

COMMENTS RECEIVED
VIA WEBSITE FORM SUBMISSION
COMPREHENSIVE PLAN – MARCH 2021

Name = James R. Stark
Address = 9710 Dansk Court, Fairfax VA 22032
Email or Phone = jandrstark@msn.com
Committee, Board, or Commission Type = Town Council
Agenda Item = Zoning changes
Comment = One of the nicest attractions of Warrenton has always been its unique small town feel. I've been visiting since I was a child back in the 1950s and have always admired the sense of community and easy going lifestyle. And I've watched as my own community in Fairfax has changed over the years from a suburban and partially rural county to a crowded, less attractive area with large building projects and roads jammed with traffic at all hours of the day. Believe me, you don't want to do that to yourselves. Keep Warrenton enjoyable.
Client IP = 100.36.163.39

Name = Cab Grayson
Address = 1864 Blue Ridge Farm Road
Email or Phone = Cab.grayson@gmail.com
Committee, Board, or Commission Type = Town Council
Agenda Item = Commercial zoning
Comment = Please don't change the character of Warrenton by altering the commercial zoning!
Client IP = 148.59.230.85

Name = Andrea Supp
Address = 198 N View Cir Warrenton VA
Email or Phone = a.supp@icloud.com
Committee, Board, or Commission Type = Town Council
Agenda Item = Extension Of N Hill Drive to Phase 2 of Warrenton Knoll
Comment = Please be advised that I am opposed to the extension of N Hill Drive through the Northrock subdivision to Warrenton Knoll and subsequently Winchester St. When I purchased my home in March 2015, I asked, and was, specifically advised, that in 2014, the Town Council voted unanimously there would be no connection. Northrock is predominantly a senior community and through traffic not only increases the number of vehicles entering and exiting through our neighborhood, but increases the likelihood of speeding and pedestrian collisions. Northrock currently is very pedestrian friendly. As it stands now, a substantial number of vehicles exiting Fletcher Drive onto N Hill, do not believe the Stop Sign applies to them and they do not believe there is any traffic approaching from their right. I have been on my horn and brakes too many times to count whether exiting or entering Northrock to avoid the vehicles pulling out in front of me.
Client IP = 73.99.141.58

Name = Florence Jones
Address = 6730 Blackwell Road
Email or Phone = fj@brighteyesbooks.com
Committee, Board, or Commission Type = Town Council
Agenda Item = Warrenton Comprehensive plan
Comment = In 2014 I moved to Warrenton to escape the uncontrolled development of Arlington VA. Arlington no longer has affordable housing, the character and charm of Arlington no longer exist. "Arlington Bricks" built for returning WW2 service men have been bulldozed and replaced by McMansions. A starter home cost \$1M. This uncontrolled development was approved by the county because they now can collect 3x the property tax revenue on these lots. Is this what you want? Shortly after moving to Warrenton I participated in discussion on a previous county plan. I was impressed. I was proud to be moving into a community that balanced agriculture, small town community with reasonable growth. Why the change in approach? Once you go down this path there will be no return.
Client IP = 173.66.82.64

Name = MeLisa Richards
Address = 605 Galina Way Warrenton VA 20186
Email or Phone = MLr204@msn.com
Committee, Board, or Commission Type = Town Council
Agenda Item = Warrenton 2040 plan
Comment = As a resident to of almost 20 years, I'd like to see Warrenton retain its "small town" feel. That is what drew the majority of us here in the first place. I'm also OPPOSED to more apartments and duplexes and don't feel it's necessary. Residents that live here, chose so for a reason. If they wanted a more "city" and/or commercial feel, we'd be living in other areas. It's a fine line to "improvement" and ruining our small town, family oriented, community. Thank you
Client IP = 71.62.84.145

Name = Kenneth and Rosemarie Panto
Address = 12392 Old Mill Road
Email or Phone = Rosemarie.panto@fcps1.org
Committee, Board, or Commission Type = Town Council
Agenda Item = Warrenton Infrastructure Plan 2040
Comment = I believe the town Council needs to re-evaluate the infrastructure plan and consider the following issues: The updating of sewer and water infrastructure in the Catlett/ Route 28 area as well as the northern section of Fauquier county. County wide internet connectivity issues need to be addressed as proven with schools going virtual and many families were unable to connect. Our housing needs for moderate to low income affordable housing must be addressed thru developing mixed unit neighborhoods, repairing and updating substandard housing. Requiring large scale developments to contribute funds to the school district to be used only for expanding and building new schools. Attract big retail establishments to help with the tax base as well as keep taxpayer dollars in the county. Address the needs of small local businesses and offer low interest loans to help them remain in business. Support local farmers with tax breaks and enlarging the local Farmers Market.
Client IP = 67.44.209.26

NOTE – THIS COMMENT WAS SUBMITTED EIGHT TIMES

Name = Marthalee Browning

Address = Broad Run, Va

Email or Phone = foxbroadrun@aol.com

Committee, Board, or Commission Type = Town Council

Agenda Item = Plan Warrenton 2040

Comment = I do not support Plan Warrenton 2040. I do not believe it “looked at the needs of the entire community “. We are being shoved onto a fast moving train. To Where? Will there be water and wastewater facilities? Housing for ALL? Who will occupy the “high risers”? When we get there!

Client IP = 97.73.80.159

Mayor Nevill and Town Council Members,

You will be conducting public hearings on the *Warrenton 2040* Comprehensive Plan during your March and April Town Council meetings. I have a few thoughts that I would like to share with you regarding the draft plan.

The Comp Plan envisions an extraordinary increase in residential housing over the 20-year planning period, going from a current population of 10,000 residents to 15,000. The 50% increase in population exceeds anything contemplated previously and raises complex issues which need to be carefully and cautiously considered.

In my experience as a former Town Council member and County Supervisor, I learned the indelible lesson that more rooftops lead to more school seats which lead inevitably to county tax increases, which are paid by our town residents. Add in the town infrastructure and increased first responder and other personnel additions needed to support such a large increase in population, and we will be facing the double whammy of town and county tax increases.

And speaking of infrastructure, we all know that the town's water and wastewater treatment capacities are limited and will not support the contemplated residential growth without significant expansion.

The plan's assumptions about significant growth in office and retail square footage appear to be overly optimistic. Demand for increased office space is extremely low and we already have a lot of empty store fronts.

I could go on at length, but I know that others are providing you a wealth of feedback. As I said in beginning this email, this draft Comp Plan opens a lot of issues which need to be addressed.

I urge you to send *Warrenton 2040* back to the town staff with instructions to scale the assumed population growth back to a more manageable level.

I appreciate your consideration of my thoughts and thank you for your service to our community.

Respectfully,

Terry Nyhous

Name = David Daniel Myre
Address = 7459 Silver Cup Dr
Email or Phone = davidmyre@icloud.com
Committee, Board, or Commission Type = Town Council
Agenda Item = Western Bypass
Comment = The western bypass described in the comprehensive plan is not supported by traffic, accident statistics or really any other sound reasoning. The destruction of peace and tranquility for so many neighborhoods, farm areas, green spaces and Rady Park serves no purpose. The creation of the bypass does not follow any sound fundamentals regarding transportation development whether one considers traffic volume, traffic flow or utility (unless they are made up). Besides highway engineering fundamentals, empirical evidence of my own driving in Warrenton during every time of day and night 7 days week does not reveal what problems the bypass solves. It would appear to be advantageous to a few developers and naïve city planners. With regard to the rest of comprehensive plan, I agree with many of comments provided by the Piedmont Environment Council.
Client IP = 73.12.64.16

Name = David Rochez
Address = 238 Equestrian Road Warrenton, VA 20186
Email or Phone = Neverquit1967@gmail.com
Committee, Board, or Commission Type = Town Council
Agenda Item = 211/17 Proposed Bypass
Comment = I am strongly opposed to the proposed bypass that would run along Timberfence and Rady Park. Those changes would destroy the beauty and tranquility of my neighborhood and turn Warrenton into a Manassas. Please let us enjoy the peace and quiet that we have worked hard to pay for all these years.
Client IP = 73.31.97.76

Name = Donald Loock
Address = 7336 Iron Bit Drive Warrenton VA. 20186
Email or Phone = oldergrayhawk@gmail.com
Committee, Board, or Commission Type = Town Council
Agenda Item = Comprehensive Plan
Comment = We Strongly Disagree with the Comprehensive Plan. Under the purposed plan we will need more schools, our small water supply will be under stress, and our sewer plant already is too small and empties in to a stream not a river. The purposed height of the buildings will destroy the small-town look and feel of the community. We already have an adequate highway system. Of all the plans the western bypass is perhaps the craziest. Wanting to put a high way behind a park with soccer fields, past a High School with a football field and tennis courts, threw two developments, destroys a park, and go's right through our watershed. So, in short, the purposed bypasses will destroy communities a park, put our children and our clean water system in danger due to the purposed route. To top it off it does nothing for the town of Warrenton it only serves Culpepper and Rappahannock Counties. We are not Loudon or Culpepper Counties were soon all you will see are houses and blacktop. Warrenton and Fauquier
Client IP = 73.99.139.158

As an owner in the Northrock Community, I am strongly against our North Hill Dr being utilized by the new subdivision on Winchester Street. I do believe it would be a safety hazard to our diverse community, made up of elder residents, children, and pedestrians walking their dogs. The street is too narrow for all that additional traffic. I believe it would not stay a street simply connecting community to community, but become a bypass of sorts to the main Warrenton thoroughfare (bypassing lights between Winchester and Fletcher).

Now if there was an emergency gate there where only residents of the two communities had the clicker to open the gate that may be something I could get behind so that both neighborhoods had an emergency exit.

Thank you.

Stacey Massey

Thank you for the opportunity to respond to the proposed Comprehensive Plan.

To: Mayor Carter Nevill
Warrenton Town Council Members:

I would like to comment on the Comprehensive Plan you are about to vote on. To begin with it's kind of sad that the Comprehensive Plan was developed by people who don't even live here. The plan is heavy in housing development. Warrenton does NOT need more housing. If we fill Warrenton with even more housing developments services will be demanded. There is no sustainability in more housing. To provide services taxes will have to increase and Warrenton will become Arlington or Fairfax only WITHOUT the businesses. The Town needs to realize to develop more housing there has to be jobs and a reason to live here. Even now the Town loses money because people travel outside of Warrenton and even Fauquier County to spend money on shopping, restaurants and to work. More houses are NOT the answer. Warrenton needs businesses to draw people here and keep funds from leaving Town. More housing without real businesses will needlessly become a tax burden on our residents.

Another issue in our North Rock neighborhood and I suspect will be in the new Warrenton Chase is the intent on building a connecting road between North Hill Dr. and Warrenton Chase. The number of cars has the potential to destroy the community our Mayor envisions in his statement at the beginning of the Comprehensive Plan.

"We are a sum of our past, we are the hope of our future, all rolled into one, and we can see that every day when we walk down the streets of Warrenton. Whether it's in Old Town, or going down to the WARF, or walking the streets in our neighborhoods. It is a genuine, sincere community, and it is defined by the people, and the place where we live.

**THIS IS YOUR TOWN,
THIS IS YOUR NEIGHBORHOOD,
AND THIS IS YOUR PLAN."**

- Mayor Carter Nevill

If this connecting road is built we will NOT be able to walk in our neighborhood. North Rock has been a wonderful community for almost 20 years and that plan will destroy the quiet, peaceful

neighborhood these folks have enjoyed and our Mayor espouses. In addition I rather doubt that the developer has said anything to the new folks in Warrenton Chase, because it will destroy their neighborhood before it even matures. The developer is saying there will be approx. 850 trips a day through North Hill Drive. If you consider that from Meetze Rd. the cut through will go all the way to Winchester St. by-passing four lights, but endangering many many children and elderly in our neighborhood. North Rock will lose connectivity with half of the neighborhood. The heavy traffic will not allow for elderly and children to cross North Hill Drive as they now can. Our walkable neighborhood will be GONE!

“This is our Town – really? Why wasn’t there local input into this plan? It’s NOT our Town if it becomes Gainesville or Manassas, we all lose to development and higher taxes.

“This is Your Neighborhood – really? This plan tears our neighborhood apart by needlessly at least tripling traffic so that we can’t even walk in our own neighborhood. We lose our neighborhood.

“And this is our plan” – really? There is NO WAY this is OUR plan. This is not a plan for anyone who lives in Warrenton. It’s the housing developers plan, NOT OURS.

Actually I’m happy to see the comments by the Mayor, because if he listens to his own words and believes in his own words, he CANNOT vote to approve this plan. He might be able to walk up and down his little quiet street, but we will not be able to in either North Rock OR Warrenton Chase.

Please vote NO on this plan. Revisit it and include input from the people who actually live here and pay taxes here and consider the nice quiet peaceful neighborhoods within OUR town.

We don’t need more housing, we need jobs and businesses. Stop the greedy developers.

Sincerely,

Roy Francis
147 North View Circle
540-222-5368

My husband and I are 10 year residents of the Northrock community. We both strongly oppose the extension of North Hill Street. We realize fire and emergency vehicles need passage through to the new development and the Northrock community but it should not become a major thoroughway. Thank you for considering our concerns. Marion and George Lobstein
Sent from [Mail](#) for Windows 10

Dear Town Council:

As a long time Fauquier Resident, I have been following the Compressive Plan for Warrenton in the Fauquier Times . I am very concerned that this plan seems to ignore the needs and wants of the current residents in favor of attracting new residential developments and businesses.

Warrenton, as some other places, seemed to ignore the needs of these small communities especially historic communities of color like Oliver City. This community was divided by roads and the bypass. The new plans seem to divide communities even more and add to the pollution of their wells and through traffic going to new developments. This reminds me of red lining in other places.

Our town needs to be a good place to live for all communities. It seems like this plan will continue to marginalize these communities. More revisions need to be made in this plan to make Warrenton a good place to live for all people.

Mary Beverley-Kotek

WRITTEN COMMENTS RECEIVED
AT TOWN HALL
COMPREHENSIVE PLAN – MARCH 2021

Comprehensive Plan

I have loved living in this little town, and I love the hundreds of years of history. We have Main Street in a real working town. Developers spend a LOT of money trying to replicate an Old Town feel in new developments. You can't build that, BUT you can destroy it. And that is what I fear this Comprehensive Plan, if accepted as written, will do. I attended the work sessions, listened to the presentations and saw the sticky boards. The Marketing Company that was hired to develop this plan stated the top driver, based upon the public feedback, is— Protect the small-town community character and the established neighborhoods. Protection of Town character and established neighborhoods were listed as the NUMBER 1 PRIORITY. The citizens have spoken. Does this plan achieve that goal? After spending many hours reading, I say it does not.

1. A plan that diverts traffic through established neighborhoods to relieve pressure on major corridors is not what the citizens said they want. The safety of our citizens in their own neighborhoods should be your priority. Complete the Broadview project to help traffic flow past the businesses that need them and not through established neighborhoods. Please listen to the citizens of Warrenton and protect the small-town feel today and ensure it will be protected for our children's future.

2. Warrenton has citizens who have lived in Oliver City for generations. These citizens have come before the Town Council repeatedly asking for help and have been pushed aside. They are not asking for fun amenities. They are asking for clean water and the ability to tap into the sewer system. The very basics of life- water, and sewer....and have been told there is NO budget for that. NO MONEY FOR WATER AND SEWER for Oliver City? The estimate for Eva Walker Park is \$12-\$15 million?? It is unacceptable even to consider luxury amenities until Oliver City residents have functioning sewer and Town water. These citizens should not be forced out of Town so that a developer can swoop in and take over their neighborhood.

3. We see retail failing as consumers change the way they buy. This Pandemic has pointed out a major weakness of this Plan. Citizens no longer rely on having Big Box stores located locally to obtain their needed goods. Many have gone for months without stepping into a store—and yet they still have food, new clothes, shoes, and all other essentials...being delivered right to their front door.

Renovate and revitalize the existing retail spaces. Allowing for a Rezoning of Commercial and Industrial land to Mixed Use, By-Right, allows unchecked development by removing the Town

Comprehensive Plan

Council and Planning Commission's oversight and shifts it ministerially to the Town staff.
Remove By-Right development from the Comprehensive Plan.

Thank you for your service to our Town. I understand the goal is to keep Warrenton a vibrant, desirable town for generations to come. I bought my home in Warrenton because of the Town's character. Others will continue to buy here for the same reason. There are many good points to this Comprehensive Plan. I hope the Council listens to the valid concerns the community is raising.

Rita Hawes
226 North View Circle
Warrenton, VA 20186

March 8, 2021

Warrenton Town Council
21 Main Street
Warrenton, VA 20186

Dear Town Council,

The Plan Warrenton 2040 project started with admirable goals to deliver a healthy, work/live environment along with a wish list of amenities compiled by staff, consultants and the citizens of the Town. But once the costs were announced in the initial draft, the community overwhelmingly rejected the Plan. A six month rewrite did not address the concerns. The Plan should be pared-down to its achievable core, delivering basic services and a safe healthy community with acceptable costs.

