22737 US	4/25/2024
494	Jack Pinskiy	Fort Worth	TX	76133 US	4/25/2024
495	James Rice	Acworth	GA	30101 US	4/25/2024
496	Ruth Fugee	Warrenton	VA	20186 US	4/25/2024
497	Penelope Thompson	Culpeper	VA	22701 US	4/25/2024
498	Antoinette Flynn	San Diego	CA	92154 US	4/25/2024
499	Lori Carter	Colorado Springs	CO	80909 US	4/26/2024
500	Shari Baillargeon	Loganville	GA	30052 US	4/26/2024
501	MaryAnn Gimble	Bealeton	VA	22712 US	4/26/2024
502	fatima sanchez	Danbury	CT	6810 US	4/26/2024
503	Hongmei Tegeler	Washington	DC	20011 US	4/26/2024
504	joyce orders	Marietta	OH	45750 US	4/27/2024
505	A Martin	Garland	TX	75044 US	4/27/2024
506	Paul Berry	San Diego	CA	92154 US	4/27/2024
507	Gordon Poston	Kingstree	SC	29556 US	4/27/2024
508	Caleb Lack	Waco	TX	76711 US	4/27/2024
509	Julian Solano	Glendora	AL	91740 US	4/27/2024

510	Bishesh Pokhrel (Student)			US	4/27/2024
511	Justin Kaufman	Fort Wayne	IN	46806 US	4/27/2024
512	Maya Jozic	Glen Allen	VA	23060 US	4/28/2024
513	Gwen Kepler	Deforest	WI	53597 US	4/28/2024
514	Jon Roberts	Yucaipa	CA	92399 US	4/28/2024
515	Daniel Benjamin Höckh			Netherland	4/29/2024
516	mansour Norozi	Los Angeles	CA	90046 US	4/29/2024
517	J'Auhnne Brown	Pennsylvania	PA	17103 US	4/29/2024
518	saipeng lin	Flushing	NY	NY 11355 US	4/29/2024
519	Narel Conesa	Miami	FL	33172 US	4/29/2024
520	Mahnoor Hashmi	Bronx	NY	10467 US	4/30/2024
521	Fred Slurff	Schenectady	NY	12306 US	4/30/2024
522	John Stipetich	Yonkers	NY	10705 US	4/30/2024
523	Gianna Lazzara			US	4/30/2024
524	Jimena Zarate	Moxee	WA	608641 US	4/30/2024
525	Lorraine Cassesso	Medford	MA	2155 US	5/1/2024
526	Carrol Sue Perry-Kun	Orlando	FL	US	5/1/2024
527	Gabriela Briseno	Kansas City	KS	66101 US	5/1/2024
528	Aria Marin Ermilio			US	5/1/2024
529	Nini collins	Chicago	IL	60602 US	5/1/2024
530	Heather Sutphin	Upper Darby	PA	19082 US	5/1/2024
531	Chaya Miguel	Collinsville	AL	35961 US	5/2/2024
532	Mark Harvey	Ashburn	VA	20149 US	5/2/2024
533	Virginia McArtor	Canton	OH	44709 US	5/2/2024
534	Joe Carey	Winchester	VA	22601 US	5/2/2024
535	Benjamin Radcliffe	Frostburg	MD	21532 US	5/2/2024
536	jean paul	Peoria	AZ	85381 US	5/2/2024
537	Marcie Moore	Bastrop	TX	78602 US	5/2/2024
538	MIA BLAISDELL	Winder	GA	30680 US	5/3/2024
539	Bryan Lehman	Warrenton	VA	20186 US	5/3/2024
540	Maribel Marulanda	New York	NY	11106 US	5/4/2024
541	melissa bennage	Sunbury	PA	17801 US	5/4/2024
542	Melissa Barrera	New York	NY	10023 US	5/4/2024
543	John Yanok	Hebron	MD	21830 US	5/4/2024
544	Michael Salazaer	Oakland	CA	94621 US	5/4/2024
545	Savannah Bailey	Seattle	WA	98144 US	5/4/2024
546	Cameron Lanning	Waco	MN	55033 US	5/5/2024
547	Nikolis Couthen	Valparaiso	IN	46383 US	5/5/2024
548	Dylan Vincent	Freeport	IL	61032 US	5/5/2024
549	Cristian Carvajal	Miami	FL	33196 US	5/5/2024
550	Alicia Olvera	Fontana	CA	92336 US	5/5/2024
551	Tiyah Franklin	Paris	KY	40361 US	5/6/2024
552	Sean O'Day	Chicago	IL	60613 US	5/6/2024
553	Andrea Parker	Renton	WA	91701 US	5/6/2024
554	Rita Rieman	Twisp	WA	98856 US	5/7/2024
555	Judah Garrison			US	5/7/2024
556	Jasmine Gonzales	South Gate	CA	90280 US	5/7/2024
557	Raza Shad	Calhoun	GA	30701 US	5/7/2024
558	Martha Brooks	Acworth	GA	30101 US	5/8/2024
559	Nadia Miah	Sterling Heights	MI	48310 US	5/8/2024
560	Zelimkhan Ilmiev	Chicago	IL	60608 US	5/8/2024

561	Nana Sarfo-Bonsu	Cincinnati		45014 US	5/8/2024
562	Paul Matakovich	Las Vegas	NV	89115 US	5/8/2024
563	Lindsay Ong	Queens	NY	11354 US	5/8/2024
564	Jeffrey Blue	Palmdale	CA	93552 US	5/8/2024
565	taheeen yas	Frisco	TX	75034 US	5/9/2024
566	Nicholas Lehman	Warrenton	VA	20187 US	5/9/2024
567	Irene Mavrommatis	Brooklyn	NY	11211 US	5/9/2024
568	Melody Macready	Portland	OR	97217 US	5/9/2024
569	Matthew Jahnke			US	5/9/2024
570	Ashley Lehman	Charleston	SC	29412 US	5/9/2024
571	Tina Carson		VA	US	5/10/2024
572	Ember Jones			US	5/10/2024
573	sata g	California	CA	96162 US	5/11/2024
574	Elizabeth Justice	Henderson	NV	89015 US	5/11/2024
575	Robert Madera	Hollywood	FL	33021 US	5/11/2024
576	Sounhouba Gamene	Harrisburg	PA	17104 US	5/12/2024
577	Arden Whitehead	Springfield	IL	62704 US	5/12/2024
578	Genevieve Gervelis	South Yarmouth	MA	2664 US	5/12/2024
579	Linsey Delarosa	Weslaco	TX	78596 US	5/12/2024
580	Narendra Patel	Cincinnati	OH	45245 US	5/12/2024
581	Mia Natali	Houston	TX	77052 US	5/12/2024
582	Li'l Winker			US	5/13/2024
583	Pat Perez	McAllen	TX	78501 US	5/13/2024
584	Shey Northcutt	Chicago	IL	60612 US	5/13/2024
585	Sabrina Fox	Oakwood Hills	IL	60013 US	5/13/2024
586	Jill Bredmehl	Ventnor	NJ	8406 US	5/13/2024
587	Ryan Moore	Sauquoit	NY	13456 US	5/15/2024
588	Craig Harkess	North Las Vegas	NV	89102 US	5/15/2024
589	Jamene Felix	Rhome	TX	76078 US	5/15/2024
590	stacey sizemore	Barbourville	KY	40906 US	5/15/2024
591	Yolanda Talbert	Jamaica Plain	MA	2130 US	5/15/2024
592	Laela Bernhardt	Camas	WA	98607 US	5/15/2024
593	JJ Cerda	Parker	CO	80134 US	5/15/2024
594	Mia Martinez	South Lake Tahoe	CA	96150 US	5/15/2024
595	Diane Doyle	Salem	VA	24153 US	5/16/2024
596	Calvin Dailey	Maineville	OH	45039 US	5/16/2024
597	Kody Wemmer	Versailles	KY	40383 US	5/16/2024
598	meadow gattles	North Carolina	NC	28081 US	5/16/2024
599	Salma Hassan			US	5/16/2024
600	Anna Robbins	Morgantown	WV	26508 US	5/16/2024
601	Orva M Gullett	Marion	OH	43302-843 US	5/16/2024
602	erica shank	Newberg	OR	97132 US	5/16/2024
603	Zelma Dixon	New Braunfels	TX	78130 US	5/17/2024
604	ashley hammer	Houston	TX	77096 US	5/17/2024
605	Rachel Dunlap	Saint James	NY	11780 US	5/17/2024
606	Jessica Lober	St Louis	MO	63028 US	5/17/2024
607	katherineflesch56@gmail.com Flesch	Seattle	WA	98118 US	5/17/2024
608	Juan Jones	Dallas	TX	75270 US	5/17/2024
609	jolene mullikin	Minot	ND	58703 US	5/17/2024
610	Jessica O.	Palm Bay	FL	32909 US	5/17/2024
611	water gao	Honolulu	HI	96819 US	5/17/2024



612	Heather Hopfinger	Belleville	IL	62220 US	5/17/2024
613	Mary Wilson	Oak park	MI	48237 US	5/17/2024
614	Cristina Flores	St. Cloud	FL	34772 US	5/17/2024
615	Kimberly Haan	Saint Cloud	FL	34769 US	5/17/2024
616	Nickolas Cakmis	Georgetown	KY	40324 US	5/18/2024
617	Maddie Fay	Avon	OH	44110 US	5/18/2024
618	Brian Schires	Gainesville	VA	20155 US	5/18/2024
619	Franklin Ervin	Gainesville	VA	20155 US	5/18/2024
620	John Mauthe	Gainesville	VA	20155 US	5/18/2024
621	collin wolff	chico	CA	95988 US	5/18/2024
622	WILLIAM HAND	Hainesville	VA	20155 US	5/18/2024
623	Shyann Fox	Plover	WI	54467 US	5/18/2024
624	Robin Velasco	Wichita	KS	67216 US	5/18/2024
625	Chasity Braud	Natchitoches	LA	71457 US	5/19/2024
626	Dominic Aparicio	Brooklyn	NY	11201 US	5/19/2024
627	Cat Brown	Arvada	CO	80003 US	5/19/2024
628	Maor Roffe	Miami	FL	33179 US	5/19/2024
629	Janet Thornton	Alamogordo	NM	88310 US	5/20/2024
630	Jennifer Phiher	Warrenton	VA	20187 US	5/20/2024
631	Akeelah Nicholson	Oakland Park	FL	33309 US	5/20/2024
632	Evette Newman	Portland	OR	97211 US	5/20/2024
633	Deborah Rickett	Greenfield	IN	46140 US	5/21/2024
634	Miniya Shinn	Hickory		28601 US	5/21/2024
635	kellie nelson	Indian Land	NC	29707 US	5/21/2024
636	Diane Murray	Washington	DC	20018 US	5/21/2024
637	Shanna Renna	Van Nuys		91406 US	5/22/2024
638	Amanda Kushner	West Chester	PA	19380 US	5/22/2024
639	Karina Ferguson	Yakima	WA	98903 US	5/22/2024
640	Dakota Hamilton	Sioux Falls	SD	57106 US	5/22/2024
641	Joanna Verenzuela	Pompano Beach	FL	33068 US	5/22/2024
642	Mark McElMurray	Jacksonville	NC	28546 US	5/22/2024
643	Irma Hernandez	Baytown	TX	77521 US	5/22/2024
644	Holly Sandling	Lee's Summit	MO	64063 US	5/22/2024
645	Daniel Pasierb	Denver	CO	80204 US	5/22/2024
646	Me Emberger	Philadelphia	PA	19135 US	5/22/2024
647	Jaiden Streck	Glassboro	NJ	8078 US	5/23/2024
648	Philip Daniels	Vasselboro	ME	4989 US	5/23/2024
649	Arien Hornung			US	5/23/2024
650	Jeanine D'Onofrio-Bess	Mt. Dora	FL	32757 US	5/23/2024
651	Linda M Hutchinson			US	5/23/2024
652	Miesha Johnson	Dallas	TX	75211 US	5/23/2024
653	Rebecca Fitz			US	5/23/2024
654	Melissa Huffman	Fredericksburg	VA	22407 US	5/24/2024
655	Joanna Roberts	Bronx	NY	10461 US	5/24/2024
656	Patrick McIntosh	Oceanside		92054-353 US	5/24/2024
657	Maddie Murdock	Manchester	CT	6042 US	5/24/2024
658	Erin Izer	Waynesboro	PA	17268 US	5/25/2024
659	Marylou Layton-Eccles	Raleigh	NC	27603 US	5/25/2024
660	Terrance Jones	Cleveland	OH	44120 US	5/26/2024
661	Nadine L	Kansas City	MO	64184 US	5/26/2024
662	Samuel Rodabaugh	Dallas	TX	75204 US	5/26/2024