I ask that you redraft the transportation plan to be more in line with what residents want. The current Plan is car and street centric. The Plan intends to push traffic from crowded main roads onto quiet, established neighborhood streets for the "economic benefit" of the Town. Some of the best streets to walk on are those with little to no traffic and no sidewalks. You've learned that closing streets to traffic around Town Hall, effectively creating dead-ends and cul-de-sacs, can achieve positive economic results and increase gatherings. Why use these tools only around Town Hall when it would have the same benefit in other neighborhoods?

The Comprehensive Plan should have a health goal that all residents have clean water and sewer services. In the case of Oliver City, it is unconscionable for our wealthy community to deny residents access to basic services until they can afford the high tap fees. The Town acknowledges that the monthly fees would be profitable for taxpayers. We should take care of the basic needs for all homeowners in Warrenton before spending on luxury recreational amenities to entertain and grow our population.

I respectfully ask that you redraft these parts of the Plan to address the resident's concerns and deliver on the motto "Your Town, Your Neighborhood, Your Plan".

Thank you,

Jeff Barthlman
200 North View Circle
Warrenton, VA 20186

TOWN RESIDENT COMMENTS
RECEIVED VIA EMAIL
COMPREHENSIVE PLAN – MARCH 2021

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FW: Keep Warrenton weird

VV

Tue 3/9/2021 1:53 AM

To: citizencomment

[↶](#) [↷](#) [↸](#) [↹](#) [⋮](#)

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

From: Joseph Dingman <joseph.dingman18@gmail.com>

Sent: Saturday, February 20, 2021 4:52 PM

To: Carter Nevill <cnevill@warrentonva.gov>; Sean Polster <spolster@warrentonva.gov>; Renard Carlos <rcarlos@warrentonva.gov>; William Semple <wsemple@warrentonva.gov>; Brett Hamby <bhamby@warrentonva.gov>; Kevin Carter <kcarter@warrentonva.gov>; James Hartman <jhartman@warrentonva.gov>

Subject: Keep Warrenton weird

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

All,

On behalf of my whole family,

I won't be making this as long as I could.

I just want to be another email that you all receive from an extremely loyal Warrenton resident. We cannot plead with you all enough. Do not let this COMP plan go through. Warrenton's small town, home feeling, old but new vibe will surely disappear with this plan. It will become just another part of the Northern Virginia rat race. We don't need another Manassas or Leesburg. We need more Warrentons, and we need to keep them as they are. Invite the old to be restored, and keep the treasures it has already.

Everyone I know from here, loves it and couldn't bare to see it go to the hands of greed. Please consider the faithful residents you have here. Please consider the way of life that is dearly cherished here. Keep Warrenton the figure of rural prosperity, please keep Warrenton weird.

Your most faithful residents,
The Dingman/Crisman clans

Sent from my iPhone

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FW: Warrenton's future

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WS

William Semple

Tue 3/9/2021 1:53 AM

To: citizencomment

[👍](#) [↶](#) [↷](#) [→](#) [⋮](#)

From: Chris Staudt <staudtgc@hotmail.com>

Sent: Saturday, February 20, 2021 8:59 PM

To: Carter Nevill <cnevill@warrentonva.gov>; Sean Polster <spolster@warrentonva.gov>; Renard Carlos <rcarlos@warrentonva.gov>; hsutphin@wa; William Semple <wsemple@warrentonva.gov>; Brett Hamby <bhamby@warrentonva.gov>; jhartman@warrentonv; Kevin Carter <kcarter@warrentonva.gov>

Subject: Warrenton's future

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

Dear council members:

I'm writing in protest of the proposed Comprehensive Plan. We moved to Warrenton 18 years ago to escape Fairfax and its ever-crowding urbanization. Warrenton is the best of all worlds--rural, yet convenient to major shopping and entertainment.

Please do not buy into the "bigger is better" mindset that destroys the simpler and more peaceful way of life that Warrenton offers. Making plans is fine, but we don't need a comprehensive plan that includes a denser population with its traffic, taxes, and tensions. Warrenton has a home-spun flavor that money can't buy. Let's keep it that way. Thank you for your consideration of the value of an irreplaceable way of life.

Chris Staudt

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FW: Must Read, Please

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WS

William Semple

Tue 3/9/2021 1:53 AM

To: citizencomment

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From: marciawoolman@gmail.com <marciawoolman@gmail.com>
Sent: Saturday, February 20, 2021 4:09 PM
To: William Semple <wsemple@warrentonva.gov>
Subject: Must Read, Please

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

I have been a local for over 30 years, and I am 80 years old. I have been around development my whole life. My father was an MAI RE Appraiser and a Realtor in York, PA and during my childhood I watched it spread like spilled milk. I lived 30 years as a teacher in Central, PA (Penn State area), same thing. I watched Bozeman, MT blow up. Now I have come to live here in Paradise having learned that when you extend sewer you will have broken the dike. Developers will eat up farm land first because it is easy to build on, and then the more affluent will want elevation for views and privacy. It will never stop. If you open the door with Sewer, Roads and Schools, you are done! No more charming small town with historic homes, but will become empty downtown shops, building decay, cultural division. Once the dike is broken you lose control. I have watched with my own eyes. Please save Warrenton. It is in your hands to keep Paradise for all those who have come here and love it; just the way it is. Marcia Woolman

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FW: Save Warrenton

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WS

William Semple

Tue 3/9/2021 1:53 AM

To: citizencomment

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

From: Brenda Herndon <brendalherndon@gmail.com>

Sent: Sunday, February 21, 2021 10:46 AM

To: Brett Hamby <bhamby@warrentonva.gov>; Carter Nevill <cnevill@warrentonva.gov>; spokster@warrentonva.gov; Renard Carlos <rcarlos@warrentonva.gov>; hsutiphin@warrentonva.gov; rrenton@warrentonva.gov; William Semple <wsemple@warrentonva.gov>; James Hartman <jhartman@warrentonva.gov>; Kevin Carter <kcarter@warrentonva.gov>

Subject: Save Warrenton

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

Save Warrenton! DO NOT follow through with the comp plan for Warrenton. Manassas is close enough with the crime and drugs. Federal government has taken our voice please don't let warrenton take our voice as well.

Concerned citizen of WARrenton

Brenda Herndon

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FW: Save Warrenton

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WS

William Semple

Tue 3/9/2021 1:53 AM

To: citizencomment

From: Asher Schultz <asherschultz2012@gmail.com>

Sent: Monday, February 22, 2021 3:36 PM

To: Carter Nevill <cnevill@warrentonva.gov>; Sean Polster <spolster@warrentonva.gov>; Renard Carlos <rcarlos@warrentonva.gov>; Heather Sutphin <hsutphin@warrentonva.gov>; William Semple <wsemple@warrentonva.gov>; Brett Hamby <bhamby@warrentonva.gov>; James Hartman <jhartman@warrentonva.gov>; Kevin Carter <kcarter@warrentonva.gov>

Subject: Save Warrenton

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

Hi.

I am new to Warrenton. I moved here in October. I have lived many places. I have lived as far west as San Francisco, as far south as Baton Rouge and as far north as Cherryfield (it's in Maine) and most recently, Reston Va.

Of all the places I have lived, I love Warrenton more than any other place. It feels like home. Please don't let happen to Warrenton what I saw happen (and currently happening) in Reston. Please save Warrenton and curb the growth rate. I want to continue to love where I live.

Asher Schultz

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FW: Save Warrenton

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William Semple

Tue 3/9/2021 1:52 AM

To: citizencomment

From: n <applause35@aol.com>

Sent: Wednesday, February 24, 2021 8:53 AM

To: Carter Nevill <cnevill@warrentonva.gov>; William Semple <wsemple@warrentonva.gov>; Sean Polster <spolster@warrentonva.gov>; Brett Hamby <bhamby@warrentonva.gov>; Renard Carlos <rcarlos@warrentonva.gov>; James Hartman <jhartman@warrentonva.gov>; Heather Sutphin <hsutphin@warrentonva.gov>; Kevin Carter <kcarter@warrentonva.gov>

Subject: Save Warrenton

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

To all those concerned,

I'd like to ask that you save Warrenton by opposing the Warrenton Comprehensive Plan.

I moved here just because it was a small town and I'd like to keep it that way!

Thank you for your consideration in this matter,

Linda S. Powers

248 Dover Road

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FW: Warrenton Comp Plan

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WS

William Semple

Tue 3/9/2021 1:52 AM

To: citizencomment

👍 ↩ ↶ → ⋮

From: Christopher Baker <christopher86baker@gmail.com>

Sent: Thursday, February 25, 2021 1:00 PM

To: William Semple <wsemple@warrentonva.gov>

Subject: Warrenton Comp Plan

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

Good Afternoon Councilman Semple,

I wanted to reach out regarding the Warrenton Comp Plan. My family and I have recently moved to Warrenton after having fallen in love with its nature, quality and character. We loved Warrenton and Fauquier County from afar and have never regretted our decision since moving.

Since moving here, I have been educating myself on the Warrenton Comp Plan. I have read news articles, reviewed the planning documents and talked to neighbors and I must say, it is not a plan I support. The logical conclusion of the Warrenton Comp Plan would be to turn Warrenton into what we moved away from. Northern Virginia has options for citizens who prefer easy access to DC, traffic and living congestion. We moved here for open spaces, clean environments, less traffic and small town/county culture. Having lived in Prince William County, I have seen the character of the county change drastically through the kind of plans that are found in the Warrenton Comp Plan. I would implore you to look at Prince William and Fairfax Counties as the canaries in the coal mine.

Warrenton is a great place to live and work; which means our population will naturally grow. It will continue to attract people like my family for the very reasons I described above. This natural growth will happen because of what Warrenton IS, not what developers want it to be. I cannot support elected officials who choose developers over the constituents and land they were elected to represent.

I thank you for taking the time to read this email from a concerned citizen. I hope you and your family are doing well during these difficult times.

V/R

HM1 Christopher W. Baker
Command Training Leading Petty Officer
United States Navy Reserves
Expeditionary Medical Facility (EMF), Bethesda, Detachment HQ

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FW: Keep Warrenton Small!

to: citizencomment

From: Victoria Packer <victoria.jewell14@gmail.com>

Sent: Thursday, February 25, 2021 7:40 AM

To: Carter Nevill <cnevill@warrentonva.gov>; Sean Polster <spolster@warrentonva.gov>; Renard Carlos <rcarlos@warrentonva.gov>; Heather Sutphin <hsutphin@warrentonva.gov>; William Semple <wsemple@warrentonva.gov>; Brett Hamby <bhamby@warrentonva.gov>; James Hartman <jhartman@warrentonva.gov>; Kevin Carter <kcarter@warrentonva.gov>

Subject: Keep Warrenton Small!

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

Hello all,

I recently moved to Warrenton with my husband, who was raised in Warrenton and showed me his passion for the small town. When it came to where we wanted to end up for good, Warrenton was a no brainer for us! And, with a little one due next month, our sights are on the future of the place we chose to live.

Part of the reason we chose to live in Warrenton is because, unlike almost every other northern Virginia city (and I was born and raised in Fairfax, so I am very familiar with the area), this is the only place that has a 'feel.' A 'culture.' Everywhere else is a cookie cutter, overdeveloped, traffic-laden area devoid of any personality. We want our family to grow up in a place where our kids can escape from the traffic and enjoy the small mom-and-pop shops on Main Street.

Please curb the growth of Warrenton to something more organic. My husband remembers when Warrenton was still just a couple of roads and family stores and restaurants, and it has grown exponentially since he first moved here 25 years ago already. We want Warrenton to stay our little oasis in the desert of Northern VA!

Thank you,

Victoria Packer

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FW: Curb the Growth - Protect Timber Fence Parkway

ℹ The message sender has requested a read receipt. To send a receipt, [click here](#).

WS

William Semple

Tue 3/9/2021 1:52 AM

To: citizencomment

👍 ↶ ↷ → ⋮

Timber Fence Parkway — War...

1 MB

From: para8dice@aol.com <para8dice@aol.com>

Sent: Thursday, February 25, 2021 12:21 PM

To: Kevin Carter <kcarter@warrentonva.gov>; Heather Sutphin <hsutphin@warrentonva.gov>; James Hartman <jhartman@warrentonva.gov>; Renard Carlos <rcarlos@warrentonva.gov>; Sean Polster <spolster@warrentonva.gov>; Brett Hamby <bhamby@warrentonva.gov>; William Semple <wsemple@warrentonva.gov>; Carter Nevill <cnevill@warrentonva.gov>

Subject: Curb the Growth - Protect Timber Fence Parkway

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

Dear Warrenton Town Council,

Please do not destroy the beauty of our neighborhood with cut-throughs. Review this website's information and protect the community at all costs. www.citizensforfauquier.org/savewarrenton

_____ | The Comp Plan Gets Personal — Thru Streets Destroy Quiet Neighborhoods

The population boom forecast by the [#WarrentonCompPlan](#) will clog traffic on the Lee Highway corridor. The planners' solution: route traffic to new cut-through streets in peaceful neighborhoods. The casualties include:

- Roebing Street (Stuyvesant Acres)
- Alexandria Pike
- North Hill Drive (Northrock)
- Preston Drive (Reserve at Moorhead)
- Fisher Lane

New cut-thru streets are shown as running along the back property line of your house if you live on:

- East side of Norfolk Drive
- North side of Alexandria Pike
- West Ridge Court
- North View Circle
- Winners Circle

Frazier and Moser roads are targeted for "alignment" to allow access to landlocked parcels.

Moffett Avenue, Old Orchard Lane, Richards Drive, Meadowview Lane are also easy targets for new cut-throughs.
Please write [#WarrentonTownCouncil](#) NOW and say Curb the Growth. Do not destroy my quiet neighborhood with cut-throughs.
Go to SAVE WARRENTON <https://www.citizensforfauquier.org/savewarrenton>

[#warrenton](#) [#warrentonva](#) [#fauquier](#) [#fauquiercounty](#) [#development](#) [#virginia](#) [#preservation](#)
[#conservation](#)

Timber Fence Parkway — Warrenton's Gift to Culpeper Commuters



2005 zoning plan 0002 of the proposed part of the Timber Fence Parkway. The road has been under review.

The Warrenton Commission plans Culpeper County commuters ahead of time, residents by providing a highway linking Route 29 and US 52, creating just 2000 homes, abating roadway between Stone and Old Orchard Lane, and widening the community of Wood, Park, and Holly Hill.

The Timber Fence Parkway, referenced as the Western Highway, will also:

- Benefit the Fauquier High School campus and help speed to reach 1000 and 2000 to other county roads.
- Contribute to higher quality of living and better roads.
- Provide a safe, efficient, and convenient way for the residents to travel.
- Provide a safe, efficient, and convenient way for the residents to travel.

The County Plan provides the so-called Western Highway on the northern side of the road, from present Warrenton to US 52, 100 yards. The road also is planned to accommodate commuters from Culpeper County in Culpeper County.

These numbers reflect available land to support building the highway. In fact, traffic counts on the Boulevard, Lee Highway, and other roads in the area per the County Plan are high.

Residents of the community, including the county, have been consulted and their input is being taken into account. The County Plan also provides for the road widening of the Timber Fence Parkway and the other roads, including the highway, through the community, providing access for emergency vehicles, and abating the use of the Boulevard Street neighborhood as a cut-through.

--
Sincerely,
Paradise

 Reply all   Delete  Junk  Block 

FW: I oppose the Timber Fence Parkway Bypass

 The message sender has requested a read receipt. To send a receipt, [click here](#).

WS

William Semple

Tue 3/9/2021 1:51 AM

To: citizencomment

From: John K <Gaff223@hotmail.com>

Sent: Sunday, February 28, 2021 4:21 PM

To: Carter Nevill <cnevill@warrentonva.gov>; Sean Polster <spolster@warrentonva.gov>; Renard Carlos <rcarlos@warrentonva.gov>; Heather Sutphin <hsutphin@warrentonva.gov>; William Semple <wsemple@warrentonva.gov>; Brett Hamby <bhamby@warrentonva.gov>; James Hartman <jhartman@warrentonva.gov>; Kevin Carter <kcarter@warrentonva.gov>

Subject: I oppose the Timber Fence Parkway Bypass

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

Hello,

I live in the Olde Gold Cup neighborhood of Warrenton. My family and I are very upset about the plan to turn Timber Fence Parkway into a bypass. My wife and I were planning to retire and stay here; but if the bypass is constructed, our quiet, peaceful and safe neighborhood will be a thing of the past. We will then have to consider retiring elsewhere. We really like Warrenton as it is. We hope the bypass is not constructed through our neighborhood.

Sincerely,
John Kowalewski

[Reply](#) | [Forward](#)

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FW: Concerns Regarding Plan Warrenton 2040 Draft

2 attachments (2 MB) Download all Save all to OneDrive - Town Of Warrenton

From: Julie Bolthouse <jbolthouse@pecva.org>

Sent: Tuesday, March 2, 2021 5:09 PM

To: Carter Nevill <cnevill@warrentonva.gov>; Renard Carlos <rcarlos@warrentonva.gov>; Sean Polster <spolster@warrentonva.gov>; Heather Sutphin <hsutphin@warrentonva.gov>; William Semple <wsemple@warrentonva.gov>; Brett Hamby <bhamby@warrentonva.gov>; James Hartman <jhartman@warrentonva.gov>; Kevin Carter <kcarter@warrentonva.gov>

Cc: Denise Harris <dharris@warrentonva.gov>

Subject: Concerns Regarding Plan Warrenton 2040 Draft

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

Good evening,

I hope that this email finds you well. We would like to submit the attached comments regarding the draft comprehensive plan you will be holding a March 9 public hearing on.

Julie

Julie Bolthouse, AICP
Fauquier County Land Use Representative

Piedmont Environmental Council

www.pecva.org

45 Horner St.

Warrenton, VA 20186

Cell 571-442-4068

Contributions like *yours* make the work PEC does possible. Become a [member or donate](#) today to continue to restore and protect this beautiful place we love!

[Reply](#) | [Forward](#)



*Promoting and protecting the natural resources, rural economy,
history and beauty of the Virginia Piedmont*

March 2, 2021

Warrenton Town Council
Warrenton Town Hall
18 Court Street
Warrenton, VA 20186

Re: Draft Warrenton 2040 Plan

Dear Mayor Nevill and Town Council Members,

Piedmont Environmental Council is a non-profit land conservation and land use advocacy group headquartered in the Warrenton community. Our mission is to promote and protect the northern Piedmont's rural economy, natural resources, history and beauty. We have been following the Warrenton Comprehensive planning process closely sharing concerns and submitting comments to the Planning Commission and staff along the way. We have reviewed the version recommended for approval by the Planning Commission and, as we stated during their review, feel that the majority of our concerns have not been addressed.

PEC supports high quality sustainable development, especially redevelopment and infill, in our service districts and the Town. There are many good elements in this plan, including a robust plan for improving walkability and cyclist access throughout the town. However, the plan outlines a new trajectory for Warrenton that emphasizes residential development. We are concerned that focusing future development in Warrenton on residential will have detrimental effects on the Town's tax base and ability to meet infrastructure needs in the long term. We advocate for incentivizing redevelopment and infill over greenfield development, balanced growth of both residential and office/retail/industrial rather than a focus on residential, increased emphasis on incremental enhancements to existing communities, and incentivizing affordable housing projects rather than new market rate developments.

We feel the Town has failed to be transparent during this process. Although we raised a number of concerns in our letter submitted to the Planning Commission dated July 15, 2020, we received no response and there was little discussion about the issues we raised. During the number of work sessions the planning commission has held on this review process there has been surprisingly little discussion. The Chair of the Planning Commission has repeatedly encouraged commissioners to have one-on-one conversations about the plan with staff and herself. This is very disingenuous to the public process and has left many wondering what the reasoning was for brushing their comments aside. We hope that the Town Council will be more forthcoming and transparent in their deliberations.

Main Office PO Box 460 Warrenton, VA 20188 (T) 540.347.2334 (F) 540.349.9003

www.pecva.org

Concerning New Trajectory:

The Warrenton Comprehensive Plan for 2000-2025¹ evaluated several growth projections ranging from 1.5% to 3% annual growth rate and framed that growth within the limits of build-out potential (or capacity of the Town to accommodate growth under current zoning and water/sewer limitations). This draft Comprehensive Plan does not include such an analysis of current build-out potential or the potential build-out of the new plan. The Water and Wastewater section² of the plan includes an assumption that the Town will grow from 10,000 to 15,000 persons during the plan period of 20 years. It assumes the selected high growth scenario with 2,102 new residential units, 310,000 square feet of commercial area, and 480 new hotel rooms. At the current household size of 2.54 persons per household, this would be about 5,339 new residents, which is an annual growth rate of 2.16%.

For perspective, if this rate of 2.16% were achieved and sustained this would make Warrenton one of the fastest growing places in Virginia currently. Attached is a [table](#) with data from the U.S. Census Bureau showing population estimates from 2010 to 2019 for incorporated places in Virginia. Assuming half of the growth occurred by 2030, the percent change in population would be over 25%. The Town of Leesburg has grown 24.75% since 2010 and it was the third fastest growing place in Virginia only after Purcellville and Lovettsville. The percent change in Warrenton since 2010 was around 4.5%. Warrenton would need to increase the pace of growth by more than five times to meet this rate.

Notably Warrenton has recently started growing at a faster pace achieving an annual growth rate of 0.89%. This rate is on par with many nearby localities and would bring growth at a far more sustainable pace. An annual growth rate of 2.16% is much higher and would require Warrenton to recruit substantial residential development from northern Virginia rather than accommodating natural growth.

To recruit this development, the draft plan outlines a new trajectory for Warrenton that emphasizes residential development in areas once planned for commercial and industrial. The future land use plan converts nearly all of the Town's land planned for commercial and industrial to a mixed use with residential. Illustratives in the plan show the few remaining greenfield opportunities in Town as primarily residential.

Additionally an overview of projects not yet developed or in the process of developing shows that there are currently more than 733 residential units in the pipeline.

- Walker Drive - Rezoned (unbuilt) 116 apartments and 40 condo
- Warrenton Crossing - Rezoned (unbuilt) 135 single family residential

¹ Town of Warrenton, Virginia Comprehensive Plan 2000-2025. Adopted June 11, 2002. Available at https://cms.revize.com/revize/warrenton/document_center/Planning/2002-2025%20Comprehensive%20Plan%20Full%20Comprehensive%20Plan%20PDF.pdf. Accessed on February 25, 2021.

² Water and Wastewater. Community Facilities section of Plan Warrenton 2040. Available at https://cms.revize.com/revize/warrenton/Comp%20Plan/A.2_CommunityFacilities_Water&Wastewater.pdf. Accessed on February 25, 2021.

- Warrenton Knolls - Under construction; phase 1 includes 49 single family residential and phase 2 unknown (proposal on this remaining 10 acres has not been submitted)
- Alexandria Knolls - Under review for 8 single family residential
- American Legion - Under construction 90 assisted living units
- Van Rojen (Health and Wellness Character District) - 58 acres undeveloped with a current subdivision potential of 229 single family residential
- Cobb Hill – Platted; undeveloped with 30 single family residential
- Academy Hill – Undeveloped; subdivision potential of 36 single family residential

It's unclear if the proposed population increase of 5,000 new residents or 2.16% annual growth rate included these approved but undeveloped projects.

Regardless, these numbers are targets and do not model actual buildout potential. The potential for residential growth is unclear but with so much additional land available for residential development and increased height allowances it is clearly high. The majority of industrial and commercially zoned land is located in the Character Districts and the Broadview Overlay. These parcels are being replanned into mixed use with a “range of housing types”. Those mixed use zoning districts are envisioned to be developed without limits on dwelling units per acre.

As we stated in our July letter to the planning commission we believe knowing the potential build-out of an area, in addition to the planned form, is vital for infrastructure and fiscal planning. This is easier to do if the Town takes an incremental approach that targets key areas for redevelopment rather than replanning almost all industrial and commercial land at once. The Town’s residential development target of 5,000+ new residents is much too high making the target of 310,000 square foot commercial area too low to maintain a live/work balance.

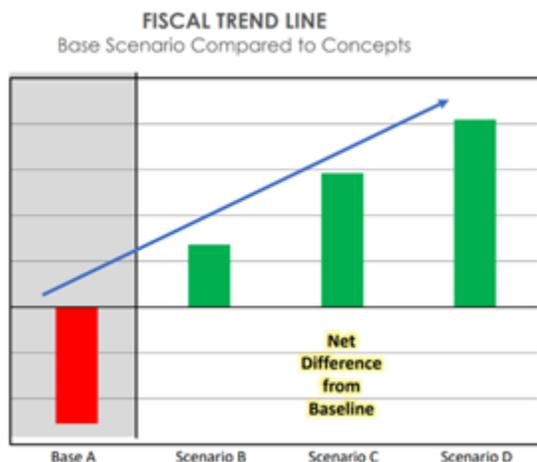


Figure 1 Graphic presented at August 2019 Open House

Growth Scenarios

The fundamental question of how much the Town should grow was decided based on a scenario exercise in which three scenarios were presented to 28 people in a public workshop. A bar graph with no label on the y-axis was shown at the open house with only a general explanation that it depicted fiscal health of the town. There was no background about the study or how that analysis was made. Although annual growth rates were included, there was little explanation as to what they meant in terms of real population, number of households, development of land, and infrastructure needs. Unsurprisingly, Scenario D

was selected by 18 attendees while 6 selected Scenario C and 4 chose Scenario B.

The Fiscal Sustainability Analysis from RKG Associates³ explains how the model works. Incremental costs of services such as police and fire and rescue personnel associated with population increases were calculated but it does not show most of the capital infrastructure expenses associated with new growth such as additional water and wastewater capacity, parks and recreational facilities, and transportation improvements. It also fails to consider the impact of additional school seats on the County tax base that affects Town residents who also pay County taxes.

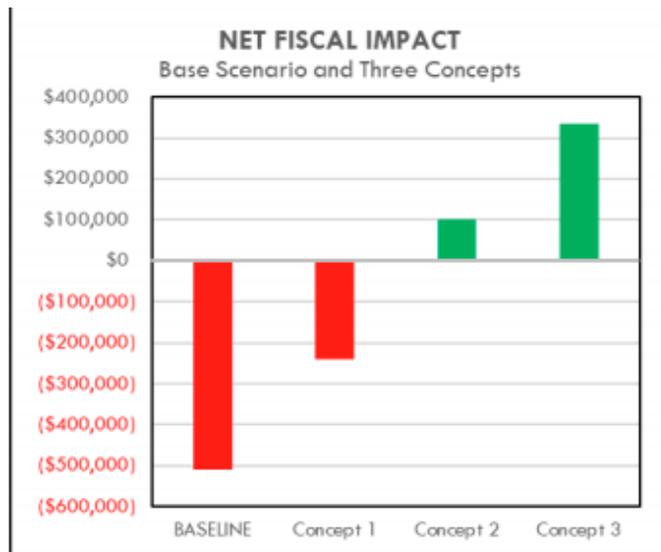
The base scenario assumes the Town will spend \$12 million dollars from a “wish list” of over \$20 million worth of community improvements that included:

- Enhanced recreational facilities (i.e. WARF improvements, active recreation venues)
- Enhanced trail development, connectivity, and maintenance
- Streetscaping and urban design enhancements
- Improved emergency service provision/response times
- Indoor and outdoor cultural venues (i.e. Amphitheatre, farmers market)
- Increased public parking capacity (i.e. Old Town)
- New public facilities (i.e. Town Hall)

\$12 million in community improvements were assumed to be spent regardless of population growth. If the Town makes \$12 million dollars worth of improvements and does not increase its tax base there will be a net negative fiscal impact of approximately \$509,000 annually by 2039. Of course in reality more people means more capital infrastructure needs. The model fails to recognize the additional cost associated with infrastructure and additional community improvements that would be desired by a growing population.

The full report shows a bar graph similar to the one presented to the public but this one shows that there is less than a million dollar difference between the fiscal impacts of the four scenarios.

- Scenario 1: 750 housing units, 80,000 square feet of retail, and redevelopment of a motel into a business-class hotel. The net fiscal impact is -\$240,682 annually by 2039.
- Scenario 2: 1,150 housing units, 100,000 square feet of retail, and



Source: RKG Associates, Inc 2019

Figure 2 Graphic from RKG Fiscal Sustainability Analysis Report

³ Fiscal Sustainability Analysis Warrenton, VA. RKG Associates Inc. February 1, 2020. Available at https://cms.revize.com/revize/warrenton/Comp%20Plan/C.6_Economic&FiscalResilience_FiscalSustainabilityAnalysis.pdf. Accessed February 23, 2021.

growth in lodging facilities (265 new hotel rooms). The net fiscal impact is \$100,000 annually by 2039.

- Scenario 3: 2,100 new units, “redevelopment of aging shopping centers into mixed-use facilities with a substantial decrease in retail space and a substantial increase in dining facilities”, 160,000 square feet of office, and new lodging. The net fiscal impact is \$335,000 annually by 2039. With the caveat that “concerted economic development effort from the Town” would be needed for Scenario 3 to succeed because the current marketplace for office development is not robust enough to project such growth by 2039.

There are a couple additional points to note about these calculations that effect infrastructure planning and the continued affordability of Warrenton for existing residents.

1. All scenarios list “0” in contribution towards the Water & Sewer Capital Project Fund even though the 2021-2026 Warrenton Capital Improvement Program⁴ includes over \$10 million toward water and sewer infrastructure expansion.
2. This model is highly dependent on increased real estate value of new development and assumes new residential development would be entirely market rate and bring in significantly increased revenue from real property taxes.
3. Finally, the consultant emphasized that, “much of the development projected in Scenario 2 and Scenario 3 will require more residences to increase spending.” It’s unclear if this means more per capita spending, if it does, this would also require attracting a more affluent population out of northern Virginia.

We are concerned about the conclusions drawn from this report. As we noted in our letter submitted to the planning commission in July, the report leaves out important information and does not factor in most capital expenditures that would be needed as population increases. Additionally, the consultant states in the conclusion, “the results of this analysis are not intended to be the sole determining factor of whether (or how) the Town defines its future land use strategy.” Yet, the fiscal trend line graphic was the primary information shared with residents to come to the conclusion that they desire significantly more residential growth and support allowing residential development on the remaining undeveloped greenfield sites currently planned for industrial and commercial development in the Town.

Economic and Fiscal Resilience

To determine the Town’s economic health an Economic Base Analysis⁵ study was done by RKG Associates. The information from this study was used as background to support residential development as a means of promoting economic development. One of the metrics for

⁴ Town of Warrenton Capital Improvement Program 2021-2026. Adopted in 2020. Available at <https://cms.revize.com/revize/warrenton/CIP%202026.pdf>. Accessed on February 25, 2021.

⁵ Economic Base Analysis for Warrenton, VA. RKG Associates Inc. February 1, 2020. Available at https://cms.revize.com/revize/warrenton/Comp%20Plan/C.6_Economic&FiscalResilience_EconomicBaseAnalysis.pdf. Accessed on February 23, 2021.

measuring progress in the Economic & Fiscal Resilience section of Plan Warrenton 2040 is, “growth in the number housing units.” One of the policies includes attracting a range of housing to meet market standards.

The study compared the Town of Warrenton to the City of Manassas and Counties of Culpeper, Loudoun, Prince William, and Fauquier instead of nearby Towns or Towns of similar size such as the Town of Front Royal, Town of Culpeper, Town of Berryville, Town of Purcellville, and/or Town of Leesburg.

A simple comparison using economic data from the U.S. Census shows that the retail sales per capita are significantly higher in Warrenton than these other communities⁶. Additionally, it shows that health care receipts/revenue are very strong thanks to the presence of Fauquier Health. The Town even has higher total accommodation and food service sales than the Town of Culpeper even though Culpeper’s population is almost twice Warrenton’s population of 10,027.

Economy	Virginia	Leesburg town, Virginia	Culpeper town, Virginia	Front Royal town, Virginia	Warrenton town, Virginia
Population estimates, July 1, 2019, (V2019)	8,535,519	53,727	18,873	15,278	10,027
PEOPLE					
Economy					
In civilian labor force, total, percent of population age 16 years+, 2015-2019	64.1%	76.9%	71.7%	65.4%	65.7%
In civilian labor force, female, percent of population age 16 years+, 2015-2019	60.5%	69.3%	68.5%	59.9%	62.4%
Total accommodation and food services sales, 2012 (\$1,000) (c)	17,795,901	135,419	43,734	43,969	57,401
Total health care and social assistance receipts/revenue, 2012 (\$1,000) (c)	47,705,003	247,510	156,326	118,703	254,964
Total manufacturers shipments, 2012 (\$1,000) (c)	96,389,872	D	301,197	D	17,297
Total merchant wholesaler sales, 2012 (\$1,000) (c)	86,613,641	172,407	D	6,799	36,537
Total retail sales, 2012 (\$1,000) (c)	110,002,385	1,388,659	278,085	345,459	500,557
Total retail sales per capita, 2012 (c)	\$13,438	\$30,230	\$16,719	\$23,555	\$51,062

Figure 3 Comparison of Economic Census Data by Town from Census.gov Quick Facts. Accessed March 2, 2021.

The Economic Base Analysis shows that Warrenton has a strong economy. It states that Warrenton generally has higher proportions of Semi-Skilled White Collar and High-Skilled White Collar jobs. It shows that 25% of industries enjoy a competitive advantage in the Town of Warrenton. The Warrenton industry earnings even exceed the regional average by 5%, which is especially impressive when you consider that the “region” of comparison was western Northern Virginia. Fauquier County also demonstrated a strong economy with an unemployment rate lower than Prince William, Culpeper, or Manassas. The report also mentions that the tourism and the equestrian industries are very competitive in the region, which likely helps to support the strong retail, food service, and accommodation industries of the Town.