663	Victoria Bynum	San Jose	CA	95136 US	5/26/2024
664	Jessica D	Fredericksburg	VA	22401 US	5/26/2024
665	Bonnie Jacobs	Canton	NY	13617 US	5/26/2024
666	Clayton Christian	Dallas	TX	75238 US	5/26/2024
667	Amanda Wright	Mattoon	IL	61938 US	5/26/2024
668	mary dillon	Parkersburg	WV	26101 US	5/26/2024
669	Melanie Moore	Knoxville	TN	37914 US	5/26/2024
670	Lee Ryan	Providence	RI	6353 US	5/27/2024
671	Jannelly Tolentino	Worcester	MA	US	5/27/2024
672	Mary Ellen Belding	Webster	NY	14580 US	5/27/2024
673	Jocelyn Merchant	San Antonio	TX	78223 US	5/28/2024
674	Jennifer Kellar	Caliente	NV	89008 US	5/28/2024
675	Giampiero Mariani	Brooklyn	NY	11223-274 US	5/28/2024
676	Miranda Elak	Middletown	CT	6457 US	5/29/2024
677	Henry Thibodeau	Dracut	MA	1826 US	5/29/2024
678	Rebecca Straw	St Petersburg,	FL	33712 US	5/29/2024
679	Habib Moghaddam	Ashburn	VA	20149 US	5/29/2024
680	Rachel Lim	Brooklyn	NY	11205 US	5/29/2024
681	Ana Arcadia	Artesia	CA	90701 US	5/29/2024
682	Greg Campbell	Portage	IN	US	5/30/2024
683	Jennifer Hahn	Los Angeles	CA	91335 US	5/30/2024
684	Ashley Morse	Cuba	MO	65453 US	5/30/2024
685	Waldo Ward	Warrenton	VA	20186 US	5/30/2024
686	Jacquelyn Engebose	Luxemburg	WI	54217 US	5/31/2024
687	Andrew Hefner	Durham	NC	27713 US	5/31/2024
688	Joe Peterman	Royal Oak	MI	48067 US	5/31/2024
689	Bella Ramirez			US	5/31/2024
690	Tabata Talledo	Edison	NJ	8837 US	6/1/2024
691	Ronda Hedges	Spring	TX	77388 US	6/1/2024
692	LeeAnn Trevino	Pendleton	OR	97801 US	6/1/2024
693	Marie Christina Magalas	Yonkers	NY	10701 US	6/1/2024
694	Brian Fergus	Medina	OH	44256 US	6/1/2024
695	Bernadean Simmonds	Tok	AK	99780 US	6/2/2024
696	James Rogers	Louisville	KY	40218 US	6/2/2024
697	Cory Meadows	Wytheville	VA	24382 US	6/3/2024
698	Allen Fishel	North Canton	OH	44720 US	6/3/2024
699	Elizabeth Azzuz	Seattle	WA	98160 US	6/4/2024
700	Walter Faryniarz	Warrenton	VA	20186 US	6/4/2024
701	M. Browning	Chandler	AZ	85224 US	6/4/2024
702	Kimberly Traylor	Atlanta	GA	30314-200 US	6/4/2024
703	Jonathan Koglin	Warrenton	VA	20186 US	6/4/2024
704	Patricia Koglin	Warrenton	VA	20186 US	6/4/2024
705	Ian Dickson	San Pedro	CA	90732 US	6/4/2024
706	Marie Fincher	Arlington	TX	76015 US	6/5/2024
707	Tiffany Murphy	Cambria Heights	NY	11411 US	6/5/2024
708	Leslie bond	Vancouver	WA	98685 US	6/5/2024
709	Aleta Asher	London	KY	40744 US	6/5/2024
710	Jennifer Fields	Bluffton	SC	29910 US	6/6/2024
711	Corduroy Redwood	Porterville	CA	93257 US	6/6/2024
712	edward irvine	Watervliet	NY	12189 US	6/6/2024
713	Madison Hastings	Ocala	FL	34470 US	6/6/2024

714	Thomas Broadwater	Sykesville	MD	21784 US	6/7/2024
715	Jesse Vida		NY	US	6/7/2024
716	Jessica Hussey	Lowell	MA	1852 US	6/7/2024
717	Kiro gao	Santa Clara	CA	95054 US	6/7/2024
718	Kimberly McKenzie	Baltimore	MD	21212 US	6/7/2024
719	Tara Sorino	Kearny	NJ	7032 US	6/7/2024
720	Emilee Kealoha	Dixon Springs	TN	37057 US	6/8/2024
721	Barry Tuttle	Snoqualmie Pass	WA	98068 US	6/8/2024
722	Nelsey Nobosse	Aubrey	TX	76227 US	6/10/2024
723	Eban Cooper	Novi	MI	48374 US	6/10/2024
724	R.A. Rojas	Berkeley	CA	94702 US	6/10/2024
725	Roslin V	Avon	CT	6070 US	6/11/2024
726	Alia Rivas	Sacramento	CA	95823 US	6/11/2024
727	Shaniqua Brime	Madisonville	KY	42431 US	6/11/2024
728	ASHLEY COLEMAN	Martinsville	VA	24112 US	6/11/2024
729	Ariana Gonzalez	Los Angeles	CA	90004 US	6/12/2024
730	Karina Lozada	Miami	FL	33157 US	6/13/2024
731	Mariame Baro	Clark	NJ	7066 US	6/14/2024
732	Flynn Crait	Hinton	WV	abc US	6/14/2024
733	Macie Iagulli	Myrtle Beach	SC	29579 US	6/14/2024
734	A Esch	Babylon	NY	11702 US	6/15/2024
735	Katherine Van Tassel	Parkton	NC	28371 US	6/15/2024
736	Michelle Felkel	Elloree	SC	29047 US	6/15/2024
737	Kaylee Simonton	St Louis	MO	63116 US	6/15/2024
738	Lisa Masters-Smith	Springfield	MO	65803 US	6/16/2024
739	remi nioso	Elkridge	MD	21075 US	6/16/2024
740	ashley myler	Blaine	WA	98230 US	6/17/2024
741	Islam Bsharat	Orland Park	IL	60462 US	6/17/2024
742	Tammy Manley	Owingsville	KY	40360 US	6/17/2024
743	Patrick Gacek	Charlotte	NC	28027 US	6/17/2024
744	Kathryn O'hara	Bay Shore	NY	11706 US	6/17/2024
745	Mckenzie Stettner	Jacksonville	FL	32208 US	6/17/2024
746	Ryten Beyers	Urbandale	MP	17117 US	6/19/2024
747	Jenifer Borovy	Jupiter Florida	FL	33458-588 US	6/19/2024
748	Erin Charles Bentsen	Tacoma	WA	98408 US	6/20/2024
749	Grayson English	Jupiter	FL	33458 US	6/20/2024
750	Carolyn Townes-Richards	Las Vegas	NV	89101 US	6/20/2024
751	Yamilet Leocadio	Cleveland	TX	77327 US	6/21/2024
752	Rama Bharadwaj	Port Washington	WI	53074 US	6/21/2024
753	Olivia Hanners	Cromwell	CT	6416 US	6/22/2024
754	Carson Armstrong	Salt Lake City	UT	84107 US	6/22/2024
755	Mike Worthington	Hillsboro	OR	97123 US	6/22/2024
756	Lester Sullivan			US	6/23/2024
757	Faith Cushing	Stratford	CT	6614 US	6/23/2024
758	Anthony Scrimenti	Albany	NY	12203 US	6/24/2024
759	Victoria Counihan	Brighton	ENG	BN1 9RD UK	6/24/2024
760	Katherine Hutchins	Phoenix	AZ	85050 US	6/24/2024
761	Elizabeth Johnson	Nevada City	CA	95959 US	6/24/2024
762	Jeffrey Rodriguez	Los Angeles	CA	90024 US	6/25/2024
763	Savannah Stubbs	Helena	AL	35080 US	6/26/2024
764	Jennifer Donahue	Worcester	MA	1604 US	6/27/2024

765	Carrie Davis	Roanoke	VA	24018 US	6/27/2024
766	Mark Goldstein	Hicksville	NY	11801 US	6/27/2024
767	simara Luna-winstead	Owensboro	KY	42303 US	6/28/2024
768	Michelle Mcewen	Rochester	NH	3867 US	6/28/2024
769	Katherine Weesner	Saint Paul	MN	55124 US	6/28/2024
770	Amanda wallin	Los Angeles	CA	90005 US	6/29/2024
771	Melinda Kinnaird	Hot Springs National Park	AR	71913 US	6/29/2024
772	Nateasha Allen	Spring	TX	77379 US	6/29/2024
773	Jack MacDonald-Hilton	Worcester	MA	1609 US	6/29/2024
774	leah wilson	Pell City	AL	35125 US	6/29/2024
775	Makenna Weston	Minneapolis	MN	55401 US	6/29/2024
776	Hannah Sander	Roscoe	IL	61073 US	6/29/2024
777	Ashlan Nelson	Council bluffs iowa	IA	51053 US	6/29/2024
778	Jazilyn Braden	Indianapolis	IN	46208 US	6/30/2024
779	Z Z		AL	40864 US	6/30/2024
780	Jayla Sperio	Beverly	MA	1915 US	6/30/2024
781	Rachelle Ray	Birmingham	AL	35211 US	6/30/2024
782	Elli Tokman	North Port	FL	34287 US	6/30/2024
783	Kat Fastidio	San Francisco	CA	94124 US	6/30/2024
784	Jessica Harris	Stone Mountain	GA	30083 US	6/30/2024
785	Jordan Cruz	boston	MA	1951 US	6/30/2024
786	kimberly vidal	Queens	NY	11372 US	6/30/2024
787	Bree Aubrey	San Bernardino	CA	92411 US	6/30/2024
788	Yasmin Gomez	Katy	TX	77494 US	7/1/2024
789	Ahriana Valentinas	Colorado Springs	CO	80911 US	7/1/2024
790	Alyssa Reed	Roanoke	VA	24641 US	7/1/2024
791	Josephine Hernandez	Orlando	FL	32825 US	7/1/2024
792	Jody Bowen	Schuylkill Haven	PA	17972 US	7/1/2024
793	karla marquez	Grandview	WA	98930 US	7/1/2024
794	Nikkee Jameson	Canton	OH	44708 US	7/1/2024
795	Hailey Patterson	Atlanta	GA	30309 US	7/1/2024
796	Jolene Crozier	Lewistown	PA	17044 US	7/1/2024
797	Jamie Evans	New Orleans	LA	70131 US	7/1/2024
798	Jaidyn Duplechain	dry creek	LA	70637 US	7/1/2024
799	H S	Orlando	FL	32811 US	7/2/2024
800	Panic! AtThePentagram			US	7/2/2024
801	Lovanna Myers	Heppner		97836 US	7/2/2024
802	Rachael Smith	Bristol	VA	24202 US	7/2/2024
803	Hannah Burdick	Boston	MA	2127 US	7/2/2024
804	Adrianna Sexton	Jeffersonville	IN	47130 US	7/2/2024
805	Aliyah Rogers			US	7/3/2024
806	Sunne Ilkram	Houston	TX	77063 US	7/3/2024
807	Shannon Reel			US	7/3/2024
808	Devin McCarthy			US	7/3/2024
809	Silvana Garnica	Torrance	CA	90502 US	7/3/2024
810	Nichole Newsom	Bartlett	TN	38133 US	7/3/2024
811	Steven Billings	Denver	CO	80237 US	7/3/2024
812	Harley Orta	EspaÑola	NM	87532 US	7/3/2024
813	Vera Salazar	Carson City	NV	89706 US	7/3/2024
814	Aris Ayala	West Palm Beach	FL	33415 US	7/4/2024
815	Allister Layne	Conyers	GA	30094 US	7/4/2024

816	Shamiya Cotiere	Baltimore	MD	21251 US	7/4/2024
817	Marisel McKay	Ontario	CA	91758 US	7/4/2024
818	dominique livar	San Antonio	TX	78254 US	7/4/2024
819	Alex Jennings	Oklahoma city	OK	19963 US	7/4/2024
820	Madison Williams	Stockton	CA	95210 US	7/4/2024
821	Crystal Harper	Chesapeake	VA	23320 US	7/4/2024
822	Bailey biggs	Reedley	CA	93654 US	7/4/2024
823	Bridget McLaughlin	Buffalo	NY	14221 US	7/4/2024
824	Hannah Bass	Dickson	TN	37055 US	7/4/2024
825	Shana Gillispie	Newark	OH	43055 US	7/4/2024
826	Sharon Caples	Oklahoma City	OK	73132 US	7/4/2024
827	Jocelyn Cortez	Alabaster		35114 US	7/4/2024
828	Cynthia McCann	Beaufort	SC	29906 US	7/5/2024
829	Erik Flatebo	Kailua-Kona	HI	96740 US	7/5/2024
830	Morgan Franklin	Portage	IN	46368 US	7/5/2024
831	Tia Benson	Charlotte	NC	29229 US	7/5/2024
832	Nick Palleroni	Reseda	CA	91335 US	7/6/2024
833	Christina Glenn	Shawnee	OK	74804 US	7/6/2024
834	Celina Lawhorn	Montgomery	AL	36117 US	7/6/2024
835	Elena Sestito	Doylestown		18901 US	7/6/2024
836	Kaitlynn Foutz	Greenfield	IN	46140 US	7/6/2024
837	Angelica Reyes	Middleton	WI	53562 US	7/6/2024
838	Jessica Moffitt	Carlisle	PA	17013 US	7/6/2024
839	Christina Motilla	Houston	TX	77044 US	7/6/2024
840	Angela Wise	West Des Moines	IA	50265 US	7/7/2024
841	The real dog Never dies			US	7/7/2024
842	Carl Harris	West Bend	WI	53095 US	7/7/2024
843	Suki Ramirez	Los Angeles	CA	90040 US	7/7/2024
844	Valery Martinez	Bakersfield	CA	93313 US	7/7/2024
845	Tendo Hösaki	Negaunee	MI	49866 US	7/7/2024
846	Alexandra Berg	Freeland	MI	48623 US	7/7/2024
847	Kaylee Munro	Charlotte	TN	37036 US	7/7/2024
848	Caitlyn Saulsbury	Lawrence	KS	66046 US	7/7/2024
849	Eileen Grima	Aurora	IL	60504 US	7/8/2024
850	julie heistand	Blackstone	MA	1504 US	7/8/2024
851	Andy Howe			US	7/8/2024
852	Billie Olinger	Warren	OR	97053 US	7/8/2024
853	Lorraine Keith	Jacksonville	OH	45740 US	7/8/2024
854	mike benkosky	scotts valley	CA	95066 US	7/8/2024
855	Phoebe Harms	Austin	TX	78739 US	7/8/2024
856	Yvonne Roundtree		GA	31036 US	7/8/2024
857	Decatur Robinson	Lake Cormorant	MS	38641 US	7/8/2024
858	Debra Bontrager	Grand Rapids	MI	49546 US	7/8/2024
859	melissa savino	Racine	WI	53405 US	7/8/2024
860	Irene Rangel	Baldwin Park	CA	91706 US	7/8/2024
861	Gary Randolph	Warrenton	VA	20187 US	7/8/2024
862	Michaelia Holtsclaw	Denton	NC	27239 US	7/9/2024
863	Summer Miller	Charlotte	NC	28226 US	7/9/2024
864	Melissa Jomenez	San Antonio	TX	78238 US	7/9/2024
865	Wrigley Davis	Granger	IN	46530 US	7/9/2024
866	Alexandra Miller-Roys	Cadillac	MI	49601 US	7/9/2024