Warrenton has a strong economy with a mix of both high-skilled and low-skill labor that benefits from its position as the County Seat of Fauquier, a crossroads for three major highways, and home to Fauquier Health. Rural residents from the surrounding County depend on Warrenton

⁶ QuickFacts. U.S. Census Bureau. Available at www.census.gov/quickfacts. Accessed on February 23, 2021.

for many of their daily needs and visitors enjoy the opportunities available for accommodation, dining, and shopping.

Rather than trying to recruit residential development from Northern Virginia we urge the Town to focus the plan on making incremental improvements for the existing residents such as connecting sidewalks/trails, improving the Broadview corridor, and improving sewer and water infrastructure in existing neighborhoods.

Jobs-to-Housing Ratio:

The Existing Conditions & Background⁷ section of the Housing chapter explains that Warrenton’s high job-to-housing ratio of 2.77 is problematic because “employees must commute into the area because there is not enough housing to accommodate the workers.” Simply put this means there are too many employment opportunities and not enough homes for workers. However, we feel this figure is taken out of context and inappropriately applied to Warrenton. Unlike major cities or the District of Columbia, Warrenton is the county seat of a rural community and provides nearby employment opportunities for Fauquier residents in addition to Warrenton residents.

Using Longitudinal Employer-Household Dynamics data available from the U.S. Census Bureau you can see that over twice as many employees come into Warrenton to work as leave the Town to work. The percentage of residents that live and work in Warrenton could be increased but efforts need to focus more on affordable housing rather than market rate. Low-income

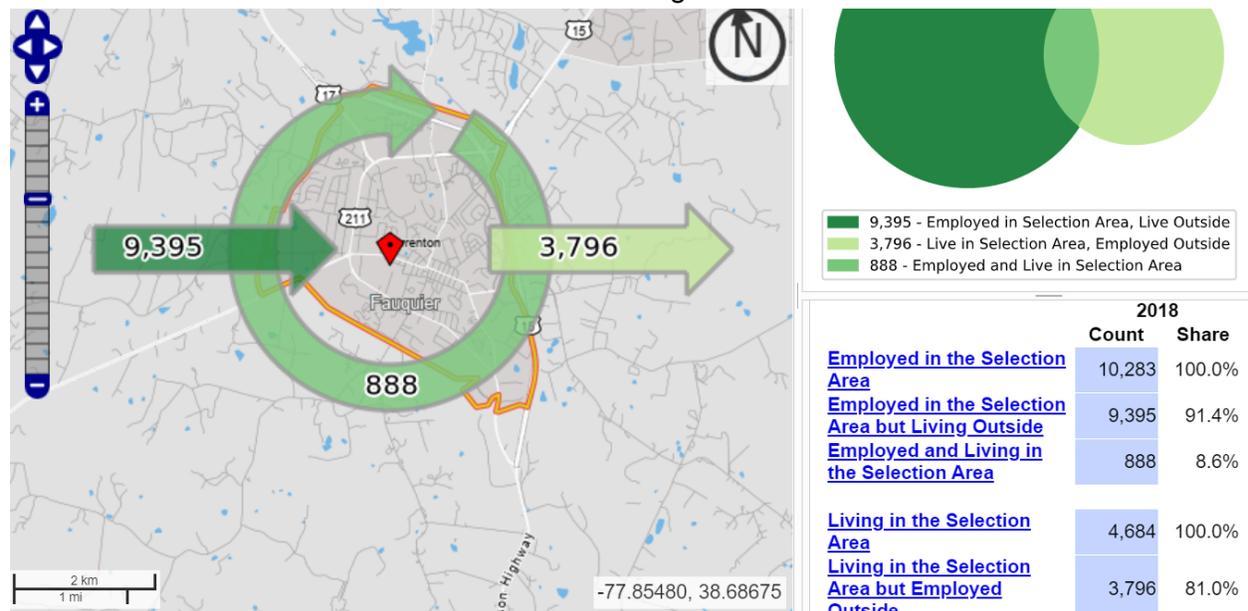


Figure 4 Inflow/Outflow for Warrenton, VA from On the Map Census.gov accessed March 2, 2021.

⁷ Existing Conditions & Background. Housing section of the Plan Warrenton 2040. Available at https://cms.revize.com/revize/warrenton/Comp%20Plan/A.3_Housing_Background.pdf. Accessed on February 26, 2021.

workers would benefit the most from housing in close proximity to employment and are the most likely to choose to live near their employment if affordable housing options were available.

If you zoomed out and included the suburbs around the Town, or even more dramatically all of Fauquier County, you would likely find that the high employment in Warrenton greatly helps to balance Fauquier County’s very low job-to-housing ratio. In Fauquier County only 22.5% of workers’ primary place of work is in the County, a little over half of those (13%) work in the Town of Warrenton⁸. According to the data presented in the plan, nearly 4 out of 10 Warrenton residents work in the Town of Warrenton. We believe Warrenton is currently a live-work community that also provides nearby employment for County residents and we need a plan that builds on that success.

For comparison sake, the Town of Leesburg has less employees coming into the Town to work than leave the Town to work. This means more expenditures on residential infrastructure and services and less revenue. Leesburg’s tax rate is \$0.184 and their primary revenue source is real estate taxes⁹. Moving towards more residential development and less economic development would be a fundamental shift for Warrenton. Warrenton’s tax rate is \$0.05 and the primary revenue sources are other local taxes, primarily Meals Taxes and BPOL¹⁰.

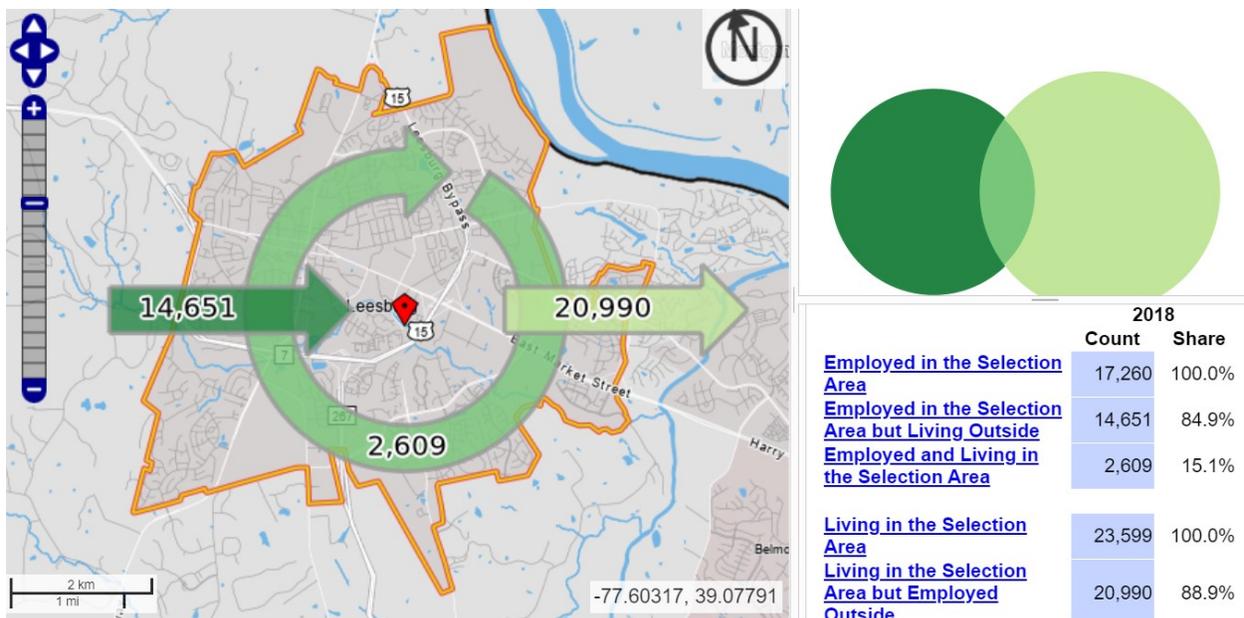


Figure 5 Inflow/Outflow for Leesburg, VA from On the Map Census.gov accessed March 2, 2021.

⁸ 2018 Work Destination Analysis. U.S.Census Bureau, Center for Economic Studies, LEHD. Available at <https://onthemap.ces.census.gov/>. Accessed on February 18, 2021.

⁹ Adopted Fiscal Year 2021 Budget & Capital Improvement Plan. Town of Leesburg Virginia. Available at <https://www.leesburgva.gov/home/showpublisheddocument?id=34685>. Accessed on February 26, 2021.

¹⁰ Fiscal Year 2020-2021 Adopted Budget. Town of Warrenton Virginia. Available at https://cms.revize.com/revize/warrenton/document_center/Budget/2020-10-09_FINAL%20FY21%20Budget.pdf. Accessed on February 26, 2021.

The high jobs-to-housing ratio in Warrenton is only problematic in that it demonstrates the disconnect between low-wage employment and home prices in Warrenton. To address this issue the town needs to focus on affordable housing rather than market rate housing. Additional market rate housing will only exasperate this problem.

Redevelopment and Infill

Incremental redevelopment and infill is the most cost effective way for Warrenton to grow. It demands the least in services and enhances walkability and connectivity within the Town. However, this type of development is often more costly for developers because they may have to rehabilitate or demolish structures, work around or move existing utilities, integrate their development into an existing community, among other challenges. Mixed use zoning that allows residential can be used in these situations to incentivize this development over greenfield development.

Our concern with this plan is that instead of using mixed use zoning in targeted areas such as Broadview Avenue and the Old Town Character District it broadly applies the concept to almost all of the undeveloped industrial and commercially zoned land in the Town. We are concerned that the result of opening up this much land for mixed-use development will be two things:

1. Developers will focus first on the most profitable option of building residential housing on existing greenfields that are much easier and cheaper to develop than the difficult work of recycling failed strip mall development.
2. In doing so, the residential market in Warrenton will become saturated and reduce the market demand for residential, and thus the incentive to infill and redevelop failing areas where residents most desire that transformation.

The consultant for the Town recognized this dynamic and acknowledged it stating,

“Greenfield (undeveloped land) parcels were considered the most feasible from a development perspective. Greenfields were followed by development that has already been proposed and approved. Infill parcels and redevelopment of existing buildings or surface lots were considered the most complex and were evaluated based on site constraints.”¹¹

Incentives must be used as a fine instrument or they are no longer incentives. By allowing the most lucrative development (residential) to be built on the easiest to develop land you are incentivizing sprawl and delaying redevelopment and infill possibilities that much longer.

We ask that the Town reevaluate future land use designations that broadly apply mixed use to almost all the areas planned for industrial and commercial development. Specifically, greenfield

¹¹ Page 206 of Draft Plan Warrenton 2040. Warrenton, VA. July 2, 2020 version. https://warrentonplan.com/wp-content/uploads/2020/07/2020_07_02_Town_of_Warrenton_Draft_Comprehensive_Plan_smaller.pdf. Accessed March 2, 2021.

development possibilities should not be replanned for residential. Instead, redevelopment on Broadview Ave and infill around the Old Town District should be prioritized. Mixed use and form based zoning could still be incorporated into the Character Districts but it should require rezoning and residential should be a very limited component. The illustratives shown in the Character Districts Design Guide Book¹² include too much residential and should be reassessed.

Housing

In the Warrenton 2040 future land use plan all character districts have been replanned from industrial and commercial to mixed use to include a “*range of housing types*.”¹³ The description explains this will provide future renters and buyers more options and investors and lenders more flexibility in their future projects. RKG Associates state in the Demographic and Housing Analysis¹⁴ that Warrenton has, “proven to be a highly desirable location for seniors and affluent households.” They argue that an increase in diversity in both housing type and price is needed to attract additional economic development.

However, the diversity of housing type appears to be on par with nearby Towns:

- Warrenton - 53.5% SF (single-family) detached, 24.5% SF attached, and 22% multifamily¹⁵
- Leesburg - 47% SF detached, 30% SF attached, and 23% multifamily¹⁶
- Town of Culpeper - 58.6% SF detached, 19.7% SF attached, and 21.7% multifamily¹⁵

Interestingly, RKG Associate’s assessment³ of existing vs. new development demonstrates that new single-family attached units (e.g. townhouses, duplexes) trend higher value than even existing single-family detached homes. This indicates that the Town’s particular focus on the strategy of attracting home types in the “missing middle”, those between the single-family and multi-family, will increase median home prices in the Town and make Warrenton less affordable for existing residents.

¹² Character Districts Design Guide Book. Plan Warrenton 2040. Available at https://cms.revize.com/revize/warrenton/Comp%20Plan/C.7_LandUse&Character_CharacterDistrictGuideBook.pdf. Accessed February 26, 2021.

¹³ Range of Housing Types. Housing section of Plan Warrenton 2040. https://cms.revize.com/revize/warrenton/Comp%20Plan/A.3_Housing_RangeofHousingTypes.pdf. Accessed on February 26, 2021.

¹⁴ Demographic and Housing Analysis. RKG Associates Inc., February 1, 2020. Available at https://cms.revize.com/revize/warrenton/Comp%20Plan/A.3_Housing_DemographicandHousingAnalysis.pdf. Accessed February 27, 2021.

¹⁵ Regional Housing Study – Local Summary Profiles. Rappahannock-Rapidan Regional Commission. December 2020. https://www.rregion.org/program_areas/housing/regional_housing_study.php. Accessed March 2, 2021.

¹⁶ Page 7-1 of Town Plan. Leesburg, Virginia. Adopted June 26, 2012. <https://www.leesburgva.gov/home/showpublisheddocument?id=12822>. Accessed March 2, 2021.

**Average Assessed Values for Development by Subarea
Town of Warrenton, VA**

	Lee Highway	Broadview	East Shirley	Inside the Bypass	Old Town	Town-wide
NEW DEVELOPMENT VALUES (PROPERTIES BUILT SINCE 2009)						
Per Unit Values						
Single Family Detached	\$376,858	\$542,850	\$384,325	\$359,495	\$344,900	\$376,858
Single Family Attached	\$362,087	\$362,087	\$362,087	\$362,087	\$362,087	\$362,087
Multifamily	\$189,693	\$189,693	\$189,693	\$189,693	\$189,693	\$189,693
Per Square Foot Values						
Retail	\$227.44	\$190.82	\$193.61	\$161.76	\$195.21	\$195.21
Restaurant	\$227.44	\$190.82	\$193.61	\$161.76	\$195.21	\$195.21
Office/Service	\$149.38	\$119.86	\$119.86	\$123.76	\$63.03	\$119.86
Bank	\$321.78	\$321.78	\$321.78	\$321.78	\$321.78	\$321.78
Hotel	\$149.38	\$119.86	\$119.86	\$123.76	\$63.03	\$119.86
Industrial	\$35.01	\$35.01	\$35.01	\$35.01	\$35.01	\$35.01
EXISTING DEVELOPMENT VALUES (PROPERTIES BUILT PRIOR TO 1989)						
Per Unit Values						
Single Family Detached	\$270,543	\$288,183	\$269,305	\$243,835	\$280,278	\$259,436
Single Family Attached	\$230,098	\$209,901	\$153,948	\$217,359	\$179,043	\$206,482
Multifamily	\$107,136	\$104,430	\$116,563	\$78,750	\$84,917	\$107,136
Per Square Foot Values						
Retail	\$26.78	\$22.50	\$24.27	\$34.09	\$39.32	\$26.78
Restaurant	\$26.78	\$22.50	\$24.27	\$34.09	\$39.32	\$26.78
Bank	\$90.56	\$74.99	\$96.31	\$96.31	\$114.80	\$96.31
Office/Service	\$59.70	\$55.75	\$72.86	\$38.37	\$57.25	\$55.75
Hotel	\$59.70	\$55.75	\$72.86	\$38.37	\$57.25	\$55.75
Industrial	\$19.72	\$4.22	\$31.01	\$15.08	\$19.11	\$19.72

Source: Fauquier County and RKG Associates, Inc. 2019

[NB] Subareas with insufficient data use the Town-wide average as a proxy value

Figure 6 Table Comparing Existing and New Development Values from RKG Fiscal Sustainability Analysis Report

The Housing section of the plan is vague when it comes to affordable housing. Affordable units are not as profitable to build as market-rate units and therefore must be encouraged, incentivized, and/or required. The Housing chapter includes a section on Attainable Housing¹⁷ but it does not provide important information about the housing needs of the lowest income households or vital information about substandard housing and vulnerable neighborhoods in the Town. This information is needed as a baseline to combat gentrification and displacement.

Rather than focusing on diversity of housing type, the Town should focus on a continuum of housing that meets the spectrum of need. The RRRC's Regional Housing Study¹⁵ showed that 804 households below 50% AMI (area median income) in Warrenton are cost burdened, meaning that they are paying more than 30% of their income on housing. Over half of these are renters. The highest

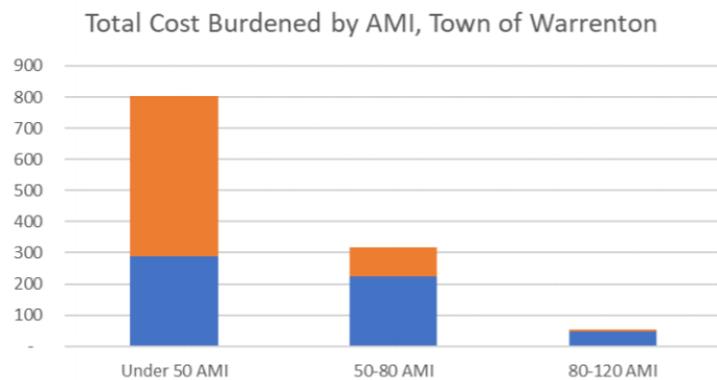


Figure 7 Graph from Rappahannock-Rapidan Regional Commission Regional Housing Study - Town of Warrenton Locality Profile

¹⁷ Attainable Housing. Housing section of Plan Warrenton 2040. Available at https://cms.revize.com/revize/warrenton/Comp%20Plan/A.3_Housing_AttainableHousing.pdf. Accessed on February 26, 2021.

demand for new units is also under 50% AMI (75 units needed over the next 5 years) followed by 50%-80% AMI (61 units needed over the next 5 years).

Affordable housing is a critical component of a live/work community. According to the Economic Base Analysis, the majority of the top 15 occupations in the Town are very low-income jobs. Understanding that part of this issue is disparity of income that is beyond the Town's ability to address; the other half is equity in land use decisions. Employees of these very low-income jobs are the most likely to need to live in close proximity to their employment due to transportation limitations and they are often more likely to choose to live in close proximity to save money on transportation and be in closer proximity to other assistance and services.

Recommendations for new zoning ordinances should include inclusionary zoning where affordable housing is required rather than simply being an option for increased density. The Density Bonus Recommendations¹⁸ in the plan are unlikely to result in much affordable housing due to the alternative options for those bonuses (ie public art, public parking, employment uses, and park space). Although the background report done by RKG Associates describes Warrenton's rental market as relatively affordable, it also described a need for multifamily units that cater to younger cohorts who, "may not desire or are not ready to purchase a home". According to that report, almost all of the multifamily in Town is age restricted. We are concerned that without inclusionary zoning condominiums and luxury apartments will be built to meet this need without any affordable units for residents of more modest incomes.

However, just as importantly the Town needs to maintain the existing affordable housing by investing in neighborhood level improvements and working with non-profit organizations to offer low-interest loan programs for critical repair and renovation of substandard housing. The Town should also incentivize and provide clear guidance for potential small-scale developers, a concept described as "Unleashing the Swarm" in a recent Strong Towns article.¹⁹ The plan should outline initiatives and zoning ordinances recommendations to encourage more small-scale development in the form of accessory dwelling units, duplex or fourplex conversions, historic building renovations, vacant lot infill, etc.

We support the objective of working with non-profit partners to acquire at-risk properties to protect, rehabilitate, and retain permanently affordable housing stock, however, we feel that this plan puts too much of the burden on the non-profit sector and fails to leverage private investment through the development process. We ask that the Town develop a clear action plan for creating and maintaining affordable housing, which includes information about need and a baseline inventory of all substandard housing. Goals or metrics for monitoring success could include new affordable dwelling units, creation of accessory dwelling units and duplex

¹⁸ Density Bonus Recommendations. Plan Warrenton 2040. Available at https://cms.revize.com/revize/warrenton/Comp%20Plan/C.7_LandUse&Character_BonusDensityRecommendations.pdf. Accessed on February 27, 2021.

¹⁹ Herriges, Daniel. *Unleash the Swarm*. StrongTowns.org. Available at <https://www.strongtowns.org/journal/2021/2/3/unleash-the-swarm>. Accessed February 27, 2021.

conversions, renovation and repair of substandard housing, and monitoring of racial and socioeconomic trends related to housing.

Historic Neighborhoods:

The Historic Neighborhoods²⁰ section of the plan is rather confusing. We are glad to see detailed information about the history of Haiti now included but it is unclear what the purpose of this section is and what the metric for inclusion was. Our hope is that the information in this section would be used to help ensure that new development is compatible with historic communities but as drafted, it seems to fall short of that purpose.

It is unclear why the Foxcroft Neighborhood, which appears to have homes dating from 1960's and later, was included in this section while other historic neighborhoods were left out. One glaring omission is the early African-American community of Madisontown, which includes a Rosenwald School that remains intact as a part of the Warrenton Auto Service.



Figure 8 Estimated Area Containing the Early African-American Community of Madisontown

²⁰ Historic Neighborhoods. Plan Warrenton 2040. Available at https://cms.revize.com/revize/warrenton/Comp%20Plan/A.1_HistoricResources_HistoricNeighborhoods.pdf. Accessed February 27, 2021.

Other roads appear to have a number of homes from a similar time period as Foxcroft, including Jefferson St., Monroe St., Cleveland St., Wilson St., Piedmont St., Blueridge St. Rappahannock St., Dover Rd., and Norfolk among others.

There is not a clear framework for the Historic Neighborhood section and therefore the purpose is unclear. One section described clear actions to enhance the neighborhood overall, another only provided actions in regard to ensuring that new development is compatible with the historic community, and another only described the history of the community. The Foxcroft Neighborhood section includes the goal of preserving and maintaining the large lot residential appearance of the residential neighborhood and a number of recommendations for accomplishing that goal and next steps including completing an inventory of housing stock, incorporating traffic-calming measures, and increasing connectivity to the park and the neighborhood. The Oliver City Neighborhood section includes a history of the community and a couple vague recommendations about historical markers, public water and sewer, and developing urban design guidelines. The Haiti Street Neighborhood section includes a detailed history of the neighborhood but no recommendations.

Incremental neighborhood improvements such as expanding sidewalk connections and lighting, implementing traffic-calming measures, improving stormwater management, and facilitating hook up to public water and sewer for existing residents should be a focus of the Town regardless of the historical significance of the neighborhood. In these historic neighborhoods this is all that much more important. Without public investment there will be only limited private investment from homeowners, and without either these communities fall into disrepair and are lost. There also needs to be clear guidance for how new development, enhancements, and rehabilitation should be done so that it is compatible with the history of the communities.

The Historic Neighborhood section has a lot of potential to be a document that guides public investment and future development but it needs more attention to be effective.

Western Bypass:

The Transportation & Circulation chapter of the plan includes a full western bypass by combining the Timberfence Parkway plan and the old Southern Parkway plan. There is no explanation of need or how this new bypass would benefit Warrenton residents. The reason cited by staff has been that it was in the old plan, which makes little sense when the purpose of this endeavor is to update the plan. Additionally, the 2009 Supplement²¹ or update to the 2000-

²¹ Town of Warrenton Comprehensive Plan Update: 2000-2025, 2009 Supplement. February 12, 2013. https://cms.revize.com/revize/warrenton/document_center/Planning/Comprehensive%20Plan%20Update%20Town%20of%20Warrenton-CPU%202009%20Supplement.pdf. Accessed February 28, 2021.

2025 Warrenton Comprehensive Plan does not include the Southern Parkway portion. So even that reasoning does not hold up for the Southern Parkway.

Although marketing of the Warrenton 2040 Plan has emphasized the community input into the plan, the Timberfence Parkway and Southern Parkway were not discussed at community presentations or even shown on the maps during open houses. The Western Bypass is a major part of the plan and conducting outreach in the community to share information about the justification and get feedback is vital before including it in the vision for the community's future.

External traffic growth is cited as the need for this bypass while there is no evaluation of the traffic implications of the additional residential development proposed in this plan. Without densities or even percentages for the mix of uses within the Character Districts and the Broadview Overlay, it is challenging to estimate additional traffic volumes. However, it is safe to say that there would be additional traffic on Broadview Avenue under the envisioned future land use plan. We are concerned that the Western Bypass may be intended to mitigate this additional traffic.

Interestingly, VDOT traffic data²² over the past 15 years shows that although traffic has increased on the Eastern Bypass and US 17, traffic on Lee Highway, Broadview Avenue, Frost Avenue, Shirley Avenue, and James Madison Highway have remained steady or have declined.

Route Number	Route Alias	Link Length	Start Label	End Label	AADT (2006)	AADT (2010)	AADT (2015)	AADT (2016)	AADT (2017)	AADT (2018)	AADT (2019)
00029	Eastern Bypass	0.26	SCL Warrenton	NCL Warrenton	30000	47000	47000	49000	49000	50000	49000
00017	US 17	1.52	SCL Warrenton	NCL Warrenton	12000	14000	12000	13000	14000	14000	14000
00015	Lee Highway	0.59	US 29 Bus US 211; Blackwell Rd	NCL Warrenton	33000	32000	33000	31000	31000	32000	32000
00029	Lee Highway	0.55	Bus US 17 Broadview Ave	Bus US 15 Blackwell Rd	31000	29000	29000	28000	28000	28000	26000
00017	Broadview Ave	0.86	Bus US 211 Waterloo St	Bus US 29 Lee Hwy	40000	35000	33000	32000	33000	33000	32000
00211	Frost Ave	0.48	WCL Warrenton	Bus US 17; Bus US 29	25000	22000	22000	22000	22000	22000	23000
00017	West Shirley Ave	0.80	Culpeper St	Bus US 211 Waterloo St	20000	19000	18000	18000	18000	19000	17000
00017	East Shirley Ave	0.96	Bus US 15 Falmouth St	Culpeper St	14000	14000	12000	12000	12000	12000	12000
00015	James Madison Hwy	0.34	SCL Warrenton	US 17 Bus; Shirley Ave	11000	11000	11000	11000	11000	11000	11000

Figure 9 Table created using VDOT Traffic Data from 2006-2019

This indicates that external traffic volumes may not be as significant of an issue as once feared. In fact, the Town may see more reduced traffic volumes due to long-term shifts in telecommuting triggered by the COVID-19 pandemic.

Development of Clevenger's Village, 784 residential units and 354,000 square feet of commercial, is emphasized in the Main Arterials²³ section of the plan as a development with major potential to increase traffic volumes significantly through the Town of Warrenton. However, it is unclear why this residential development, only a percentage of which would travel

²² Traffic Data. Virginia Department of Transportation. Available at <https://www.virginiadot.org/info/ct-TrafficCounts.asp>. Accessed March 1, 2021.

²³ Main Arterials. Plan Warrenton 2040. Available at https://cms.revize.com/revize/warrenton/Comp%20Plan/B.5_Transpo.&Circulation_MainArterials.pdf. Accessed March 1, 2021.

through Warrenton, would significantly increase traffic while the traffic implications of 2,100 new residential units along the impacted corridor is not being evaluated.

The Broadview Safety Improvement Project is scheduled to begin construction in 2022 and will help elevate some of the existing traffic problems. Although the project does not add capacity, it will help move traffic through town more efficiently, thereby reducing congestion. According to VDOT's description of benefits this project will, "improve safety and lessen traffic congestion along Route 17/29 Business/211 (Broadview Avenue) in the town of Warrenton." The Town should consider these declining traffic counts and the expected benefit from the Broadview Safety Improvement Project before including the Western Bypass in Plan Warrenton 2040.

A Western Bypass would have significant impacts on the community that have not been evaluated and considered in this plan. For it to effectively act as a bypass and accommodate through traffic, especially freight traffic, the roadway could not be designed as two-lane with at-grade intersections as described in the plan. In light of the fact that most traffic from Rt. 211 is moving east, this sort of "bypass" would likely not be used because Broadview/Lee Highway to Rt. 29 would continue to be the quicker route.

The Southern Parkway is shockingly impactful. As shown on the Transportation Plan map it would cross through existing communities, VOF Open Space easements, and impact historic, environmental, and cultural resources including a cemetery. We encourage the Town to remove all language about the Southern Bypass/Parkway from the plan. Again, most traffic from Rt. 211

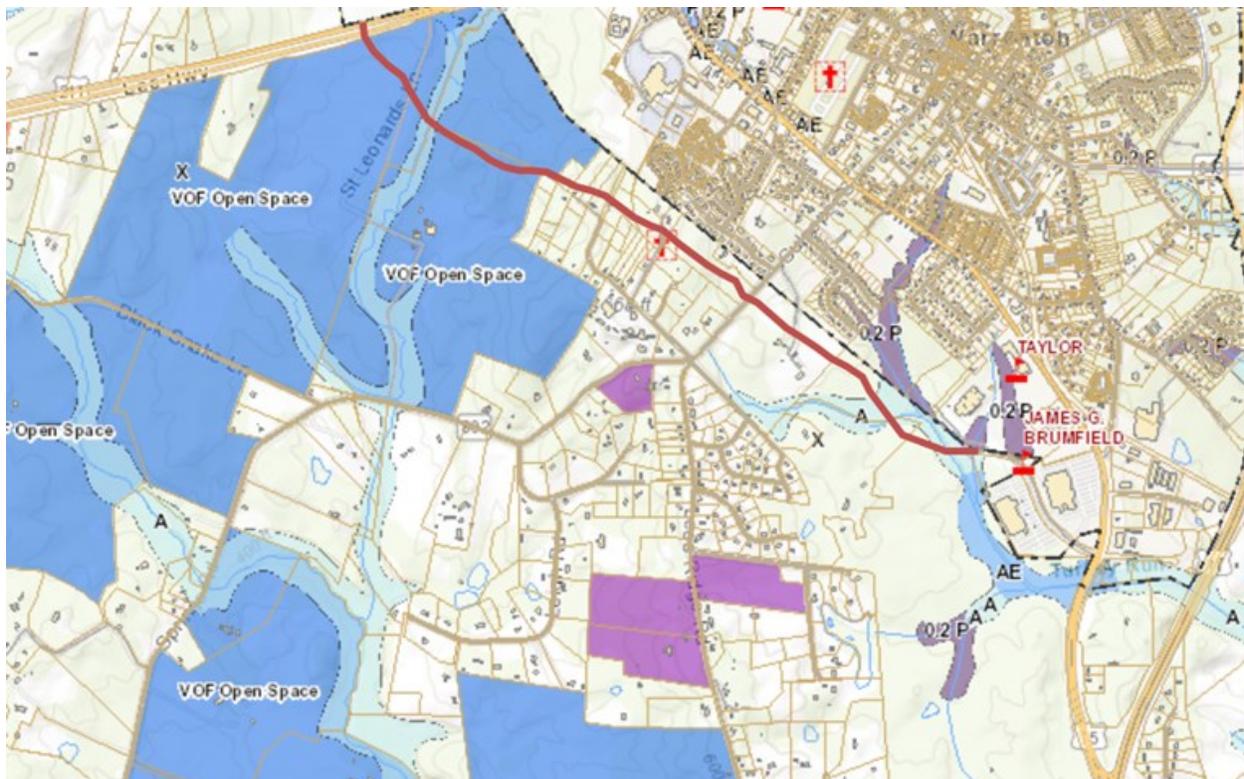


Figure 10 Rough approximation of Southern Parkway/Bypass on County Interactive GIS System with easement, building, streams, floodplains, and cemetery layers on

is moving east and this circuitous of a bypass would likely not be used because Broadview/Lee Highway to Rt. 29 would remain the quicker route.

We support efforts in the plan to encourage and invest in bike and pedestrian facilities that promote walkability and recreational opportunities. Although they will only reduce traffic associated with new development by a small percentage, they will enhance quality of life for residents and provide safe alternative transportation options for those without a vehicle.