867	Dee Ford	Phoenix	AZ	85338 US	7/9/2024
868	Charlotte Reece	Prestonsburg	KY	41653 US	7/9/2024
869	Amanda Bauz	Jupiter	FL	33458 US	7/9/2024
870	Nekeah Stokes	Roanoke	VA	24018 US	7/9/2024
871	jake morales	Mansfield	TX	76063 US	7/9/2024
872	Debbie E	Felton	DE	19943 US	7/9/2024
873	Briana Kightlinger	Lakeland	FL	33810 US	7/9/2024
874	Beth Tucker	Charleston	IL	61920 US	7/9/2024
875	Jaye Crues	Palmyra	VA	22963 US	7/9/2024
876	kaitlyn galvan	Harlingen	TX	78550 US	7/9/2024
877	Audra Armstrong	logan	OH	43138 US	7/9/2024
878	Kara Giddings	Olympia	WA	98531 US	7/9/2024
879	Monica D	Altamonte Springs	FL	32714 US	7/9/2024
880	Patricia Lane	Fullerton	CA	92833 US	7/10/2024
881	Tony De La Pena	Milwaukee	WI	53217 US	7/10/2024
882	Mckenna Capps	Youngstown	OH	44512 US	7/10/2024
883	Julie Norwood	New Milford	CT	6776 US	7/10/2024
884	Gigi Love	La Porte	IN	US	7/10/2024
885	Olivia Pettigrew	Fond du Lac	WI	54935 US	7/10/2024
886	Sabryna-Joi King-Bell	Chicago	IL	60680 US	7/10/2024
887	Mary Green	Manassas	VA	20111 US	7/11/2024
888	RONALD Fullman	portland	OR	97206 US	7/11/2024
889	R S	Brooklyn	NY	11234 US	7/11/2024
890	Rob H	Orange Park	FL	32073 US	7/11/2024
891	emily Baca	Scottsdale	AZ	85257 US	7/11/2024
892	Maya Silva	Stoughton	MA	2072 US	7/11/2024
893	Jayden Spresser	San Antonio	TX	78228 US	7/11/2024
894	Maria Oseguera	Houston	TX	77094 US	7/11/2024
895	Arthur Shane	Ashburn	VA	20147 US	7/11/2024
896	Maria Beury	Chicago	IL	60605 US	7/11/2024
897	Elaina Crew	State Rite 2009	PA	16248 US	7/11/2024
898	sal bb8	Detroit	MI	48228 US	7/11/2024
899	katherine mehr	New Haven	KY	40051 US	7/12/2024
900	Jo Lubin	Watchung	NJ	7069 US	7/12/2024
901	Jeri Knopik	Ham lake	MN	55304 US	7/12/2024
902	Cheyenne Morrissey	manchester	CT	6042 US	7/12/2024
903	Reina Trumpet-Muyet	Reisterstown	MD	21136 US	7/12/2024
904	Blakely Reh	El Paso	TX	79928 US	7/12/2024
905	Deqo Mohamed	Minneapolis	MN	55418 US	7/12/2024
906	MacKenzie Branham	Mills River	NC	28759 US	7/13/2024
907	Veronica Kowalski	Lockport	NY	14094 US	7/13/2024
908	Conan O'Brien	Fullerton	CA	92832 US	7/13/2024
909	Donna Barragan	Costa Mesa	CA	92627 US	7/13/2024
910	Jennifer Rilea	Eugene	OR	97402 US	7/13/2024
911	Andra Foster	Shawnee	KS	66226 US	7/13/2024
912	Mary McIntosh	Ashburn	VA	20149 US	7/13/2024
913	Matt Thorpe	Boise	ID	83704 US	7/14/2024
914	Michi Moore	Honolulu	HI	US	7/15/2024
915	Katherine Spencer	Minneapolis	MN	55454 US	7/15/2024
916	Kristina Glaze			US	7/15/2024
917	Jenna Glock	Bohemia	NY	11716 US	7/15/2024

918	Stephanie gastler	Lake Saint Louis	MO	63367 US	7/15/2024
919	Kim Le-Greenhalgh	Seattle	WA	98178 US	7/15/2024
920	Kathleen Miller	Cumberland	MD	21502 US	7/15/2024
921	Josie Faad	Smith station	AL	36111 US	7/16/2024
922	Daniel Fritz	Dobbs Ferry	NY	10522 US	7/16/2024
923	Toni Perticari	Dagsboro	DE	19939 US	7/16/2024
924	Anthony Tellez	Pasadena	CA	91103 US	7/16/2024
925	Kaitlin Greene	Middletown	NY	10940 US	7/16/2024
926	Ishmael Mensah	R. S. M.	CA	19688 US	7/16/2024
927	shiro a	new york	NC	28139 US	7/16/2024
928	Braelynn Brainerd	Detroit	MI	48206 US	7/16/2024
929	Jami Tyler	Mission Viejo	CA	92692 US	7/16/2024
930	William Jones	Lancaster	OH	43130 US	7/16/2024
931	Mason Hall	Parsons	TN	38363 US	7/16/2024
932	Jason Schneider	Livonia	MI	48150 US	7/17/2024
933	Kirsten Mccaw	Portland	OR	97203 US	7/17/2024
934	Faatimah Glenn-Salaam	Philadelphia	PA	19120 US	7/17/2024
935	Christina Witzel	Lima	NY	14485 US	7/17/2024
936	Layne Porter	Union City	CA	94587 US	7/17/2024
937	Ashley Rieper	Riverton	UT	84065 US	7/17/2024
938	Candaisha Kelley	Knoxville	TN	37921 US	7/17/2024
939	Sylvester Donson	Newark	DE	19702 US	7/17/2024
940	Emily Clark	Rochester	MN	55901 US	7/17/2024
941	Dustin Morrow	Loma Linda	CA	92354 US	7/17/2024
942	Kelly Eckerd	Mesa	AZ	85214 US	7/18/2024
943	Gregg Levine	Astoria	NY	11102 US	7/18/2024
944	Angel Littlebear	Puyallup	WA	98373 US	7/18/2024
945	Ryan McElvaney	Sellersville	PA	18960 US	7/18/2024
946	Juliana Scott	Bridgewater	NJ	8807 US	7/18/2024
947	Wanda Garland	Lewisburg	WV	24901 US	7/18/2024
948	Erich Rock	Harrisburg	PA	17110 US	7/19/2024
949	Josh Standiford	Lake Zurich	IL	60047 US	7/19/2024
950	Md Saifur Rahman	Queens	NY	11103 US	7/19/2024
951	Natalia Ramirez	Elk Grove	CA	95757 US	7/19/2024
952	Machele McCormick	Redding	CA	96001 US	7/19/2024
953	Cindy Amor	Groveland	MA	1834 US	7/19/2024
954	Jade Dhooghe	Columbus	GA	31901 US	7/20/2024
955	Pamela Good	Luray	VA	22835 US	7/20/2024
956	chris cornell	Taylorsville	UT	84129 US	7/21/2024
957	James Land	Pulaski	VA	24301 US	7/21/2024
958	Jon Lancaster	Enterprise	AL	36330 US	7/21/2024
959	Sandy Tsang			US	7/21/2024
960	Hayes Johnson	Acworth	GA	30101 US	7/21/2024
961	Peter Canarelli	Brooklyn	NY	11206 US	7/21/2024
962	Lila Roman	Moundsville	WV	26041 US	7/21/2024
963	Caren Patrick	Portsmouth	VA	23707 US	7/21/2024
964	Echo Quintana	Las Vegas	NV	89121 US	7/22/2024
965	Robert Urquides-Swann	Grand Junction	CO	81503 US	7/22/2024
966	Melanie Hurtado	Pioneer	CA	95666 US	7/22/2024
967	Kim Short	Santa Clara	CA	95051 US	7/22/2024
968	James Mathis	Pearland	TX	77584 US	7/22/2024

969	Joseph Sukackas	Phoenix	AZ	85036 US	7/22/2024
970	Michael Giurlani	Carson City	NV	89701 US	7/22/2024
971	Farjana Akther	Buffalo	NY	14215 US	7/22/2024
972	Donovan Eberhard	Southfield		48086 US	7/22/2024
973	Samuel Walker	Longview	TX	75602 US	7/22/2024
974	Farzana Shurovi	Oak Brook	IL	60523 US	7/22/2024
975	Kendall Wilson	Kernersville	NC	27284 US	7/22/2024
976	Jamie Jacobs	Newark	NJ	7103 US	7/22/2024
977	Elias Hamilton	Indianapolis	IN	46224 US	7/22/2024
978	Lisa Prior			US	7/22/2024
979	Johnny George	Camden	SC	29020 US	7/22/2024
980	Anne Sus	Chicago	IL	60634 US	7/23/2024
981	H A	Phoenix	AZ	85063 US	7/23/2024
982	Ariel Kotler	Brooklyn	NY	11230 US	7/23/2024
983	Robin Coleman	Peoria	AZ	85381 US	7/23/2024
984	Andrew Vuyovich	San Diego	CA	92103 US	7/23/2024
985	Denise Lee	Raytown	MO	64133 US	7/23/2024
986	Christine Lizabeth	Glendale	AZ	85305 US	7/23/2024
987	Ashlyn Fitzgerald	Solon	OH	44139 US	7/23/2024
988	Robert Marxen	Makinen	MN	55763 US	7/24/2024
989	Kaycee Franck	Worland	WY	82401 US	7/24/2024
990	Lindsay Daeley			US	7/24/2024
991	Pamela Higholt	Van Nuys	CA	91406 US	7/24/2024
992	Rowan Denney	Indianapolis	IN	46256 US	7/24/2024
993	Stacy Vennema	Bellingham	WA	98225 US	7/24/2024
994	Graham Miguel	Atascadero		93422 US	7/24/2024
995	Thomas Kurtz	Bath	ME	4530 US	7/24/2024
996	Angelique Miles	Saint Paul	MN	55116 US	7/24/2024
997	Brandenn Wales			US	7/24/2024
998	Ethan Lewis	London	KY	40744 US	7/24/2024
999	Carolyn Kendall	Washington	DC	20020 US	7/24/2024
1000	Kaden thompson	The Bronx	NY	10458 US	7/24/2024
1001	Megan Bast	Cincinnati	OH	45211 US	7/24/2024
1002	Stacy Hagan	Ronkonkoma	NY	11779 US	7/25/2024
1003	Marisela Lopez	La Porte	TX	77571 US	7/25/2024
1004	No'e Coleman	Shreveport	LA	71101 US	7/25/2024
1005	Elizabeth Lang	Maitland	FL	32751 US	7/25/2024
1006	Kelly Clark	New Albany	IN	47150 US	7/25/2024
1007	Gloria Hicks	Cincinnati	OH	45238 US	7/25/2024
1008	Marshall Hopper	Charleston	IL	61920 US	7/25/2024
1009	Jasmine Jean-Louis	Jamaica Plain	MA	2130 US	7/25/2024
1010	Brandy Holder	Dalton	GA	30721 US	7/25/2024
1011	Andrew Supernault	Phoenix	AZ	85008 US	7/25/2024
1012	Skyler Hackett	Charlotte	NC	28269 US	7/25/2024
1013	Keyosha Holmes	Atlanta	GA	30319 US	7/25/2024
1014	Joseph Lenon	Thornton	CO	80233 US	7/25/2024
1015	Aminta Ram	Lansdale	PA	19446 US	7/25/2024
1016	Charles Berryman	New York	NY	10111 US	7/25/2024
1017	Heather Isaac	Vista		92084 US	7/25/2024
1018	Chadwick Rogers	Buffalo	NY	14228 US	7/25/2024
1019	Ibrahim Redzepi	Tucson	AZ	85706 US	7/25/2024