To this purpose, the Transportation Plan map shows a new “Greenway”, typically defined as a shared-use path along a strip of undeveloped land, connecting the south end of Town to the WARF. This proposed new facility fits well with the County’s Warrenton Service District Plan²⁴ for greenway linear parks and trails around the Town:

“The Plan would create a hard edge at the perimeter of the Service District by means of linking open space, parks and a linear park encircling both the Town of Warrenton and the ancillary –

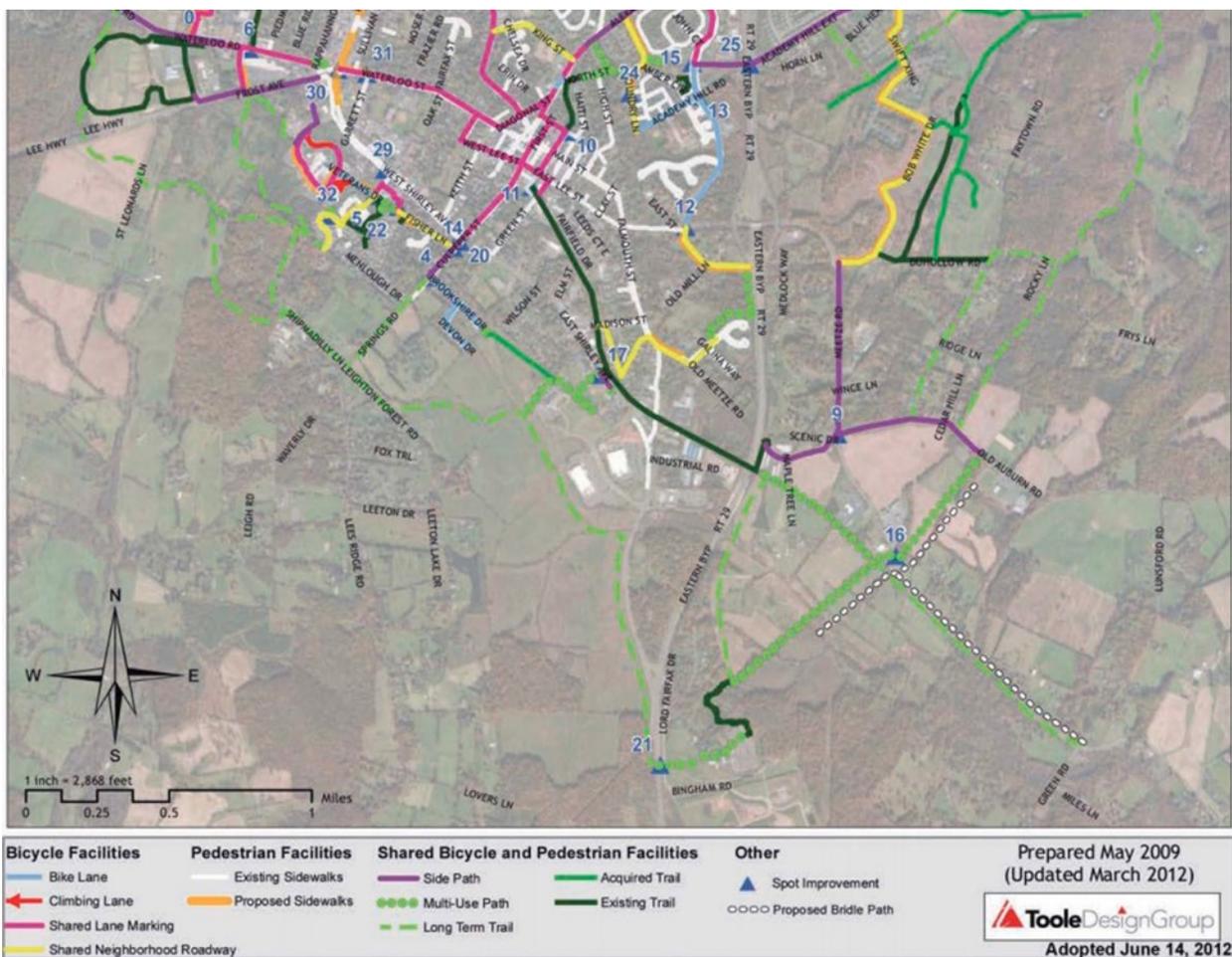


Figure 11 Map of Greenway Linear Park Plan from Fauquier County Warrenton Service District Plan

²⁴ Warrenton Service District Plan. Fauquier County Board of Supervisors. Adopted October 13, 2005 and revised November 12, 2015. <https://www.fauquiercounty.gov/home/showpublisheddocument?id=7214>. Accessed March 1, 2021.

infill development noted above. This system, sometimes just a multi-user path threaded through eased open space, or sometimes a series of connecting floodplains and upland parks, would be connected to schools, public parks and the center of Town by means of radial paths and sidewalks.”

However, in the Plan Warrenton 2040 this “Greenway” is a placeholder for the Southern Parkway, the southern portion of the Western Bypass that would connect up to the Timber Fence Parkway. In the Main Arterials section the description says:

“The immediate intent of the parkway concept is for the development of a multi-use trail to provide recreation and mobility for bicycle, pedestrian, and equestrian transportation while serving to preserve the opportunity and right-of-way for a continuous parkway around eastern/southern Warrenton, if needed, in the long-term future.”

This is disingenuous of the Town and would inevitably lead to significant conflict and controversy in the future. The County voted not to adopt the Western Bypass concept in 2005 but it is concerning that these two seemingly consistent but conflicting plans could push through right-of-way for a road that the County has otherwise opposed.

We ask that the Town provide updated data demonstrating need for the proposed portions of the Western Bypass and engage stakeholders in conversations about these proposals. Additionally, the Town should evaluate the traffic implications of the proposed residential development and the costs associated with needed improvements. The Town should ensure that these improvements are paid by development, not by existing taxpayers who will receive little benefit as any traffic congestion diverted will likely be replaced with additional traffic from new residential development.

Water and Wastewater:

The projected build-out of this plan would equate to approximately 2,102 residential units, 310,000 square feet of commercial space and 480 hotel rooms. The plan states that, “the Town has the capacity for future water and sewer needs with prudent planning over the next twenty years.” However, this statement is confusing in light of the figures in the Water & Wastewater² section of the plan and projects included in the Warrenton Capital Improvement Program 2021-2026.⁴ It appears that the growth envisioned in this plan is dependent on an expansion in water storage capacity and water treatment capacity to meet peak water demand and an expansion in wastewater treatment capacity.

The Capital Improvement Program for 2021-2026 includes several capacity-increasing projects over the next 5 years that indicate that this capacity does not currently exist:

- Secondary Digester/Solids Holding Tanks (\$2,625,834) - New holding tank so that the existing tank can be upgraded with mixing, heating and other necessary retrofits to fully function as a digester. Digester No. 2 along with a new sludge holding tank is necessary for the plant to be permitted for 3.0 mgd.

- Warrenton Reservoir Dam Expansion (\$4,850,000) - Increases the height of the dam from 3-5 feet to add an additional 250,000 to 400,000 gallons per day reserve for the Town to preclude restrictions on consumers as the community approaches future buildout.
- Additional Storage Tank/Clearwell at WTP (\$1,095,000) - Additional storage within the distribution network of an estimated 500,000 gallons. This will allow greater storage capacity for fire reserve and to supplement peak demand times.
- Additional Gravity Sludge Thickener (\$1,750,000) - As further plant flows approach 3.0 mgd level, the sludge treatment projects of FY20 and FY21 (UD-21-003) may not be able to support a permit beyond 3.0 mgd. This project will satisfy sludge/solids handling to the 3.5 mgd level.

According to the Water and Wastewater section², the maximum safe yield from surface water and groundwater sources is 2.34 million gallons per day (MGD) and the water treatment facility will require upgrades when it reaches 2.72 MGD. The analysis determined that average total demand for water would be 2.198 MGD, which is within the limits. However, peak demand would require 3.29 MGD, well above the current maximum safe yield and above the treatment capacity of the water treatment facility. Well #4 is only estimated to yield an additional 75,000 gpd, which will do little to help meet peak demand. This raises significant concerns about the cost of treatment plant upgrades and reservoir expansions in the long term.

The Town's wastewater treatment plant operational capacity is currently limited to 2.375 MGD but the analysis shows that sewage flow is projected to be 2.56 MGD. The Town is currently pursuing a capacity upgrade to the Wastewater Treatment Plant that would be able to treat up to 2.85 MGD before further upgrades were needed. It is unclear what infrastructure improvements are needed to upgrade the capacity or how much they would cost in total.

The cost of these facility expansions should be paid by development and not subsidized by the existing taxpayers. We ask that the Town provide a cost estimate for how much these expansions will cost and how they will be paid for.

Parks and Recreation:

We support many of the goals described in the plan such as creation of a town-wide tree plan, development of a master park plan, and streetscape planning. However, these need to be in place prior to encouraging new development so that they can be used to maximize private investment and insure that trees are preserved, parks are established in the right places, and streetscapes are developed as part of new developments. These aspects are vital to integrate into the new mixed-use zoning districts the Town is contemplating.

We ask that the Town take the time to create the Master Park Plan, streetscape guidance, and Town-Wide Tree Plan prior to adopting new mixed use zoning for the Character Districts and the Broadview Overlay. Form-based codes are blank checks for developers if the Town has not

taken the time to establish the form you are trying to obtain and integrated it into the zoning ordinance.

There is much in this plan that we support but there are fundamental problems with the vision put forward that needs to be addressed. We encourage the Town to redraft the future land use plan, transportation plan, and housing chapter and rethink broad brush changes to zoning that encourage greenfield development over redevelopment and infill. We encourage the Town to adopt a plan that enhances the quality of life for Warrenton residents by prioritizing investments in existing neighborhoods, redevelopment of struggling commercial areas, affordable housing, and recreational amenities.

Many of our members and our staff live in Warrenton and we have invested in expanding and enhancing the landscaping around our main headquarters in downtown. We care about the Town's future and hope that these comments can be used to help strengthen the plan.

Thank you for taking the time to read these lengthy comments and please feel free to contact me with any questions or concerns.

Sincerely,

Julie Bolthouse
Fauquier Field Representative
Piedmont Environmental Council

From: William Semple
Sent: Sunday, March 28, 2021 3:25 PM
To: SHS
Subject: FW: Supplemental List of Improvements

Again, I forwarded this to citizencomment@warrentonva.gov from my wsemple@warrentonva.gov, with the result shown.

From: Julie Bolthouse <jbolthouse@pecva.org>
Sent: Tuesday, March 9, 2021 10:19 AM
To: Carter Nevill <cnevill@warrentonva.gov>; Sean Polster <spolster@warrentonva.gov>; Brett Hamby <bhamby@warrentonva.gov>; Heather Sutphin <hsutphin@warrentonva.gov>; James Hartman <jhartman@warrentonva.gov>; Kevin Carter <kcarter@warrentonva.gov>; Renard Carlos <rcarlos@warrentonva.gov>; William Semple <wsemple@warrentonva.gov>
Cc: Denise Harris <dharris@warrentonva.gov>
Subject: Supplemental List of Improvements

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

Good Morning,
Since we submitted our letter to the Town Council on March 2, 2021 we have been asked to explain exactly what we want changed in the plan. This list is meant to supplement PEC's letter by providing specific changes we are asking the town to incorporate in an improved draft. We hope that you find it helpful in your deliberations.
Julie

Julie Bolthouse, AICP
Fauquier County Land Use Representative

Piedmont Environmental Council
www.pecva.org
45 Horner St.
Warrenton, VA 20186
Cell 571-442-4068

Contributions like *yours* make the work PEC does possible. Become a [member or donate](#) today to continue to restore and protect this beautiful place we love!

To: Mayor Carter Nevill and Warrenton Town Council

From: Julie Bolthouse, Piedmont Environmental Council

Date: March 9, 2021

Subject: Supplemental List of Specific Suggested Changes to Plan Warrenton 2040

Since we submitted our letter to the Town Council on March 2, 2021 questions have arose about exactly what we want changed in the plan. The intent of this list is to supplement PEC's letter by providing those specific changes we are asking the town to incorporate in an improved draft. Our reasoning for these suggested improvements is in the more extensive letter. The two documents should be read in tandem for this supplement to be fully understood.

- Redraft the future land use plan to retain more commercial and industrial land, especially large undeveloped parcels, rather than converting nearly all commercial and industrial land to mixed-use with residential.
- Target the incentive of horizontal mixed-use with residential to prioritize redevelopment sites rather than broadly applying it to all of the Character Districts. Specifically focusing on a mix of commercial and residential in the Broadview Commercial District and the Health and Wellness District.
- In the Housing and Land Use and Character District Plan sections, remove broad language about promoting all Character Districts as the place to accommodate a range of housing typologies. The preponderance of uses in the New Town and Greenway Makers District Character Districts should remain industrial (or be converted to commercial) to retain economic development opportunities.
- Remove metrics about growth in number of housing units from Economic and Fiscal Resilience section of plan. Pg. 52 (metric 1 and 2)
- In Housing section prioritize the development of existing infill opportunities (those currently zoned residential and sites in the commercial business district) and redevelopment of aging commercial areas.
- Remove the Fiscal Sustainability Analysis completed by RKG Associates from this plan and the list of documents adopted by reference. The target growth rate for residential should be eliminated from the plan as it implies the desire to recruit growth.

- Community facilities planning should not be based on a 2.16% annual growth rate (or 5000 new residents). It should be made clear that facilities will be expanded as needed to meet public, health, safety, and welfare needs rather than preemptively expanded to recruit growth.
- Develop a clear action plan under the Housing section for creating and maintaining affordable housing. Include a clear definition of affordable housing, a baseline inventory of all substandard housing, recommendations for preserving and creating new affordable dwelling units, recommendations for incentivizing small scale development such as accessory dwelling units and duplex conversions, and any racial and socioeconomic trends related to housing and recommendations for monitoring and addressing them into the future.
- Change Housing section metric to monitor percentage of units affordable to households earning between 30%-60%, 60%-90%, and 90%-120% AMI. Pg. 29 (metric 5)
- Density Bonus Recommendations adopted by reference should only be offered for Affordable Housing. Park space and employment opportunities should be required not incentivized. Public parking and public art should be described in the plan as desired and developers can choose to include these features to make their project attractive (this is why at least requiring an SUP for horizontal mixed use is necessary, to get good design that meets public needs).
- Add to Housing section a list of priorities for public investments in our existing neighborhoods such as expanding sidewalk connections, improving lighting, implementing traffic-calming measures, improving stormwater management, and facilitating affordable hook up to public water and sewer for existing residents.
- Move the Foxcroft write up from the Historic Neighborhood section to this new improving existing neighborhoods section.
- Add addressing identified existing neighborhood issues to the metrics in the Housing section.
- Determine and include a framework for the Historic Neighborhoods section (before what date is considered historic, what is considered an intact neighborhood, what information will be included in this section, etc).
- Focus the Historic Neighborhood section on the history and form of neighborhoods and include recommendations for ensuring that new development is compatible with the historic community.

- Add Madisontown to the Historic Neighborhoods section.
- Evaluate generally the traffic implications of the proposed residential development and identify transportation improvements needed to mitigate these impacts. State that these improvements will be paid for by utilizing proffers and encouraging good design and not preemptively completed to create capacity to recruit growth.
- Prioritize public investment into transportation projects that improve safety and thru-movement on Broadview Ave.
- The western bypass (Timber Fence Parkway and Southern Parkway) should be removed from the plan. Otherwise the town needs to evaluate newest information, provide justification, and engage stakeholders in conversations about this impactful new road before adopting the plan.
- Incorporate a general park plan/map that identifies priority locations for new parks and desired types of parks in these locations into the Open Space, Parks, and Environment section.

24 February, 2021

Dear Mayor Nevill and Town Council,

We are writing you today to express our concern regarding the Comprehensive Plan. We have been residents of Warrenton for 22 years and have been most pleased with our little town throughout the years. In the Comprehensive Plan we are concerned about the preservation and the economic health of our Old Town and general development overall. Please do all you can to ensure our Old Town remains the center of our town and remains vibrant. We want to support our small businesses. Also we are concerned about over development in general, the use of Timberfence Parkway, and the bypass proposals in the plan. We do not want to see our beautiful town become another Manassas.

A handwritten signature in blue ink, appearing to read "Christine Rogers". The signature is fluid and cursive, with a large initial "C" and "R".

Sincerely,
Steven and Christine Rogers
19 Brookshire Dr.
Warrenton, VA 20186
so.rogers@verizon.net

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FW: Strong Opposition to Proposed 2040 Warrenton Comprehensive Plan

To the Honorable Members of the Warrenton, Virginia, Town Council:

My fellow citizens,

I wish to register my strong opposition to the proposed 2040 Warrenton Comprehensive Plan and recommend that it undergo substantial revision to recognize and retain the viability and strength of existing neighborhoods. Please include my statement in the record of the Council's March 9 public hearing on this matter.

Now another issue threatens the neighborly domestic harmony that has characterized Stuyvesant Acres: The proposed 2040 Comprehensive Plan would make Roebling Street a cut-through street by opening it to access from the bypass.

If this proposal is enacted, Roebling Street will become a thoroughfare used by people in a hurry to cut through a quiet neighborhood. The safety of our children and families will be threatened.

It is worth noting that, to my knowledge, none of the framers of the 2040 comprehensive plan invited comment on this dangerous proposal from the neighbors in Stuyvesant Acres. And no one advised the neighborhood when the contractors and suppliers for the new development rumbled through the neighborhood and disturbed our peace for months on end.

We are the stakeholders who pay property taxes and who will be expected to foot the costs of our leaders' decisions and this ill-conceived plan. This is not good government at work. Please decline to endorse or approve the 2040 Comprehensive Plan absent substantial revisions.

Thank you for considering my views.

Respectfully,

Joan Caton Anthony

Notes:

Please see "Oliver City residents speak up for current Town residents," [Fauquier Times](#), February 24, 2021, pp. 1,4,6,11.

Roebling Street was named for Donald Roebling, who attended Stuyvesant School in Warrenton and who later invented the amphibious landing vehicle used successfully by US troops in the Pacific in World War II.

[Reply](#) | [Forward](#)

From: Mark Nesfeder <skyrnr1@verizon.net>

Sent: Wednesday, March 3, 2021 9:37 AM

To: Sean Polster <spolster@warrentonva.gov>; Renard Carlos <rcarlos@warrentonva.gov>; Heather Sutphin <hsutphin@warrentonva.gov>; William Semple <wsemple@warrentonva.gov>; Brett Hamby <bhamby@warrentonva.gov>; James Hartman <jhartman@warrentonva.gov>; Kevin Carter <kcarter@warrentonva.gov>; Carter Nevill <cnevill@warrentonva.gov>

Subject: 2040 Town of Warrenton Comprehensive Plan

March 3, 2021

Dear Mayor Nevill and Warrenton Town Council Members,

The Town of Warrenton 2040 Comprehensive Plan paints an especially cheery picture of the proposed Timber Fence Bypass and the newly added Southern Bypass.