1020	Shelly Keene	San Diego	CA	92123 US	7/25/2024
1021	Jess McBride	Eagle mountain	UT	84043 US	7/25/2024
1022	Maci Wilson	Dallas	TX	75245 US	7/25/2024
1023	Andrew Nipper	Tampa	FL	US	7/25/2024
1024	Linda Witcher	Pipe Creek	TX	78063 US	7/25/2024
1025	Yolanda Brook	Los Angeles	CA	90023 US	7/25/2024
1026	Jamie Quartuccio	Melville	NY	11747 US	7/26/2024
1027	Abtahi Asef	Buffalo	NY	14208 US	7/26/2024
1028	Alissa Thurman	Wasilla	AK	99654 US	7/27/2024
1029	rapist perez	Palm City	FL	34990 US	7/27/2024
1030	Jason Park	Arcadia	CA	91006 US	7/27/2024
1031	Peter To	Bristol	RI	2809 US	7/27/2024
1032	Marty Reza	Las Vegas,	NV	89030 US	7/27/2024
1033	Kaimyya Sullivan	Jackson	TN	38305 US	7/27/2024
1034	Destiny Maddux	Colorado Springs	CO	80910 US	7/27/2024
1035	Marsha Anderson	Denver		80220 US	7/27/2024
1036	India Portbury	Yulee	FL	32097 US	7/28/2024
1037	Destiny Webster	Madera	CA	93636 US	7/28/2024
1038	Jeff Hoyle	Fort Mill		29708 US	7/28/2024
1039	Victoria Morin	North Miami	FL	33181 US	7/28/2024
1040	Nathan White	Atlanta	GA	30338 US	7/28/2024
1041	rob will	Cincinnati	OH	45215 US	7/28/2024
1042	Erik Geddes	Burlington	NJ	8016 US	7/28/2024
1043	Jamie Dufault	Los Angeles	CA	90006 US	7/28/2024
1044	Istiak Ahmed	New York	NY	10118 US	7/28/2024
1045	Marilyn White	Ocean	NJ	7712 US	7/28/2024
1046	Natalie Alexander	Irvine	CA	92620-384 US	7/29/2024
1047	Lance Mack	Philadelphia	PA	19124 US	7/29/2024
1048	Melisa Sullivan	Saint Paul	MN	55113 US	7/29/2024
1049	Jessica Bennett	Endicott	NY	13760 US	7/29/2024
1050	Donald wleklinski	Terre Haute	IN	47803 US	7/29/2024
1051	Mckenzie Dunn	Seale	AL	36875 US	7/29/2024
1052	Grace W	Randleman	NC	27317 US	7/29/2024
1053	Steven Knox	Senatobia	MS	38668 US	7/29/2024
1054	Руслана Акберова	Hillsboro	OR	97124 US	7/29/2024
1055	Alainea Short	Norton	VA	24273 US	7/29/2024
1056	Fox White	Morse Bluff	NE	68648 US	7/30/2024
1057	Miss Lee	Tampa	FL	33772 US	7/30/2024
1058	Hazel Moore	White Bear Lake	MN	55110 US	7/30/2024
1059	Ethan Bales	Morgantown	KY	42261 US	7/30/2024
1060	Kathleen Stenberg	Colorado Springs	CO	80907 US	7/30/2024
1061	Christine S	Albany	NY	12205 US	7/30/2024
1062	Anna Kemp	Missouri	MS	63362 US	7/31/2024
1063	Eric Pacelli	San Rafael		94901 US	7/31/2024
1064	Milagros Cano	Houston		77002 US	7/31/2024
1065	Rebecca Smith	Alameda	CA	94501 US	8/1/2024
1066	Kenneth Yost	Butte	MT	59701 US	8/1/2024
1067	Paul Markillie	Grand Blanc Township	MI	48439 US	8/2/2024
1068	Irena Gaidomaviciene	Lemont	IL	60449 US	8/2/2024
1069	Carol Collins	Dover	DE	19904 US	8/2/2024
1070	Cheri Novak	Las Vegas	NV	89103 US	8/2/2024

1071	Jacob Janoff	Middle Island	NY	11953 US	8/2/2024
1072	Jack Dennis			US	8/3/2024
1073	James Smith	Dallas	TX	75201 US	8/3/2024
1074	Patty Caggiano	Fairfax	VA	22033 US	8/4/2024
1075	Subra Alam	Queens	NY	11429 US	8/4/2024
1076	DeAnna Schaefer	Palmer	AK	99645 US	8/5/2024
1077	Micah Wilson	Lone Tree	IA	52755 US	8/5/2024
1078	Brogan Hay	Cleveland	OH	44102 US	8/5/2024
1079	Molly Sweet	Batavia	NY	14020 US	8/6/2024
1080	Polyvios Christoforos	Salem	MA	1970 US	8/6/2024
1081	rosemary torossian	Sherman Oaks	CA	91423 US	8/6/2024
1082	Mathew Clements	Havre	MT	59501 US	8/7/2024
1083	Zachary Davis	Cooper	ME	4657 US	8/7/2024
1084	Elizabeth Woods	Little Elm	TX	75068 US	8/7/2024
1085	Jeff Petit frere	Brooklyn		11208 US	8/7/2024
1086	Paresh Patel	Tupelo	MS	38804 US	8/8/2024
1087	Victor Beer	Casper	WY	82609 US	8/9/2024
1088	Christopher Adams	Washington	DC	20011 US	8/9/2024
1089	Denie English	Estancia	NM	87016 US	8/9/2024
1090	Lisa Munson	Dunn	NC	28334 US	8/10/2024
1091	Modi price	Gretna	LA	70053 US	8/10/2024
1092	sabrina nichols	middleville	MI	49333 US	8/10/2024
1093	Charleen Mitchell	Providence	RI	2907 US	8/11/2024
1094	Jihoon Choi	Falls Church	VA	22041 US	8/11/2024
1095	Zakarra Calles	Augusta	GA	30906 US	8/11/2024
1096	V Comtois	Saint Petersburg	FL	33707 US	8/12/2024
1097	Camri Primeaux	Morse	LA	70559 US	8/13/2024
1098	Nicole Mckinstry	Springfield	MA	1109 US	8/13/2024
1099	Korey stapp	Lake havasu city	AZ	86406 US	8/14/2024
1100	Anthony Bell	Pleasant Hill	MO	64080 US	8/14/2024
1101	ALEX Alexy	Chicago	IL	60602 US	8/14/2024
1102	J C	Charlotte	NC	28269 US	8/14/2024
1103	Daniela López	Royal Oak	MI	48067 US	8/15/2024
1104	Miqueas A	Bronx	NY	10453 US	8/16/2024
1105	andrea mejia	Burke	VA	22015 US	8/16/2024
1106	Princess Russell Raynor	Windsor	CT	6095 US	8/16/2024
1107	Liberty Graham	Fromberg	MT	59029 US	8/16/2024
1108	Osnat Bentov	Tarzana	CA	91356 US	8/16/2024
1109	Andrea SantaMaria	Las Vegas	NV	89108 US	8/16/2024
1110	Mackenzie Bridges	Winchester	VA	22601 US	8/16/2024
1111	Fatimah Davis	New York	NY	10035 US	8/16/2024
1112	Sarena Amador	Maricopa	AZ	85138 US	8/16/2024
1113	Aaliyah Mangus	Enfield	CT	6082 US	8/16/2024
1114	Justin Truong	San Francisco	CA	94112 US	8/17/2024
1115	van tran	Alhambra	CA	91801 US	8/17/2024
1116	Kisanet M	Indianapolis	IN	46221 US	8/17/2024
1117	Carolina Gil	Hartsburg	MO	65039 US	8/18/2024
1118	Rick Davila	Alice	TX	78332 US	8/18/2024
1119	Elliott Miller	New York	NY	10028 US	8/18/2024
1120	Simone Williams	Jersey City	NJ	7305 US	8/18/2024
1121	Frank Sansalone	Austin	TX	78737 US	8/19/2024



1122	Amy Hodgson	Fredericksburg	VA	22407 US	8/19/2024
1123	M C	Brooklyn	NY	11238 US	8/20/2024
1124	MI winder	Red Boiling Springs	TN	37150 US	8/21/2024
1125	Gina Smith	Warrenton	VA	20187 US	8/28/2024
1126	RONALD ROYSTER	Gainesville	VA	20155 US	8/29/2024
1127	Anne Young	Gainesville	VA	20155 US	8/29/2024
1128	Tiffani Furrow	Gainesville	VA	20155 US	8/29/2024
1129	Janet Rehanek	Warrenton	VA	20187 US	9/3/2024
1130	Rithwik Aligpally	Apex	NC	27502 US	9/3/2024
1131	Ray Tang	Wading River	NY	11792 US	9/4/2024
1132	Stacy Coons	Ogden	UT	84414 US	9/4/2024
1133	Audiet Silver	Baltimore	MD	21213 US	9/4/2024
1134	Dawn Mcneal	Fergus Falls	MN	56537 US	9/5/2024
1135	Catherine Mule	Alexandria	VA	22309 US	9/5/2024
1136	Jeannine Fergusson	Alpharetta	GA	30004 US	9/5/2024
1137	Sooa McElroy	Holland	MI	49423 US	9/5/2024
1138	Bakari Jones	Goldsboro	NC	25733 US	9/5/2024
1139	Matthew Lucky Destiny	Kansas City	MO	64108 US	9/6/2024
1140	Sharon Davis	Riverdale	GA	30296 US	9/6/2024
1141	Lewis Ray	Capitol Heights	MD	20743 US	9/6/2024
1142	jeff thomas	Denver	CO	80205 US	9/6/2024
1143	Lindsey Bennington	Amisville	VA	20106 US	9/6/2024
1144	Cynthia ELLIS	Warrenton VA 20186	VA	20186 US	9/6/2024
1145	Brittany Bussa	Jacksonville	NC	28546 US	9/7/2024
1146	Vincent Somma	Chula Vista	CA	91910 US	9/7/2024
1147	Ryan Sanfilippo	Warrenton	VA	20187 US	9/7/2024
1148	Melanie Sanfilippo	Warrenton	VA	20187 US	9/7/2024
1149	Kelly Drayer	Stanfield	NC	28163 US	9/7/2024
1150	Michael Cockram	Midlothian	VA	23112 US	9/7/2024
1151	Karen Lawson	Warrenton	VA	20187 US	9/7/2024
1152	Renee Hornback	Lindon	UT	84042 US	9/7/2024
1153	Carolina Elizalde	Tamarac	FL	33321 US	9/7/2024
1154	Kloe Austin			US	9/8/2024
1155	Don Patrick	Warrenton	VA	20187 US	9/8/2024
1156	Lauren Parker	Washington	DC	20004 US	9/8/2024
1157	Ellie Robinson	Mechanicsville	VA	23111 US	9/9/2024
1158	Dawn Arruda	Warrenton	VA	20186 US	9/9/2024
1159	Terri Shaw	Warrenton	VA	20187 US	9/9/2024
1160	Michele Stanley	Cherry Hill	NJ	8002 US	9/10/2024
1161	Chris Cheney	Barre	VT	5641 US	9/10/2024
1162	Debra Rowland	Warrenton	VA	20186 US	9/10/2024
1163	Vicki Wenk	Culpeper	VA	22701 US	9/10/2024
1164	Heather Kincaid	Warrenton	VA	20186 US	9/10/2024
1165	Amanda Rojas	San Bernardino	CA	92407 US	9/10/2024
1166	Sophia Mendez	Riverside	CA	92503 US	9/11/2024
1167	Liliiia Yaremchuk	Doylestown	PA	18901 US	9/11/2024
1168	meg perez	Corona	CA	92882 US	9/11/2024
1169	Liz Boyd	Charlottesville	VA	22902 US	9/11/2024
1170	Stacy Sery	Minneapolis	MN	55401 US	9/12/2024
1171	Lori Mcdaniel	Orlando	FL	32810 US	9/12/2024
1172	Jeremy Worst	Warrenton	VA	20186 US	9/12/2024

1173	Helen Worst	Warrenton	VA	20187 US	9/12/2024
1174	Senait Isaac	San Jose	CA	95134 US	9/12/2024
1175	Karla Sibrian	Chino	CA	91710 US	9/13/2024
1176	Crystal Mcinnes	Portland	OR	97233 US	9/13/2024
1177	Karlyn Southwick	Warrenton	VA	20187 US	9/13/2024
1178	Natalee Karre	Fredonia	KS	66736 US	9/14/2024
1179	Madison Amaro	Georgetown	TX	78628 US	9/15/2024
1180	Rich Brown	Los Angeles	CA	90057 US	9/15/2024

# ZMA 2023-01, WARRENTON UNITED METHODIST CHURCH / HERO'S BRIDGE







## PROPERTY LOCATION



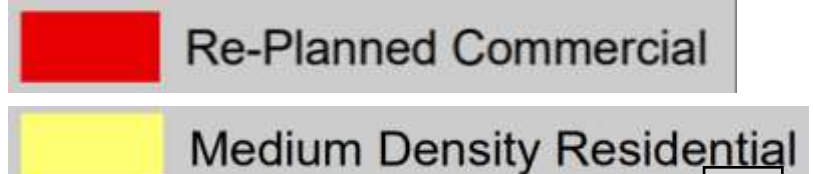
# ZONING & FUTURE LANE USE

3

## ZONING RO and R-10



## Future Land Use Re-Planned Commercial and Medium Density Residential







Item 2.

AERIAL





## PHASE I ILLUSTRATIVE PLAN



**WARRENTON UMC**  
**PROPOSED HOUSING ELEVATION**  
MARCH 16, 2023

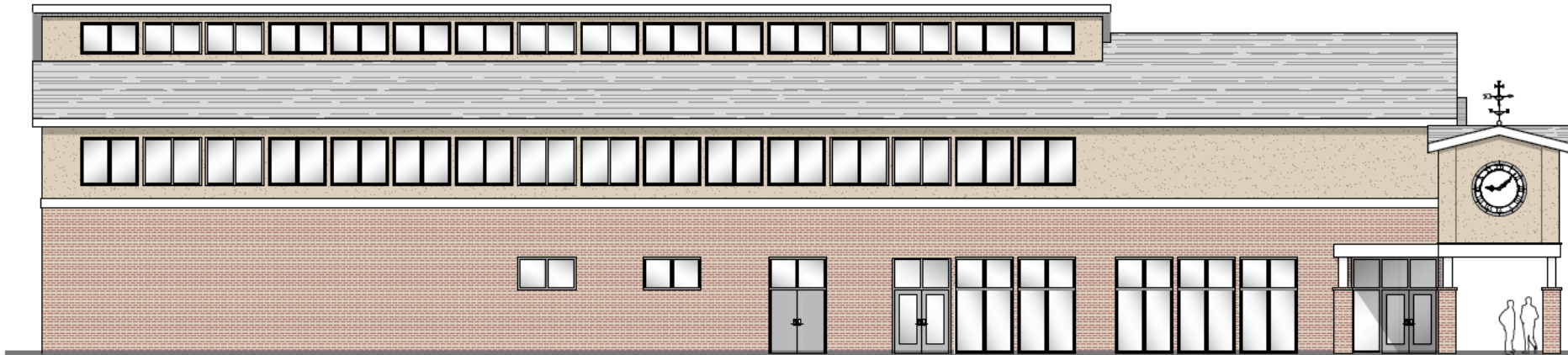


**architecture + interiors**  
131 South Loudoun Street Winchester, VA 22601  
Phone: (540) 722-7247; Fax: (540) 722-7248  
architect@1designconcepts.com



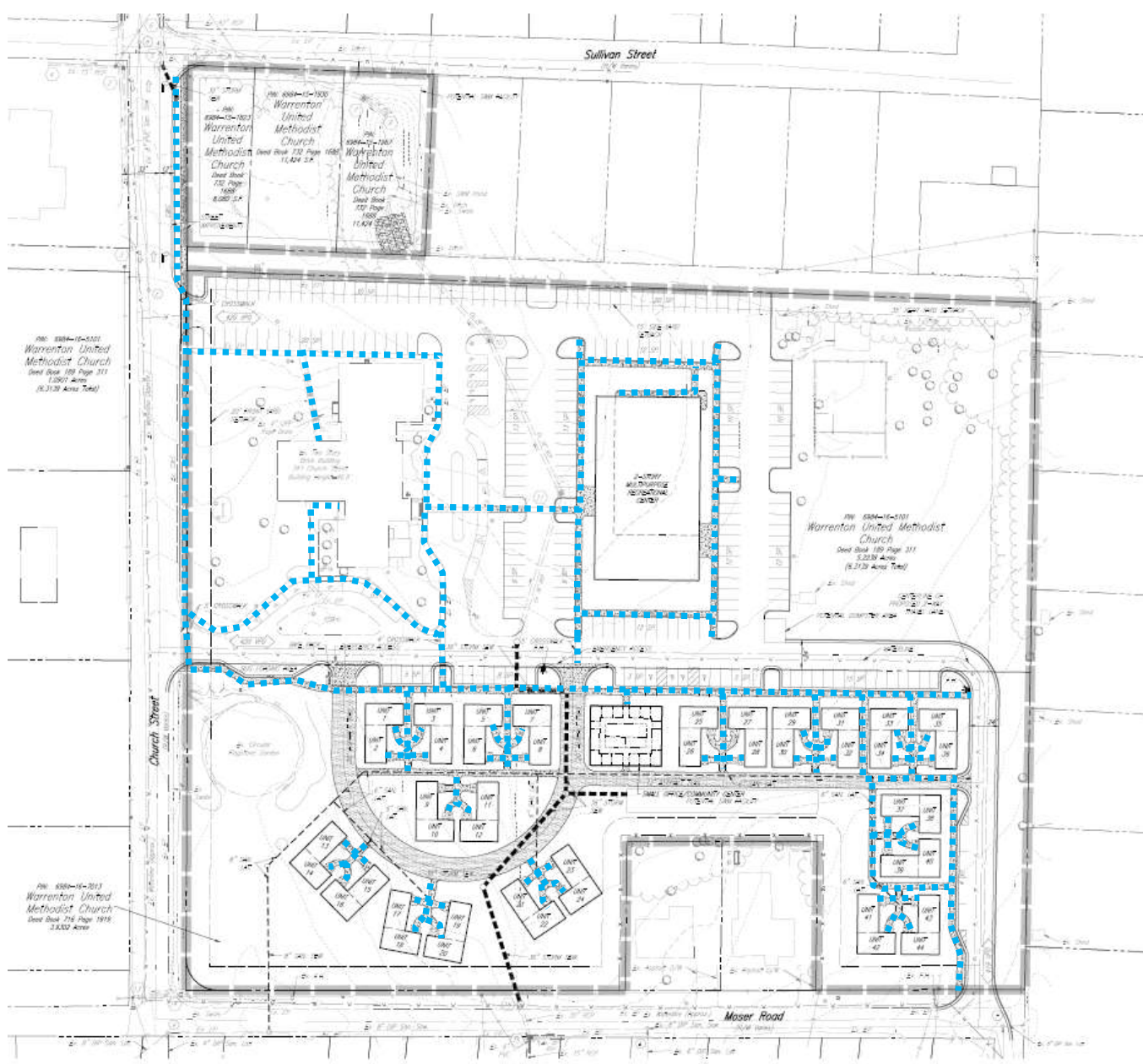


## PHASE II ILLUSTRATIVE PLAN

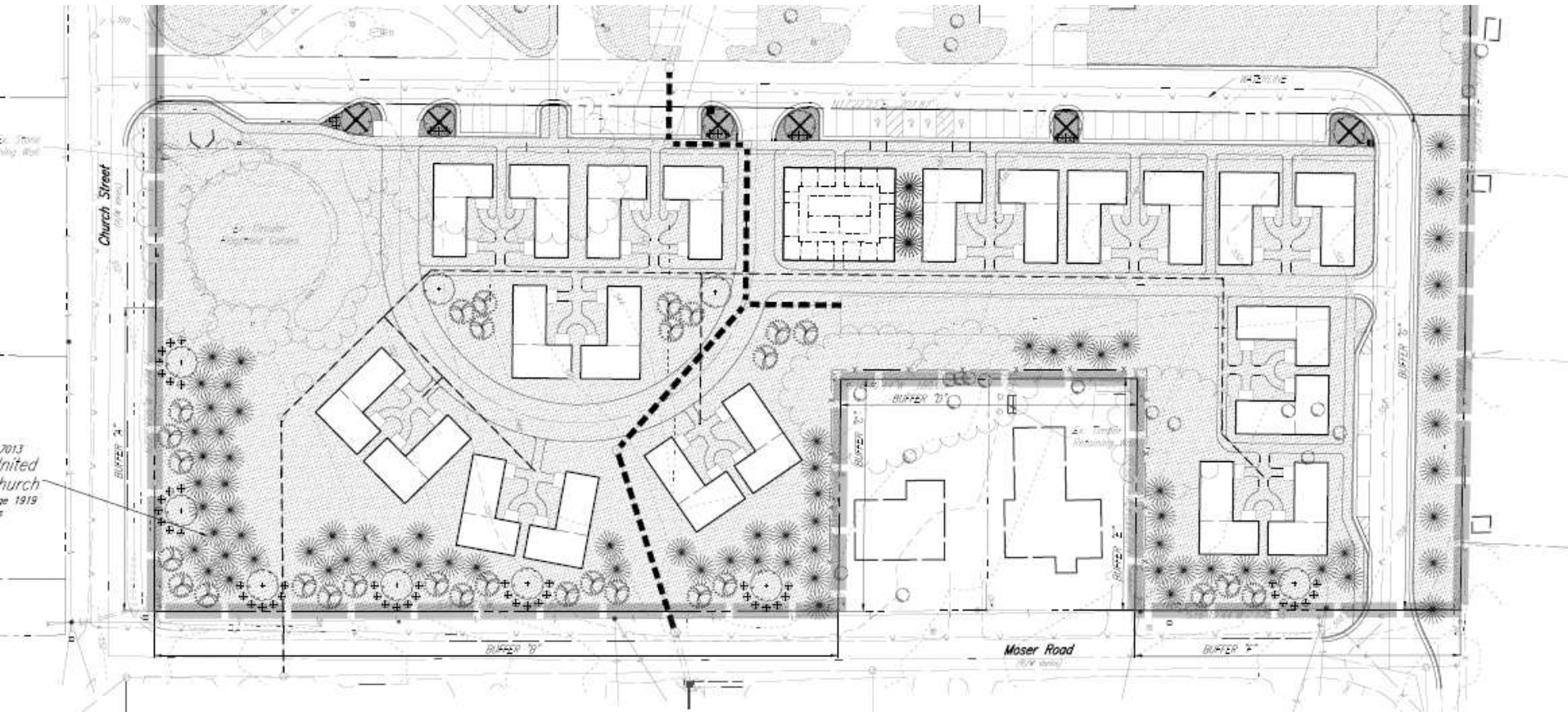
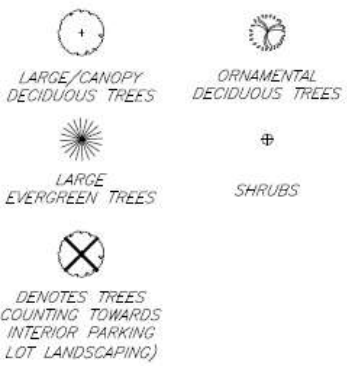


# MULTI PURPOSE RECREATIONAL CENTER





## PEDESTRIAN CONNECTIVITY



# PHASE I LANDSCAPE PLAN





## ILLUSTRATIVE PLAN

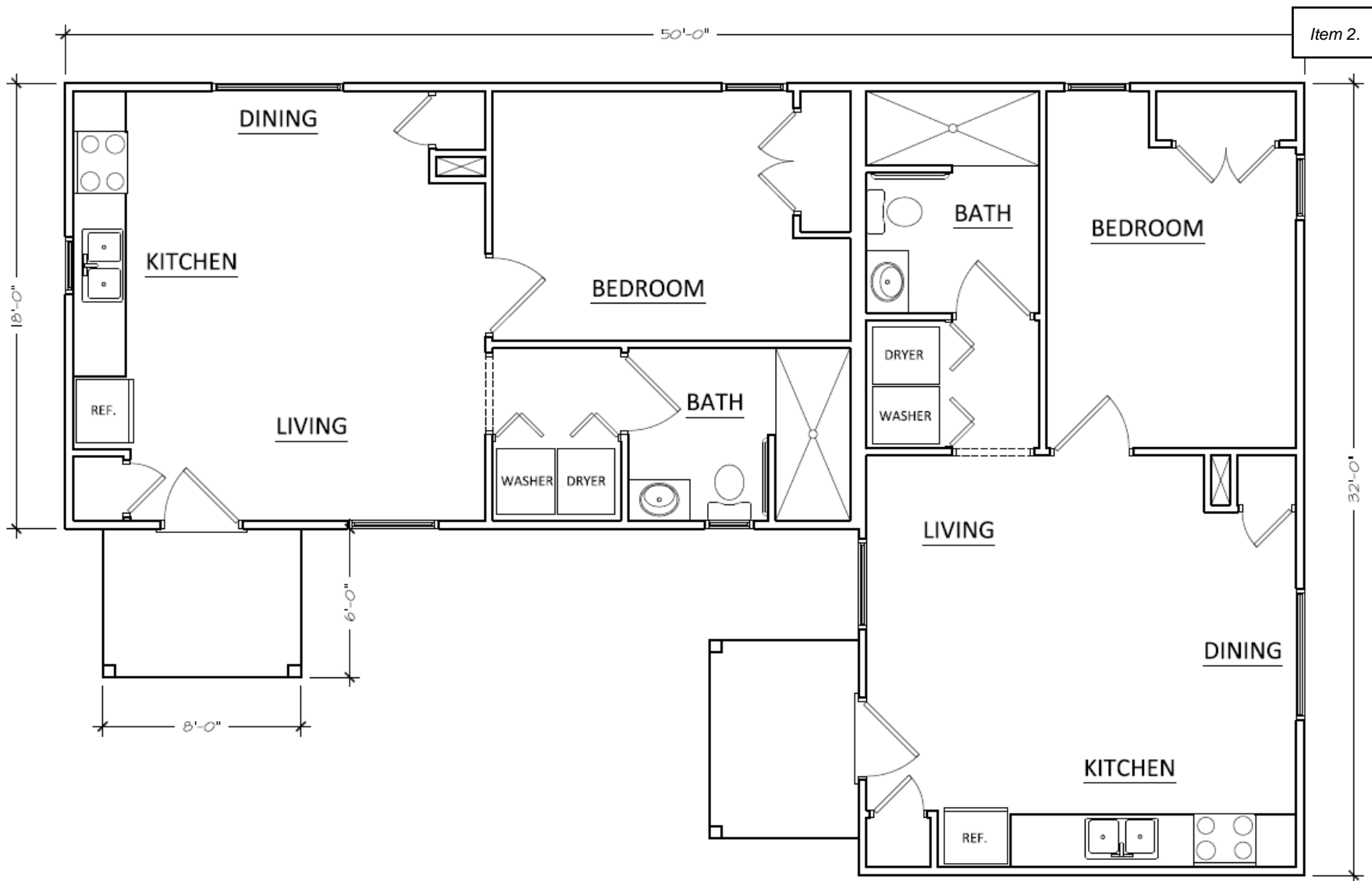
- Proffer #2.a.i. – clarification on the unit
  - 22 two-family residential dwelling units (44 dwelling units total)
- Proffer #2.a.v. – barrier crime screen as defined by Virginia State Code, as requested
- Proffer #2.b. – Small Office / Community Center
  - Amenities “shall” include instead of “may”
  - Timing tied to Site Development Plan for units
- Proffers #9, previously 10 and previous #11 – removed as requested in comments

THANK YOU



**Table 5.1: Residential Water Demands per Unit**

Residential		Water Demand per Unit (GPD)
Single-Family (units)		300
Multifamily (units)		300
Apartment (units)		300
Townhouse (units)		300
Senior Home (units)		100
Hotel (rooms)		100





**Planning Commission Public Hearing  
ZMA 2023-01 Warrenton United Methodist  
Church/ Hero's Bridge  
September 17, 2024**