The Plan optimistically describes the Western bypass as a "neighborhood connector" with "innovative intersections" that would somehow ensure capacity and safety. As a local collector, this description is appropriate. However, as a regional connector it is an invitation for disaster.

Traffic capacity has always been touted as a reason to justify these projects, but history and now the future appears to show that projected traffic increases will not approach volumes requiring the construction of new highways through long established residential communities within Town limits.

One case in point: Broadview Avenue traffic has declined about 11% over the past decade. (Source: VDOT Jurisdiction Report Daily Traffic Volume Estimates.)

Notably removed from a previous Comprehensive Plan draft is "*Advance the Timber Fence Parkway that would connect US Route 211 with Route 17 to remove heavy vehicles from local roadways.*" Those of us familiar with bypass history know well that this is the Towns ultimate goal despite dumbing down the Plan language to indicate otherwise.

Heavy traffic and neighborhood connector don't add up. Heavy traffic and a Culpeper county connector would be more accurate,

exactly what Town transportation studies have concluded would happen if Rt. 211 was connected to Rt. 17

All of this comes as no surprise to many town citizens as consultants and our own Town planners continue their long history of ignoring and downplaying the multitude of negative and unsafe impacts of these projects on Town residents while trying to sell a more palatable neighborhood friendly scenario to the Town Council.

In case you are not familiar with the last Timber Fence Bypass go around in 2010, County Supervisors and others soundly affirmed the concerns of Town citizens and overwhelmingly rejected what the Town continues to promulgate to this date.

"I fear the town and county would have little if any control over the type of bypass that might get built." *Supervisor Ray Graham.*

"Lacking power to impose conditions over a bypass, the county could lose control over this thing." *Supervisor Peter Schwartz.*

"A bypass should have been built before the homes." *Supervisor Chester Stribling*

"For one, putting a bypass so close to the high school and right smack dab in the middle of suburbia doesn't strike us as particularly good planning. We don't think a lot of folks have yet fully envisioned how large and intrusive an interchange would have to be to accommodate a new two or four lane road merging into four lanes of U.S. 17." *Fauquier Times*

Result: Town citizens relying on everyone but their own Town Council to act on their behalf.

The existing Timber Fence Parkway should only be extended within Town limits from Bear Wallow Road to Waterloo Road as a neighborhood collector road, providing residents with alternative travel connections that are not available west of Broadview Avenue, allowing better

**access to community parks, Fauquier High School, the
WARF and for emergency vehicles.**

Town Council, support the needs of the residents and businesses of the Town first and preserve our water supply, our parks, our schools, our walkability, our neighborhoods, our homes.

Thank you,
Mark Nesfeder
721 Starting Point Court
Warrenton

Citizen Comment

noreply@revize.com <noreply@revize.com>

Wed 3/3/2021 4:00 PM

To: citizencomment <citizencomment@warrentonva.gov>

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

Name = Douglas Barylski

Address = 189 N View Circle

Email or Phone = dougbcha@gmail.com

Committee, Board, or Commission Type = Town Council

Agenda Item = Comprehensive Master Plan- Plan Warrenton 2040

Comment = I do not support this plan. This plan does not preserve neighborhoods as promised. Addition of collector/connector roads divides neighborhoods. Some road improvements are stated as having an "economic benefit" without any substantiation.

Client IP = 207.244.98.96

Citizen Comment

noreply@revize.com <noreply@revize.com>

Wed 3/3/2021 12:37 PM

To: citizencomment <citizencomment@warrentonva.gov>

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

Name = Laura Lyster-Mensh

Address = 337 Falmouth Street

Email or Phone = laura@lmwriter.com

Committee, Board, or Commission Type = Town Council

Agenda Item = Warrenton Comprehensive Plan

Comment = I have concern about the Comprehensive Plan's short-sighted growth of residential development. Adding to the population without considering affordable housing, sewer capacity, road infrastructure, and need to add school capacity is unwise.

Client IP = 73.250.29.234

Citizen Comment

noreply@revize.com <noreply@revize.com>

Wed 3/3/2021 5:28 PM

To: citizencomment <citizencomment@warrentonva.gov>

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

Name = Pam Roche

Address = 245 West Ridge Ct

Email or Phone = rochebunch01@gmail.com

Committee, Board, or Commission Type = Town Council

Agenda Item = Town Plan

Comment = I would like to make my opinion known about the connection through North Rock that being discussed. I am very much opposed to the possible change to this decision. A unanimous decision was made for there to be an emergency egress. That decision should stand.

Client IP = 73.99.137.142

Citizen Comment

noreply@revize.com <noreply@revize.com>

Thu 3/4/2021 4:36 PM

To: citizencomment <citizencomment@warrentonva.gov>

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

Name = Stacey Massey

Address = 187 North View Cr, Warrenton

Email or Phone = martymart17@verizon.net

Committee, Board, or Commission Type = Town Council

Agenda Item = Pssible Utilization of North Hill Dr for New Subdivision

Comment = As the owner in the Northrock Subdivision, I am strongly against our North Hill Dr being utilized by the new subdivision on Winchester . I do believe it would be a safety hazard to our diverse community, made up of elder residents, children, and pedestrians walking their dogs. The street is to narrow for all that additional traffic. I believe it would not stay a street simply connecting community to community, but become a bypass of sorts to the main Warrenton thoroughfare (bypassing lights between Winchester and Fletcher). Now if there was an emergency gate there where only residents had the clicker to open the gate that may be something I could get behind so that both neighborhoods had an emergency exit. Thank you. Stacey Massey

Client IP = 73.128.187.178

Comprehensive Plan - Some Parts Must Change

Nate Russell <nirussell145@gmail.com>

Thu 3/4/2021 5:41 PM

To: citizencomment <citizencomment@warrentonva.gov>

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

Hello,

I am a resident of Silver Cup Estates neighborhood, so the Western Bypass plans are of huge concern to me. The proposed Western Bypass must be adjusted and should ONLY be built as a connection road within town limits to allow traffic flow from the neighborhoods of Bear Wallow Rd easier access to Waterloo Rd. It is irresponsible to think semi tractor trailers will not use that cut through from 17 to take 211 south, and that would destroy home values along Timber Fence Pkwy.

Also, buildings should be limited to 3 stories. Allowing taller buildings will hurt the small town historical feel and open the door for large developers. If I wanted to live in Fairfax, I would live there, but I chose Warrenton for it's small town feel.

Please make these essential changes to the Comprehensive Plan before approval.

Respectfully,

Nathaniel Russell
(703) 609-0032
7295 Iron Bit Drive
Warrenton, VA 20186

Citizen Comment

noreply@revize.com <noreply@revize.com>

Thu 3/4/2021 1:43 AM

To: citizencomment <citizencomment@warrentonva.gov>

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

Name = Brandon Wallace

Address = 336 Fox Chase Street

Email or Phone = Brandon.wallace12@outlook.com

Committee, Board, or Commission Type = Town Council

Agenda Item = Warrenton should not be a commuter town.

Comment = Warrenton shouldn't be thought of as a commuter town. My wife and I just moved here last summer because of the small town feel. We want Warrenton to keep its beauty and not be turned in to a Manassas area business opportunity. The outdoors and green landscape is what makes Warrenton beautiful, unique and well sought after. Before you think of changing a community to make more tax revenue off of residents, let's look to increase the quality of life for the residents that you already have. Warrenton is a beautiful community and I think everyone should live here, but I don't think building apartment complexes or more single family homes in places that weren't meant to be residential isn't the answer. Let's improve our downtown, show pride in this community and set our infrastructure to handle expansion not jump in to a plan half cocked.

Client IP = 73.31.99.125

Citizen Comment

noreply@revize.com <noreply@revize.com>

Thu 3/4/2021 11:16 PM

To: citizencomment <citizencomment@warrentonva.gov>

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

Name = Andrea Supp

Address = 198 N View Cir Warrenton VA

Email or Phone = a.supp@icloud.com

Committee, Board, or Commission Type = Town Council

Agenda Item = Extension Of N Hill Drive to Phase 2 of Warrenton Knoll

Comment = Please be advised that I am opposed to the extension of N Hill Drive through the Northrock subdivision to Warrenton Knoll and subsequently Winchester St. When I purchased my home in March 2015, I asked, and was, specifically advised, that in 2014, the Town Council voted unanimously there would be no connection. Northrock is predominantly a senior community and through traffic not only increases the number of vehicles entering and exiting through our neighborhood, but increases the likelihood of speeding and pedestrian collisions. Northrock currently is very pedestrian friendly. As it stands now, a substantial number of vehicles exiting Fletcher Drive onto N Hill, do not believe the Stop Sign applies to them and they do not believe there is any traffic approaching from their right. I have been on my horn and brakes too many times to count whether exiting or entering Northrock to avoid the vehicles pulling out in front of me.

Client IP = 73.99.141.58

Citizen Comment

noreply@revize.com <noreply@revize.com>

Thu 3/4/2021 3:43 PM

To: citizencomment <citizencomment@warrentonva.gov>

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

Name = Peggy Recker

Address = 214 North View Circle Warrenton, VA

Email or Phone = phrecker15@gmail.com

Committee, Board, or Commission Type = Town Council

Agenda Item = Comprehensive Plan

Comment = As a resident of Northrock, I am adamantly opposed to an extension of North Hill Drive in Northrock to Phase 2 of Warrenton Knoll. Any additional traffic flow through this neighborhood would be detrimental to the residents of this neighborhood. As it is now, the traffic coming through from Fletcher Drive is oftentimes dangerous in that people seem to think it is not necessary to stop at the stop sign before entering North Hill Drive. On any given day, people basically ignore the sign and just assume oncoming traffic will automatically turn right on Fletcher Drive. I am concerned about any additional traffic that might increase an already problematic situation to our neighborhood. Please DO NOT allow an extension of North Hill Drive.

Client IP = 73.99.138.33

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FW: Please Redraft the Plan Warrenton 2040

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WS

William Semple

Tue 3/9/2021 1:49 AM

To: citizencomment

[👍](#) [↶](#) [↷](#) [➔](#) [⋮](#)

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

From: dulanym@everyactioncustom.com <dulanym@everyactioncustom.com>

Sent: Friday, March 5, 2021 7:03 AM

To: William Semple <wsemple@warrentonva.gov>

Subject: Please Redraft the Plan Warrenton 2040

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

Dear Councilmember William Semple,

The current draft of Warrenton 2040 puts the town on the wrong trajectory, prioritizing excessive residential development in too many places rather than focusing on infill and redevelopment.

For Warrenton to thrive as it grows, the vision for future development must tackle affordable housing, transportation, infrastructure, and recreational needs head-on. The creation of a western bypass, disregard for future water and sewer needs, and lack of adequate planning for parks and streetscaping potentially puts this financial burden on town taxpayers.

I urge the Warrenton Town Council to address these concerns before moving forward with any plan.

Sincerely,

Mr. Dulany Morison

PO Box 78 Aldie, VA 20105-0078

dulanym@gmail.com

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Citizen Comment

N

noreply@revize.com

Sat 3/6/2021 12:01 PM

To: citizencomment

⋮

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

Name = MeLisa Richards

Address = 605 Galina Way Warrenton

Email or Phone = Mlr204@msn.com

Committee, Board, or Commission Type = Town Council

Agenda Item = Warrenton 2040 plan

Comment = As a resident to of almost 20 years, I'd like to see Warrenton retain its "small town" feel. That is what drew the majority of us here in the first place. I'm also OPPOSED to more apartments and duplexes and don't feel it's necessary. Residents that live here, chose so for a reason. If they wanted a more "city" and/or commercial feel, we'd be living in other areas. It's a fine line to "improvement" and ruining our small town, family oriented, community. Thank you

Client IP = 71.62.84.145

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Citizen Comment

N

noreply@revize.com

Sat 3/6/2021 3:15 PM

To: citizencomment



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

Name = Duncan E. Van Buskirk

Address = 156 Preston Drive, Warrenton, VA 20186

Email or Phone = duncan.vanbuskirk@gmail.com

Committee, Board, or Commission Type = Town Council

Agenda Item = Warrenton Comprehensive Plan

Comment = I am concerned by this headlong rush to turn Warrenton into another "faceless DC suburb" through excessive development and attempts to "cram-in" as many people as possible. After 25+ years inside the Beltway, the unchecked growth and lack of a sense of community were among the primary reasons why I chose to move here in 2019. I craved a place where the residents cared about the place where they lived and their fellow residents; a sense of "home" and belonging. Implementing the Comprehensive Plan, in its current form, has the potential to irrevocably damage those key elements which uniquely make Warrenton, Warrenton. I fully support creating an environment where Warrenton, its businesses and residents can thrive, succeed and grow for many years to come. However, the Comprehensive Plan, as-is, is not it. Instead, it merely seems to be growth merely for the sake of growth, without any sense of balance or consideration for the extraordinarily trying time in which we find ourselves.

Client IP = 73.99.139.216

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FW: Please Redraft the Plan Warrenton 2040

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

From: goldshieldten@everyactioncustom.com <goldshieldten@everyactioncustom.com>

Sent: Sunday, March 7, 2021 4:39 PM

To: William Semple <wsemple@warrentonva.gov>

Subject: Please Redraft the Plan Warrenton 2040

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

Dear Councilmember William Semple,

I am an 18 year resident of Warrenton and have 30 years work experience in government specifically Law Enforcement. As I read the plan it seemed to be off target from what I and many of my neighbors feel would help Warrenton and Fauquier as a community. First the bypass, I have seen and heard the reasons but none of them seem to pass the common sense test of the reality of the plan. Instead of keeping heavy traffic in a business area where people drive through and spend money we want to send them away to a residential section so you have two areas of heavy traffic. We all know people and their driving behavior. Speed and inattentive driving can be ticketed but not fixed. The neighborhoods of gold cup and silver cup as well as Rady Park are fantastic places to live and visit. Why do we want to impose traffic on well established wonderful neighborhoods while traffic calming devices and better regulated signage on Broadview could help. Also though affordable housing is important residential development is not the only solution in generating revenue. All communities must be open to some commercial and retail growth. These businesses can coexist with small town businesses especially if placed in the right locations in the County and in some cases within our town limits.

Thank you for your time

Sincerely,

Carl and Laurie Crawford

709 Lancrel Rd Warrenton, VA 20186-2361 goldshieldten@gmail.com

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FW: Please Redraft the Plan Warrenton 2040

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WS

William Semple

Tue 3/9/2021 1:48 AM

To: citizencomment

[👍](#) [↶](#) [↷](#) [→](#) [⋮](#)

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

From: suseast@everyactioncustom.com <suseast@everyactioncustom.com>

Sent: Sunday, March 7, 2021 1:36 PM

To: William Semple <wsemple@warrentonva.gov>

Subject: Please Redraft the Plan Warrenton 2040

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

Dear Councilmember William Semple,

Please rework this entire plan. I have seen what happens when profit is put before human beings, so that their comfort, social interactions, health and education are made secondary or non-existent. This plan prioritizes extraction of wealth from raw materials (re-zoning unused land for unregulated purposes) and disregards the real wealth of people in their everyday lives, as they live, work, play and pray in their communities.

The current draft of Warrenton 2040 puts the town on the wrong trajectory, prioritizing excessive residential development in too many places rather than focusing on infill and redevelopment.

For Warrenton to thrive as it grows, the vision for future development must tackle affordable housing, transportation, infrastructure, and recreational needs head-on. The creation of a western bypass, disregard for future water and sewer needs, and lack of adequate planning for parks and streetscaping potentially puts this financial burden on town taxpayers.

I urge the Warrenton Town Council to address these concerns before moving forward with any plan.

Sincerely,

Ms. Susann Eastridge

166 Rappahannock St Warrenton, VA 20186-2339 suseast@erols.com

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FW: Warrenton 2040

and raises complex issues which need to be carefully and cautiously considered.

In my experience as a former Town Council member and County Supervisor, I learned the indelible lesson that more rooftops lead to more school seats which lead inevitably to county tax increases, which are paid by our town residents. Add in the town infrastructure and increased first responder and other personnel additions needed to support such a large increase in population, and we will be facing the double whammy of town and county tax increases.

And speaking of infrastructure, we all know that the town's water and wastewater treatment capacities are limited and will not support the contemplated residential growth without significant expansion.

The plan's assumptions about significant growth in office and retail square footage appear to be overly optimistic. Demand for increased office space is extremely low and we already have a lot of empty store fronts.

I could go on at length, but I know that others are providing you a wealth of feedback. As I said in beginning this email, this draft Comp Plan opens a lot of issues which need to be addressed.

I urge you to send *Warrenton 2040* back to the town staff with instructions to scale the assumed population growth back to a more manageable level.

I appreciate your consideration of my thoughts and thank you for your service to our community.