*PC Decision Deadline October 24, 2024 Unless Applicant Defers*

# Rezoning Application

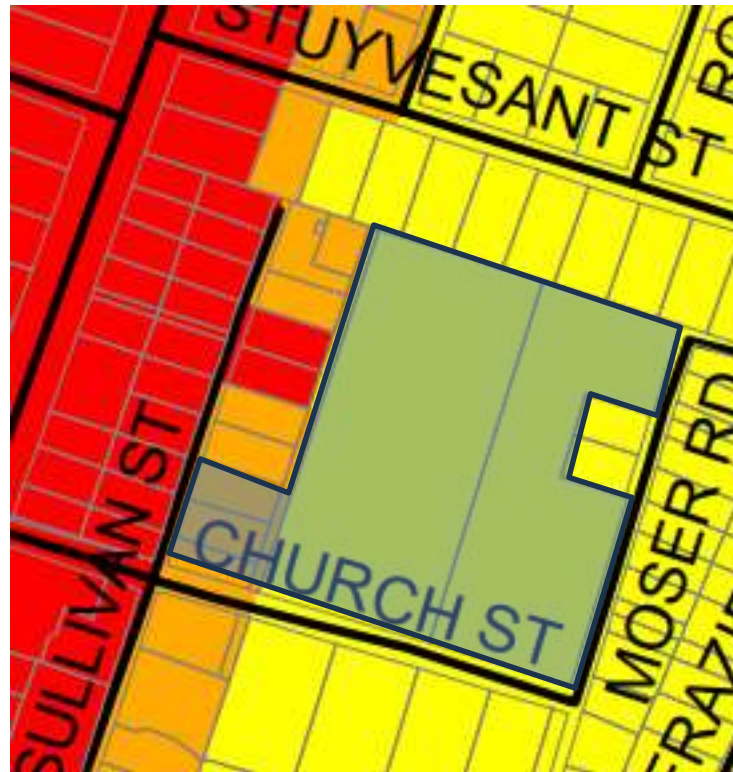
- **GPINs:** 6984-16-5101, 6984-16-7013, 6984-15-1823, 6984-15-1930
- **Property Owner:** Trustees of the Warrenton United Methodist Church
- **Applicant:** Warrenton United Methodist Church/Hero's Bridge
- **Zoning:** R-10 (Residential) and RO (Residential Office)
- **Comprehensive Plan:** Medium Density Residential
- **ZMA** to R-PUD to allow for affordable duplex unit development on approximately 9.8640 Acres
- 44 Residential Dwellings
  - Serve Veterans age 65 and older
  - 2 Phases units and church
  - Recreational and office facilities

## Location





# Adjacent Land Uses



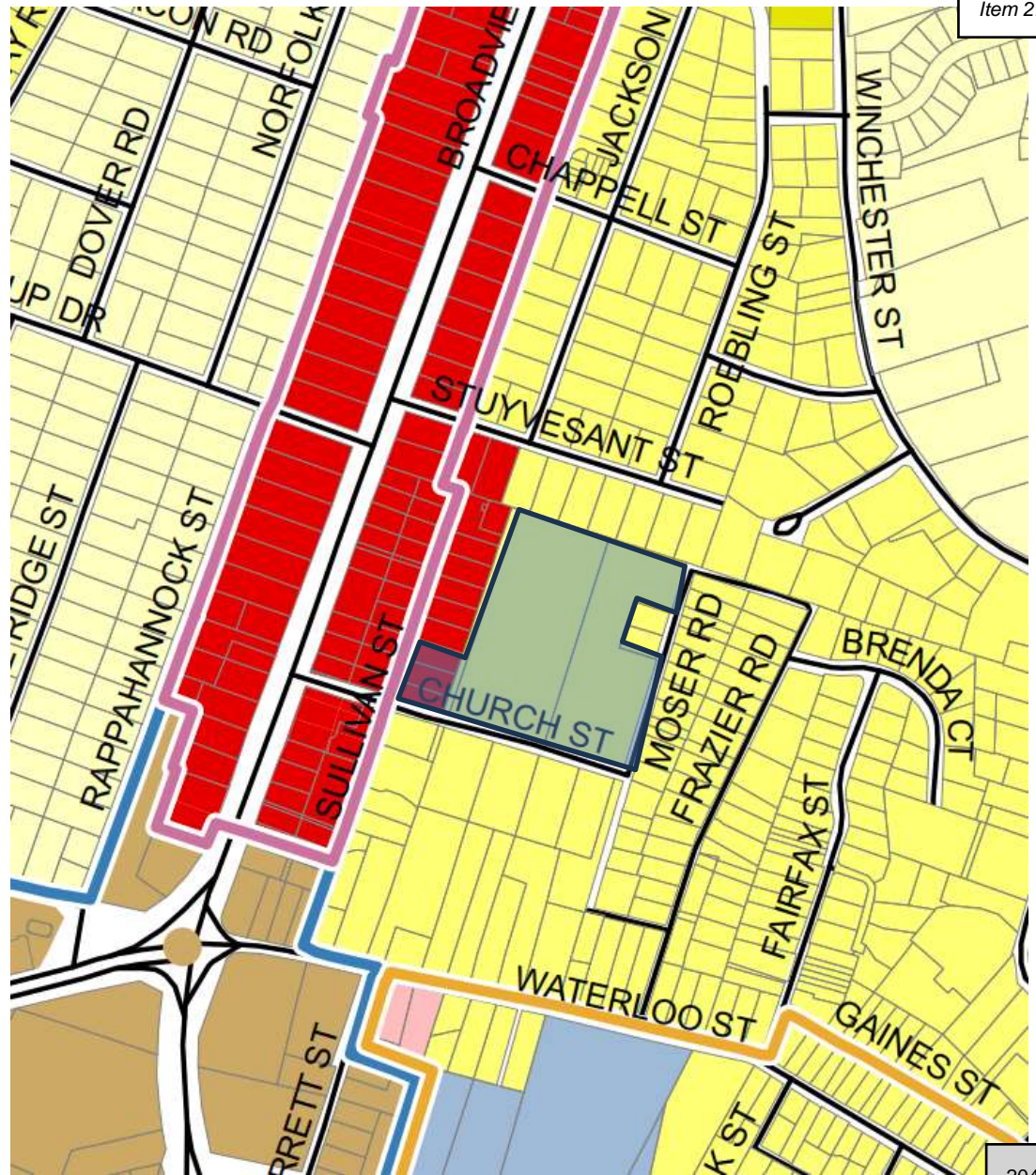
Existing Church  
Residential  
Commercial

## Zoning Districts

- R-15
- R-10
- R-6
- RT
- RMF
- RO
- PSP
- C



# Future Land Use Map



Item 2.

# Plan Warrenton 2040

## GOALS

**H-1: Ensure equitable, attainable housing opportunities across residents of all ages, incomes, and abilities by catering to the needs of a diverse community, including young families, professionals early in their careers, essential workforce, and those entering retirement.**

### POLICIES & STRATEGIES

**H-1.1:** Encourage development of the “Missing Middle” housing types beyond traditional single-family homes, townhouses, and apartments by updating the Zoning Ordinance to create a beneficial mix.

**H-1.2:** Create a range of housing types that are compatible to existing neighborhoods in scale and character to attract a more diverse demographic.

**H-1.3:** Encourage the development of workforce housing by revising the existing density bonus program.

**H-1.4:** Expand the Accessory Dwelling Unit (ADU) ordinance by updating the Zoning Ordinance to allow for greater lot coverage for development of detached ADUs (i.e. converted garage or granny unit) and set appropriate square footage maximums.

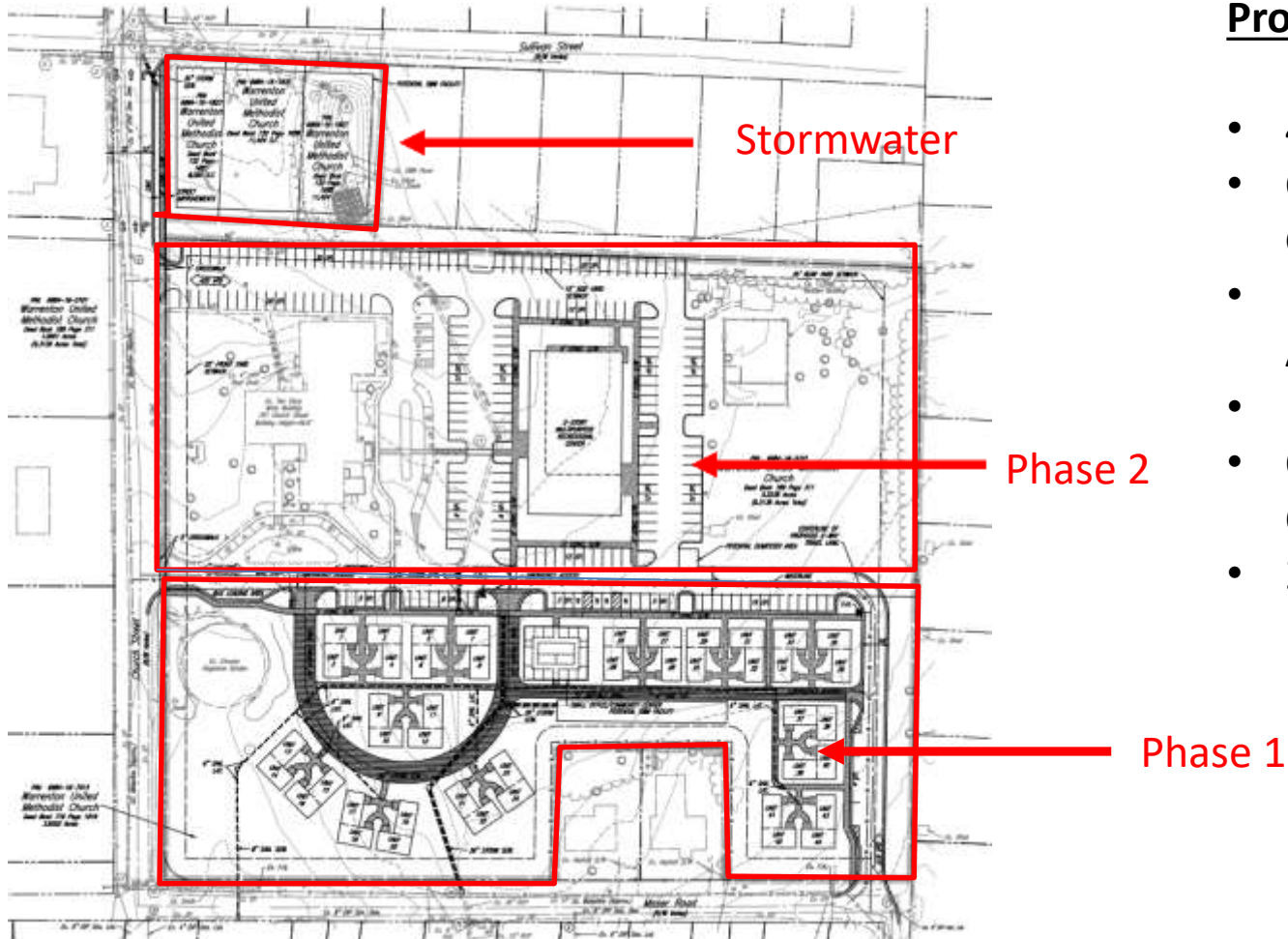
**H-1.5:** Encourage the use of universal design principles for new construction and home renovations to allow residents to age-in-place.

**H-1.6:** Promote aging in place policies and revise the Zoning Ordinance to facilitate multi-generational residential development.

**H-1.7:** Engage community partners and residents to create a committee to address affordability, optimum percentages of housing typology mix, and design.



# Proposal

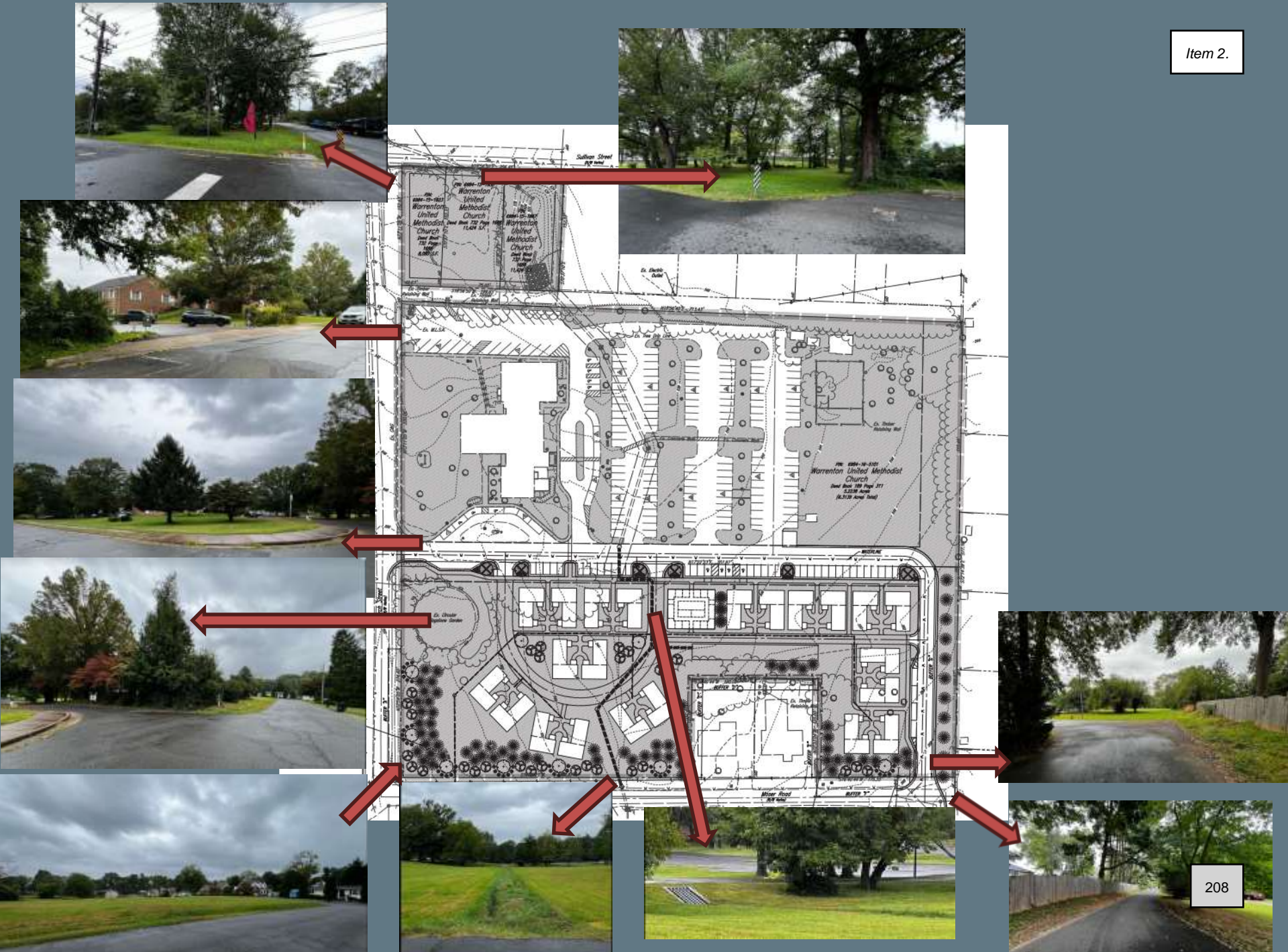


## Proposal Includes

- 44 Units
- Circular Flagstone Garden
- Bus Loading Area/Parking
- 12/20' Asphalt Trail
- Office/Community Center
- 2 Story Multipurpose Recreational Center









# Requested Rezoning Through Proffers

- Reduce required minimum PUD 25 to 9 acres
- Rowland v. Town Council of Warrenton  
“we conclude that the General Assembly intended for these statutes to grant localities the authority to permit deviations from the requirements of a zoning ordinance by accepting voluntary proffers as part of a rezoning application. . . . [W]e are of opinion . . . the zoning applicant may make, or the locality may suggest, any proffer which can be viewed as beneficial to the community, even if that proffer creates a condition 'not generally applicable to land similarly zoned.'”

# Proffers

- Substantial Conformance with General Development Plan
- 22 two family units for a total of 44
- 1 Bedroom; 1 Occupant
- 65 and Older
- Screened Barrier Crimes
- Small Office/Community Center
- General Conformance Elevations; 35'
- Affordable Dwelling Units Article 9-3
- Walking Trails/Bicycle Rack
- Shuttle Bus Service

# Agency Reviews

Zoning – Phasing, uses,  
modifications/waivers

Transportation and Parking

Water and Sewer

Walkability/Perimeter  
Sidewalks

Landscaping/Buffers/Required  
Open Space

Elevations/Proffered Materials

Stormwater/Drainage/Soils

Plan Warrenton 2040

# Next Steps

- Hold Public Hearing
- Make a recommendation to Town Council
- Decision Deadline October 24th

# ZMA 2023-01, WARRENTON UNITED METHODIST CHURCH / HERO'S BRIDGE







## PROPERTY LOCATION



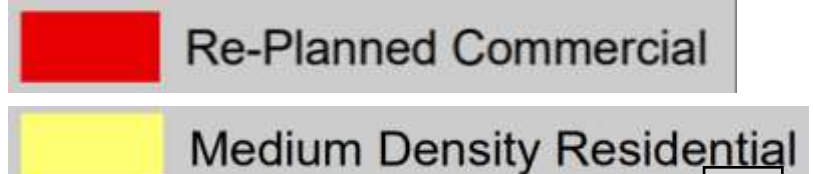
# ZONING & FUTURE LANE USE

3

## ZONING RO and R-10



## Future Land Use Re-Planned Commercial and Medium Density Residential





Item 2.

AERIAL





## PHASE I ILLUSTRATIVE PLAN



**WARRENTON UMC**  
**PROPOSED HOUSING ELEVATION**  
MARCH 16, 2023

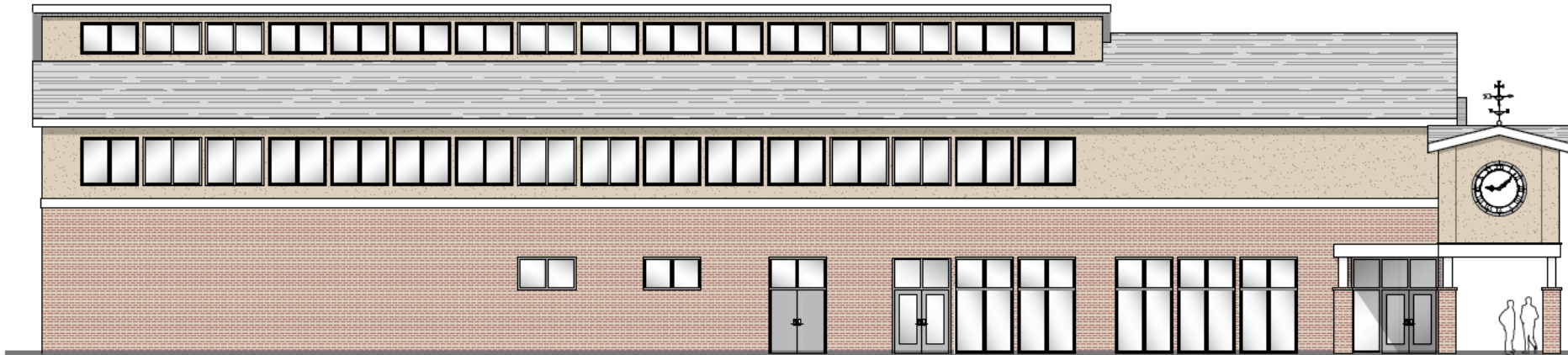


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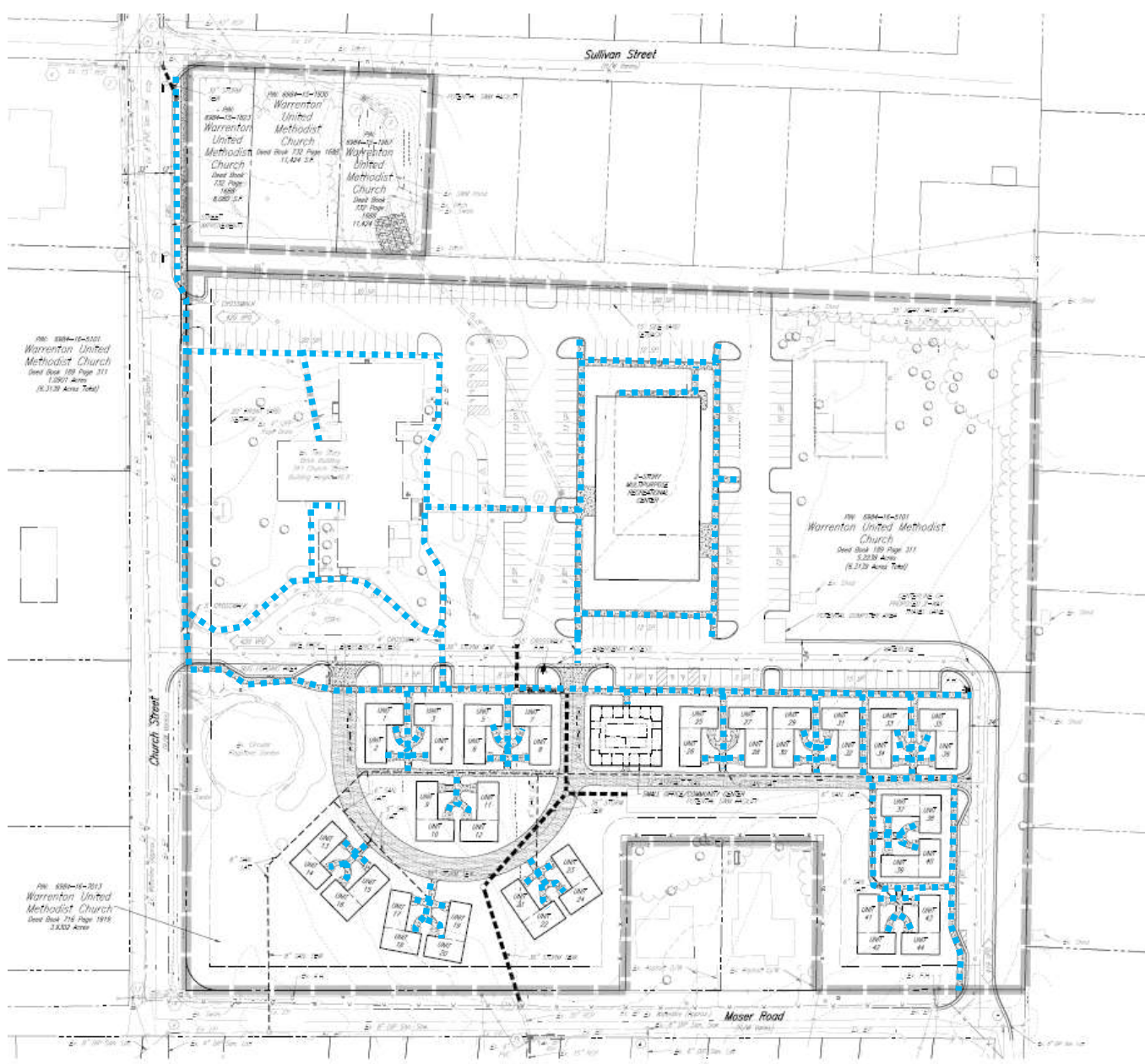


## PHASE II ILLUSTRATIVE PLAN

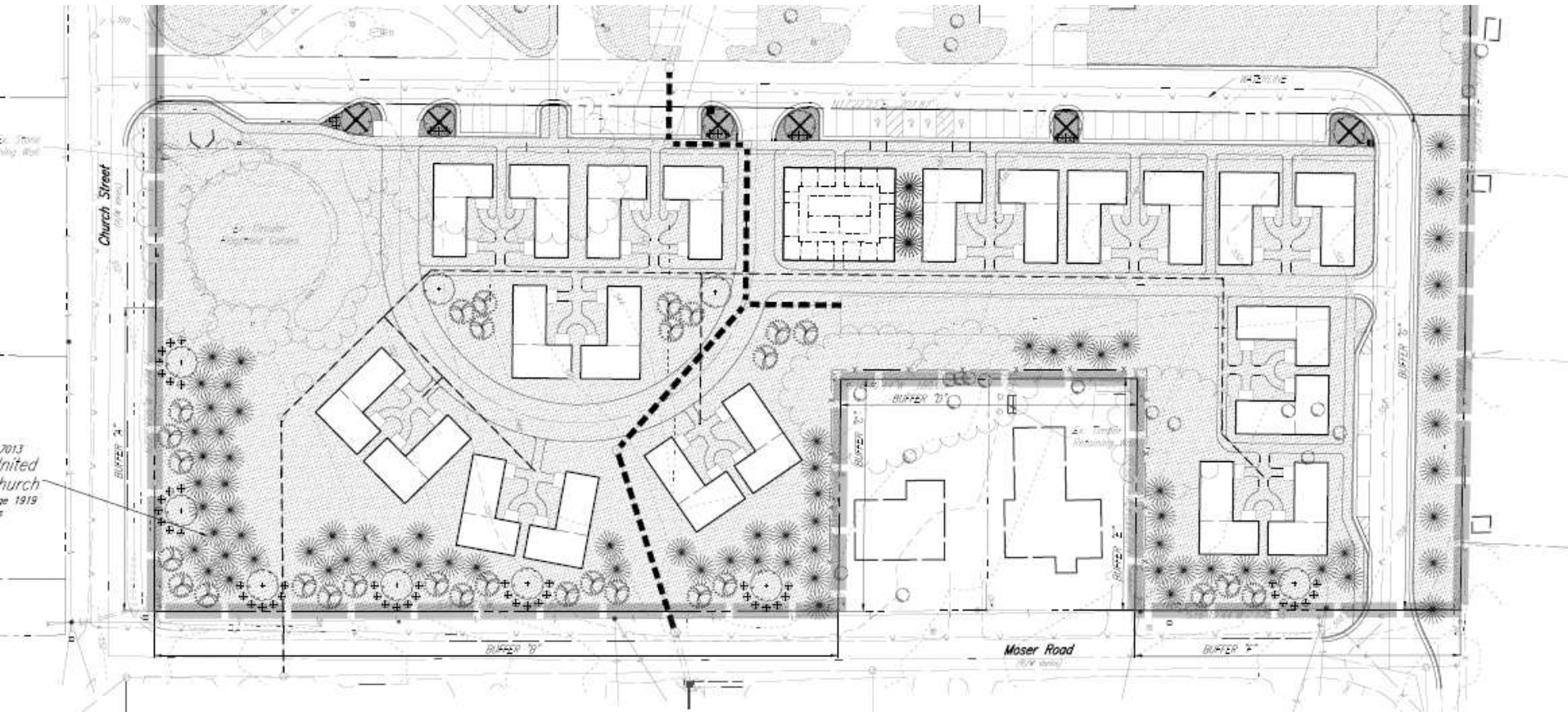
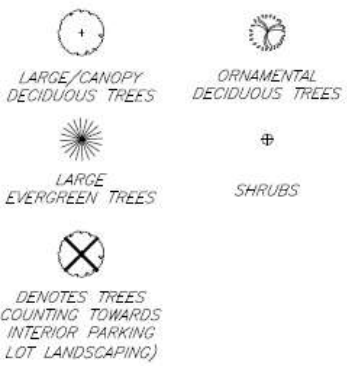


# MULTI PURPOSE RECREATIONAL CENTER





# PEDESTRIAN CONNECTIVITY



# PHASE I LANDSCAPE PLAN





## ILLUSTRATIVE PLAN

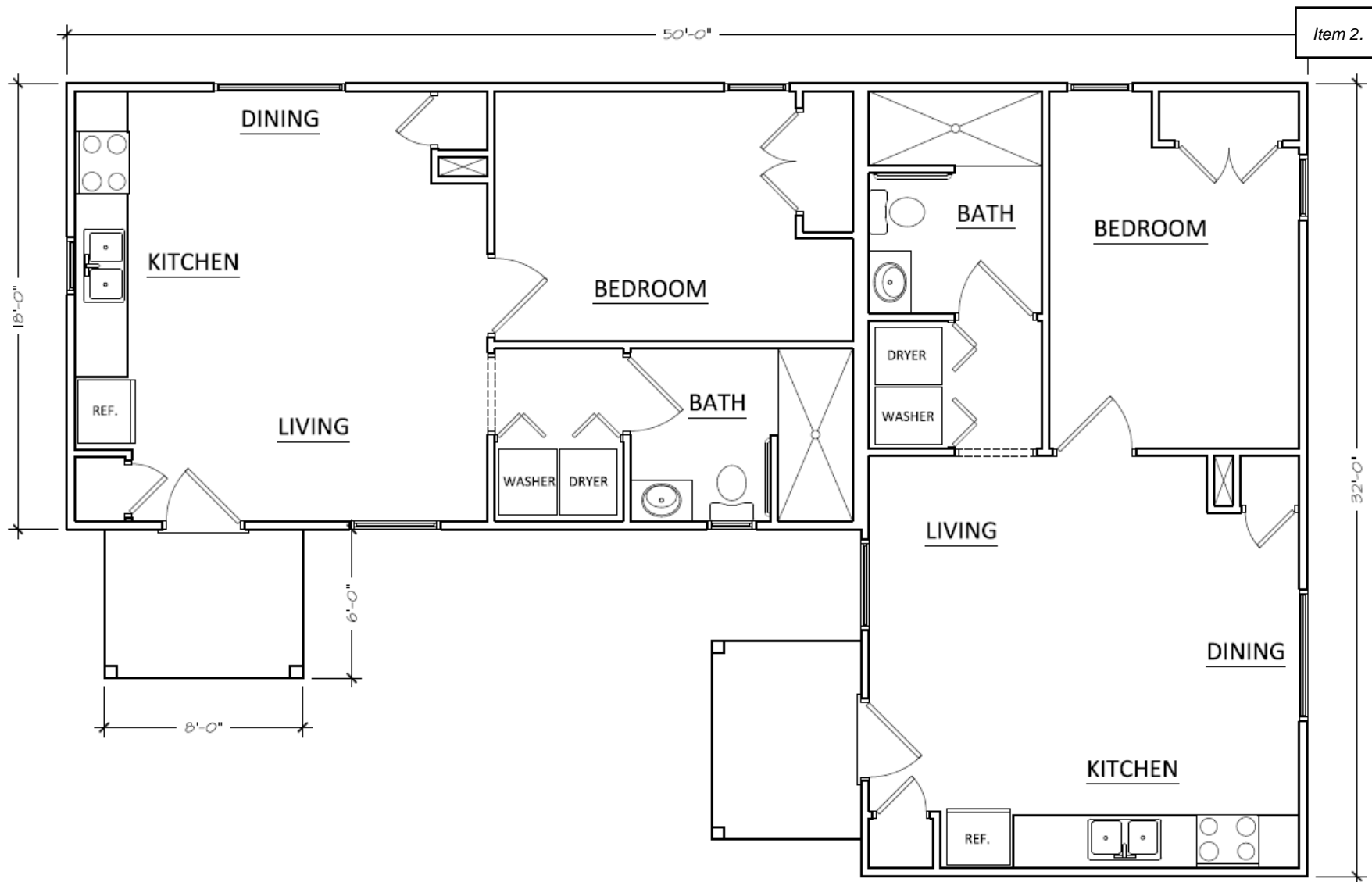


13. Shuttle Bus Service: The Applicant shall provide shuttle bus or similar service on-site, with dedicated on-site parking therefor, to provide resident transportation for off-premises purposes such as shopping, appointments, and other similar activities.

THANK YOU

**Table 5.1: Residential Water Demands per Unit**

Residential		Water Demand per Unit (GPD)
Single-Family (units)		300
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Hotel (rooms)		100



## TOWN OF WARRENTON, VIRGINIA

### PLANNING COMMISSION

#### BY-LAWS

PREAMBLE- These By-laws set forth the rules for the transactions of business by the Planning Commission of the Town of Warrenton which operates under the authority of the laws of Virginia and the ordinances of the Town of Warrenton.

#### ARTICLE 1 – OBJECTIVES

- 1-1 Per §15.2-2210 of the Code of Virginia, every locality shall by resolution or ordinance create a local planning commission in order to promote the orderly development of the locality and its environs. In accomplishing the objectives of § [15.2-2200](#) the local planning commissions shall serve primarily in an advisory capacity to the governing bodies.
- 1-2 The Planning Commission, as established by the Town Council, has adopted the subsequent Articles in order to facilitate its powers and duties under Title 15.2, Chapter 22, 2, Code of Virginia.
- 1-3 The official title of this Commission shall be the Town of Warrenton Planning Commission.

#### ARTICLE 2 – MEMBERS

- 2-1 The Warrenton Planning Commission shall consist of not less than five nor more than fifteen members, appointed by the Town Council all of whom shall be residents of the locality, qualified by knowledge and experience to make decisions on questions of community growth and development; provided, that at least one-half of the members so appointed shall be owners of real property. Advisory non-voting members shall include one member of Town Council.
- 2-2 The members shall be appointed for terms of four years. Any vacancy in membership shall be filled by appointment by the Town Council and will fulfill the unexpired term of the member being replaced. Any member missing three consecutive meetings or four meetings within a twelve month period may be removed from office by the Town Council and may be replaced after proper advertising. Members may be removed for malfeasance in office.
- 2-3 The Planning Commission shall inform the Town Council when a member's term is expiring to allow time for the Town Council to advertise a new Planning Commission term



appointment. Seated Planning Commission members may choose to reapply for a new term but reappointment is not assumed without Town Council action.

- 2-4 The Commission members are strongly encouraged to attend training sessions sponsored by the State of Virginia or other planning agencies, in order to more effectively carry out their responsibilities to meet the objectives of the Planning Commission.

### ARTICLE 3 – OFFICERS

- 3-1 The Commission shall appoint a Secretary who need not be a member of the Commission.  
3-2 Nomination of officers shall be made from the floor of the regular meeting held at the first meeting of the calendar year.

3-2-1 Each candidate for office shall be nominated by and seconded by one member of the Commission.

3-3-2 A candidate for an office of the Commission receiving a majority vote of the members shall be declared elected and shall take office immediately upon the conclusion of the regular meeting and serve for one year or until his successor shall take office.

### ARTICLE 4 – DUTIES OF OFFICERS

- 4-1 The Chairman shall:

4-1-1 Preside at all meetings and call the meetings to order at the appointed time;

4-1-2 Announce the business in its proper order;

4-1-3 Preserve order and decorum;

4-1-4 State and put all questions properly brought before the Commission;

4-1-5 Rule on all procedural questions. Such rulings may be reversed by a majority vote of the members present.

4-1-6 Be informed immediately of any official communication and report the same at the next regular meeting;

4-1-7 Affix his/her signature to all correspondence issued by the commission and all official minutes; and

4-1-8 Appoint committees as necessary.

- 4-2 The Vice Chairman shall assume the duty of the Chairman in the Chairman's absence or in the Chairman's inability to act.
- 4-3 The Secretary or the Secretary's appointee shall:
  - 4-3-1 Keep a written record of all business transacted by the Commission;
  - 4-3-2 Notify all members of all meetings;
  - 4-3-3 Keep a file of all official records and reports of the Commission;
  - 4-3-4 Certify all records and reports of the Commission;
  - 4-3-5 Attend to correspondence of the Commission;
  - 4-3-6 Serve notice of all hearings and public hearings;
  - 4-3-7 Keep a set of minutes of all meetings which shall become a public record; and
  - 4-3-8 Prepare and be responsible for publishing of advertisements relating to public hearings.
  - 4-3-9 Ensure all meeting packet materials are submitted to Planning Commission members one week prior to a meeting.
  - 4-3-10 Submit minutes of Planning Commission meetings to the Town Council.

#### ARTICLE 5 – DUTIES OF THE PLANNING COMMISSION

To effectuate this chapter, the local planning commission shall:

- 5-1. Exercise general supervision of, and make regulations for, the administration of its affairs;
- 5-2. Prescribe rules pertaining to its investigations and hearings;
- 5-3. Supervise its fiscal affairs and responsibilities, under rules and regulations as prescribed by the governing body;
- 5-4. Keep a complete record of its proceedings; and be responsible for the custody and preservation of its papers and documents;

- 5-5. Make recommendations and an annual report to the governing body concerning the operation of the commission and the status of planning within its jurisdiction;
- 5-6. Prepare, publish and distribute reports, ordinances and other material relating to its activities;
- 5-7. Prepare and submit an annual budget in the manner prescribed by the governing body of the county or municipality; and
- 5-8. If deemed advisable, establish an advisory committee or committees.

## ARTICLE 6 – MEETINGS

- 6-1 When applications or other Commission business are pending, regular meetings of the Commission shall be held the third Tuesday of each month. Work sessions will be held the fourth Tuesday of each month. As a general practice, regular meetings and work sessions shall not be held on the same night unless approved by the Chair of the Planning Commission prior to public notice requirements.
- 6-2 When a meeting falls on a legal holiday, the meeting shall be held on the following Tuesday unless otherwise designated by the Chairman or by a vote of the Commission.
- 6-3 When no application or other business is pending, no meeting will be held. The Commission shall meet at least once a year.
- 6-4 The meetings shall begin at 7:00 p.m.
- 6-5 A regular meeting may be adjourned if all business cannot be addressed on the meeting date set. The meeting may be reconvened at a later date, as set at the meeting, or properly advertised.
- 6-6 Special meetings of the commission may be called by the Chairman or by two members upon written request to the Secretary. The Secretary shall mail to all members, at least five days in advance of a special meeting, a written notice fixing the time and place of the meeting and the purpose thereof. Written notice of a special meeting is not required if the time of the special meeting has been fixed at a regular meeting, or if all members are present at the special meeting or file a written waiver of notice.
- 6-7 A member, other than the Chairman, may introduce a motion. Any member of the Commission may second a motion. Motions shall be restated by the Chairman before a vote is taken. The names of persons making and seconding motions shall be recorded.

- 6-8 Parliamentary procedure in Commission meetings shall be governed by Robert's Rules of Order, revised.
- 6-9 A quorum of the Commission shall consist of majority of the members, and no action of the Commission is valid unless authorized by a majority vote of those present and voting.

#### ARTICLE 7 – ORDER OF BUSINESS REGULAR MEETING

- 7-1 The order of business for a regular meeting shall be:
- A. Call to order by the Chairman and determination of a quorum;
  - B. Adoption of minutes;
  - C. Hearing of public hearing items;
  - D. New Business;
  - E. Worksession items (if approved by the Chair of the Planning Commission);
  - F. Comments from the Commission;
  - G. Comments from the Staff;
  - H. Adjournment.

#### ARTICLE 8 – PROCEDURES FOR HEARING ITEMS

- 8-1 The order for the public hearing shall be:
- 8-2 A staff presentation on each item prior to the applicant's comments.
- 8-3 The applicant or his representative should appear at the public hearing and shall be afforded the privilege of making a statement.
- 8-4 All interested parties desiring to be heard shall have an opportunity to speak at the public hearing.
- 8-5 The applicant or his representative may have the opportunity for rebuttal and answer further questions by the Planning Commission.
- 8-6 The Chairman shall then close the public hearing and the Planning Commission shall deliberate on the application and make its recommendation to the Town Council. Only input from the staff shall be permitted at this time, however, the Commission may ask specific questions of the applicant or his representative.
- 8-7 The Chairman may impose time limits for presentations by the applicant and other persons wishing to speak at the public hearing. All information relating to a public hearing must be submitted to staff at least eighteen calendar days prior to the public hearing. Any new information submitted after that time will not be considered by the Planning Commission until the next scheduled Regular Public Hearing Meeting, unless waived by the Planning

Commission Chair.

## ARTICLE 9 – ORDER OF BUSINESS FOR WORK SESSIONS

9-1 The order of business for work sessions shall be:

- A. Call to order by the Chairman
- B. Work Session Items
- C. Administrative Items
- D. Comments from Commission
- E. Comments from Staff
- F. Adjournment

## ARTICLE 10 – AMENDMENTS

These by-laws may be amended by a majority vote of the entire membership of the Commission at a regularly scheduled meeting, provided notice of intent to amend these by-laws has been given at a prior regularly scheduled meeting by at least two members.

ADOPTED: December 17, 1996  
Revised December 16, 1997  
Revised December 20, 2013  
Revised September 20, 2016





Community Development  
Department

# **STAFF REPORT**

<b>Meeting Date:</b>	August 27, 2024
<b>Agenda Title:</b>	Update Planning Commission Bylaws
<b>Requested Action:</b>	Hold a Work Session
<b>Staff Lead:</b>	Denise Harris, Planning Manager

## **EXECUTIVE SUMMARY**

The last update of the Planning Commission Bylaws occurred in 2016. With changes to the Code of Virginia, it is important that the bylaws are reviewed periodically for compliance.

## **BACKGROUND**

The Planning Commission Bylaws, sometimes also referred to as Rules of Procedures, cover the Planning Commission membership and terms, the election of officers, duties and responsibilities, how meetings are run and business if conducted, and basic procedures. The purpose of the bylaws is to govern the transaction of business and prescribe the rules pertaining to the work of the Commission. As an appointed body of the Warrenton Town Council, the Planning Commission is also subject to policies and procedures as adopted by the governing body.

## **STAFF RECOMMENDATION**

Hold a work session and provide direction to staff.