Respectfully,

Terry Nyhous

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Citizen Comment

N noreply@revize.com

Mon 3/8/2021 1:05 AM

To: citizencomment



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

Name = Peter Rochez

Address = 806 Rayquick Court

Email or Phone = prochez@yahoo.com

Committee, Board, or Commission Type = Town Council

Agenda Item = Proposed Comprehensive Plan

Comment = I strongly oppose the Western Bypass as this would destroy the tranquility of Rady Park, the safety of walking paths from Gold Cup to Silver Cup, the loss of the green buffer for the WARF and loss of wetlands. Further, there should be a cap on building heights of max 3 stories and we should have a very specific understanding of budget sourcing for the increase in utilities usage and school growth.

Client IP = 73.99.140.255

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March 8, 2021

Attn: Members, Warrenton Town Council
Brandie Schaeffer, Warrenton Town Manager

We appreciate the opportunity to comment on the revised Comprehensive Plan for Warrenton. We commend staff for their hard work, especially for their tireless effort to engage and respond to community input. The new format makes it easier to focus on key issues and elements that Warrenton is seeking to address.

As a developer and manager of significant retail within Warrenton, we are very focused on economic vitality. To ensure that the existing retail stays healthy, and that future retail is viable, we are working to move from a shopping center to a vibrant live/work/shop Character District, as so well described in the document. We think that we can do this while also helping to bring affordable, attainable, equitable mixed income multi-family midrise apartments. We take the systemic housing imbalance very seriously and have actively engaged in other area projects to be part of the solution – bringing new and creative housing solutions for mixed use, mixed income community needs. Our aim here is to do the same in Warrenton.

The project we envision is an infill concept, that locates housing within the boundaries of existing development. The vision uses creative ways to add housing elements, while encompassing usable outdoor walking opportunities and green spaces in an area of existing retail. Infill development requires working within the existing infrastructure to meet town goals that solve for missing housing element. This is a harder and more expensive construct than starting with a greenfield or opened farmland. It's also the kind of project that brings people and businesses together to create a truly thriving and healthy community.

Housing options in Warrenton beyond single family is limited. The stock of existing townhomes to multifamily is worn with lengthy waitlists for the short supply. We urge the town to expand the definition of the missing housing to also include midrise multifamily. This will open up and ensure a path toward real housing solutions that ensure a level of healthy economic diversity and inclusivity in the community.

Thanks for the opportunity to comment. We look forward to working with the community and council.

Regards,

Nina Weissberg

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Comprehensive Plan

AS

Andrea Supp <a.supp@icloud.com>

Mon 3/8/2021 2:03 PM

To: citizencomment



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

I am concerned that the Plan is losing the focus of 'small town' which is the attraction that draws us to, and keeps us, living here.

Multi story buildings, traffic diverted through long standing quiet neighborhoods - these are issues that will only contribute to the decline of the quaint environment Warrenton currently provides.

I am strongly opposed to the extension of North Hill Dr through to Winchester St. As a resident of the NorthRock community I am concerned for our safety, both as drivers and pedestrians, due to increased traffic, not to mention the decline of home value.

Andrea Supp
198 N View Cir
540-216-4577
Sent from my iPad

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COMPREHENSIVE PLAN COMMENTS

If this connecting road is built we will NOT be able to walk in our neighborhood. North Rock has been a wonderful community for almost 20 years and that plan will destroy the quiet, peaceful neighborhood these folks have enjoyed and our Mayor espouses. In addition I rather doubt that the developer has said anything to the new folks in Warrenton Chase, because it will destroy their neighborhood before it even matures. The developer is saying there will be approx. 850 trips a day through North Hill Drive. If you consider that from Meetze Rd. the cut through will go all the way to Winchester St. by-passing four lights, but endangering many many children and elderly in our neighborhood. North Rock will lose connectivity with half of the neighborhood. The heavy traffic will not allow for elderly and children to cross North Hill Drive as they now can. Our walkable neighborhood will be GONE!

“This is our Town – really? Why wasn’t there local input into this plan? It’s NOT our Town if it becomes Gainesville or Manassas, we all lose to development and higher taxes.

“This is Your Neighborhood – really? This plan tears our neighborhood apart by needlessly at least tripling traffic so that we can’t even walk in our own neighborhood. We lose our neighborhood.

“And this is our plan” – really? There is NO WAY this is OUR plan. This is not a plan for anyone who lives in Warrenton. It’s the housing developers plan, NOT OURS.

Actually I’m happy to see the comments by the Mayor, because if he listens to his own words and believes in his own words, he CANNOT vote to approve this plan. He might be able to walk up and down his little quiet street, but we will not be able to in either North Rock OR Warrenton Chase.

Please vote NO on this plan. Revisit it and include input from the people who actually live here and pay taxes here and consider the nice quiet peaceful neighborhoods within OUR town.

We don’t need more housing, we need jobs and businesses. Stop the greedy developers.

Sincerely,

Roy Francis
147 North View Circle
540-222-5368

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TOWN CAPITAL IMPROVEMENT PLAN AND CONCERNS OF NOT USING TECHNOLOGY DURING THIS IMPORTANT MEETING FOR CITIZENS

Dear town counsel,

I have been a resident of town for 9 years. A Fauquier County resident much longer. I have seen changes to this town for the good and things that have been unnecessary, wasted money and poor vision of road and traffic development. Honestly, I have been sending concerning emails to protect our land, water supply, and road usage from over development for months, just like everything other concerned citizen.

I don't want to live in a place like Haymarket, Culpepper, or Gainesville. I chose Warrenton for a reason. We all know that reason. You can make your improvement plan sound nice and vague to some citizens who look it over, maybe so it sounds like it is wrapped up in a perfect bow, There are many that know the real truth.

To deny a person the right that was given in the past

I have been zoom meeting every session. Even though I struggle being a caretaker for a family member out of state. I struggle with the fact that I can't make this meeting unless I am physically there or write to you. I feel this is a violated right and I might question this.

This counsel needs to hear from EVERY single citizen. If the meeting carries over for a month, so be it. I believe citizens have that right during COVID.

Thank you,

Suzann Adam

- For example, this text uses the List Bullet style.
- On the Home tab of the ribbon, check out Styles to apply the formatting you want with just a tap.

ANNE AND TOM DANOWSKI – GOLD CUP COMMUNITY

TO ALL TOWN COUNCIL MEMBERS – ANNE AND I MOVED HERE 20 YEARS AGO FROM OVER AN CROWDED NIGHT MARE IN RESTON, VA. WE WANTED TO MOVE TO A QUIET TOWN WHERE THE COMMUNITES WERE SAFE FOR CHILDREN AND GRANDCHILDREN. WE BUILT IN THE GOLD CUP AND LIKE ALL OUR NEIGHBORS WE LIKE THE SIZE OF THE TOWN OF WARRENTON WITHOUT THE BIG GROWTH, THE NOISE, THE BUSY TRAFFIC ON MAIN STREETS. THE CHILDREN CAN PLAY RIDE THEIR BIKES, WALK, USE SKATE BOARDS DOWN THE PATH ON TIMBER FENCE PARKWAY. THERE IS NO THOROUGHFARE THRU BOTH THE GOLD AND SILVER CUP COMMUNITIES. WE HAVE SEEN ON HOLLOWEEN NIGHT WHAT TIMBER FENCE PARKWAY WOULD LOOK LIKE IF A THRU WAY IS PUT FORTH. THE ENTIRE TIMBER FENCE PARKWAY IS LINED BOTH SIDES OF STREET WITH PARKED CARS FROM PEOPLE WHO DON'T LIVE IN EITHER COMMUNITY BUT BRING THEIR CHILDREN UP FOR TRICK OR TREAT. THE SAFTEY OF THE CHILDREN IS OUR GREATEST CONCERN AND THEY ARE VERY SAFE SINCE THERE IS ONLY ONE WAY IN AND OUT OF OUR COMMUNITIES. THE PROPOSED BYPASS WOULD BRING MANY STRANGERS AND OUTSIDERS THRU OUR QUIET NEIGHBORHOODS EXPOSING US TO THE TRAFFIC, NOISE, UNSAFE ENVOIRMENT FOR CHILDREN, NOT TO MENTION SPEEDING CARS, CONGESTION, AN ELEMENT AT NIGHT IN OUR COMMUNITIES WE HAVEN'T HAD (CRIME) AND WE DON'T WANT. WE ALREADY SEE THE SPEEDING CARS MORNING AND LATE AFTERNOON GOING UP AND COMING DOWN BEAR WALLOW ROAD TO FROM THE CIA FACILITY. THE ADULTS AND CHILDRN WALK THEIR BIIKES OR WALK ACROSS BEAR WALLOW TO GET THE QUIET PARK BELOW. THE PROPOSED BYPASS WOULD ONLY COMPOUND THIS RAISING THE RISKS OF ACCIDENTS.

OUR TOWN OF WARRENTON IS MODERATE AND QUIET AND WE LIKE IT JUST THAT WAY. IT PROTECTS THE SMALL BUSINESSES AND WE KNOW ONE ANOTHER. WE REMEMBER HOW CROWDED RESTON WAS AND WE WANT NO PART OF THAT. THE CURRENT TOWN CONSISTS OF BUILDINGS, HOUSES, BUSINESSES, NO BIGGER THAN 2-3 STORIES. WE WANT NO PART OF OF TALL STRUCTURES CHANGING OUR BELOVED TOWN OF WARRENTON. WE ARE NOT ALONE IN OUR CONCERNS. WHEN BYPASSES GET PUT IN TO QUIET COMMUNITIES IT OFFERS AN EXCUSE TO CUT THROUGH NEIGHBORHOODS WITH LITTLE REGARD FOR SPEED LIMITS. PEOPLE WILL ALWAYS BE IN A HURRY OR RUNNING LATE AND GUESS WHAT. THEY WANT A SHORT CUT TO MAKE UP FOR RUNNING LATE. WE SAW IT OVER AND OVER IN RESTON AND OTHER LARGER CITIES.

NO TO THE PROPOSED BYPASS, NO TO THE SIGNIFICANT (50%) PROPOSED INCREASE IN WARRENTON. NO TO PROFOUNDLY CHANGING THE CHARACTER AND ENVOIRMENT IN WARRENTON. IF YOU WANT THAT BIG CITY YOU MOVE THERE.

SINCERELY

TOM AND ANNE DANOWSKI – THE GOLD CUP - WARRENTON VIRGINIA

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FW: Comprehensive Plan Warrenton 2040

~~cc: cneville@warrentonva.gov; rcarlos@warrentonva.gov; spolster@warrentonva.gov; hsutphin@warrentonva.gov; bhamby@warrentonva.gov; jhartman@warrentonva.gov; kcarter@warrentonva.gov~~
Cc: Carter Nevill <cneville@warrentonva.gov>; Renard Carlos <rcarlos@warrentonva.gov>; Sean Polster <spolster@warrentonva.gov>; Heather Sutphin <hsutphin@warrentonva.gov>; Brett Hamby <bhamby@warrentonva.gov>; James Hartman <jhartman@warrentonva.gov>; Kevin Carter <kcarter@warrentonva.gov>
Subject: Comprehensive Plan Warrenton 2040

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

Dear Warrenton Town Council members,

In your planning for the proposed Comprehensive Plan Warrenton 2040, please take into consideration the preservation of retaining neighborhoods that lend themselves to the small town quality of life which makes Warrenton a desirable place to live. This is a big reason why people move here.

Over the past year I have had the pleasure of meeting many of the people who walk by my back fence on Brenner Drive. These folks find Old Alexandria Pike and Brenner Drive a safe place to walk with their family and friends. Children learn to ride their bikes, people walk their dogs, and families push their strollers in the safety of these roads that are closed off to traffic.

The town is constructing safe trails "vital to building a walkable, bike-able community". Please protect these no-outlet, quiet roads that already exist and do not open them up to traffic. These roads are unique. Access to these quiet, no-flow traffic streets protect and preserve the small town neighborly feel we love about Warrenton.

I urge you to go out and talk to the community about how these walkable streets are valued. Thank you for your time and consideration in evaluating these streets for future planning.

Sincerely,

Connie Fowler
39 Fishback Ct.

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FW: Plan 2040

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WS

William Semple

Tue 3/9/2021 1:47 AM

To: citizencomment

👍 ↩ ↶ → ⋮

From: Bart Jones <ventdoll1@gmail.com>

Sent: Monday, March 8, 2021 9:47 AM

To: William Semple <wsemple@warrentonva.gov>; Carter Nevill <cnevill@warrentonva.gov>; Renard Carlos <rcarlos@warrentonva.gov>; Sean Polster <spolster@warrentonva.gov>; Heather Sutphin <hsutphin@warrentonva.gov>; Brett Hamby <bhamby@warrentonva.gov>; James Hartman <jhartman@warrentonva.gov>; Kevin Carter <kcarter@warrentonva.gov>

Subject: Plan 2040

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

March 8, 2021

Dear Town Council Members:

Here are my reactions to the Proposed Comprehensive Plan 2040:

- I am opposed to neighborhood cut-troughs, particularly as they would impact the Fishback community where I have lived peacefully for the past twenty years. To jeopardize the tranquility, safety (we have an abundance of children here) and character of our chosen living environment for the mere convenience of those who wish to avoid the traffic light at Blackwell and Walker is unconscionable.
- The Plan ignores the impact of COCID-19 on at least two related issues:
 - First, office workers for the most part no longer have to commute to their jobs. This makes country living in places like Warrenton all the more desirable, a fact not lost on developers. The expansionistic Plan as it now stands threatens to “kill the goose that laid the golden egg” by making likely the very urban blight we have come here to avoid.
 - Second, with more and more people working from home offices, there is far less need additional commercial office space. Certainly

increasing building height limits to as much as seven stories implies more offices in a town that cannot fill the offices it already has.

I am opposed to Plan 2040 for these reasons in particular. I have read and subscribe to many of the other objections proposed by fellow Warrentonians. I urge you to vote against the adoption of the Plan as it now stands and suggest that it be rewritten with more input from the citizens it will most affect.

Sincerely,

Bartley M. Jones

March 8, 2021

Dear Warrenton Town Council and staff,

My name is Judy Lamana and I am the founder of the Fauquier Climate Change Group. While we support rethinking town development and also see the evidence that some type of an economic boost is needed for Warrenton, we are concerned that this new plan isn't as candid as the current Warrenton Comprehensive Plan. It is also missing important features that will help make our town an attractive place to live. Some of our concerns include:

Planning for Energy Conservation and Efficiency in the Private Sector is a Must

The plan needs to be current with the times and must address energy consumption in the electricity, heating and cooling, and transportation sectors. This means discussing and when agreement is reached, adopting policies and implementing actions to help the private sector conserve energy and efficiently use energy.

Indeed, being known as a forward-thinking town that acts to encourage lower energy bills will make us a more desirable place to live and work for many.

Since the plan is mostly silent on this front, a section on energy use in the private sector and an expanded section on municipal energy use need to be added to the plan before it is adopted.

Planning for reduced energy consumption is also one important way for the town to engage in climate change mitigation. Warrenton needs to do its share.

COVID-19 & Aftermath May Change Things, So Hit the Pause Button for One Year

The pandemic hit after the comprehensive plan had been drafted but not reorganized. The FCCG recommends postponing approval of the plan for one year, given the uncertainties of the pandemic's impact on future residential and commercial real estate, cultural, and entertainment economic activities.

For example, the pandemic may necessitate the modification of some plan goals and make others moot. Pushing the pause button for a period of time to consider whether the type of development sought in the plan needs to be adjusted or can move ahead as planned is warranted. The pandemic is a large economic and social shock that should not be underestimated.

A pause in the adoption process will also give the town time to add an energy conservation and efficiency component to the plan.

So much more will be known in a year. Let's set a hard date in 2022 for its consideration.

Water Supply and Treatment – What Amount of Growth Requires More Infrastructure?

In light of the pandemic's unknown impact on economic growth and possibly driving an increase in "stay at home" water and sewer use, the new plan should prefer "no regrets" water supply and treatment options as initial actions.

The plan must also be clear as to the level of additional residential build-out that will 1) require additional or improved infrastructure for water supply and sewage treatment, 2) what it would cost, and 3) how it would be paid for.

Note that some level of new infrastructure investment may be needed to plan for heavy rainfall events, including its impact on water and sewer.

Virginia is experiencing higher temperatures statewide according to reliable science, with precipitation increasing during the autumn months. The plan should take this climate change into account. ([The study](#) compared Virginia trends from 1895 – 2016 to Virginia's recent 30-year period of 1986-2016.)

Drafts Seems to be a Marketing "Wish List" – Little to No Discussion of Costs, Trade-Offs, or Problems

Citizens participating in the vision sessions for a future Warrenton were unlikely to have considered the price tags for the publicly-funded, perhaps casually chosen, "wish list" amenities (price tags such as an increase in road traffic and an increase in taxes to pay for infrastructure expansion and a larger population).

As a result, the new amenities and growth options listed in the comprehensive plan as desirable must be considered provisional at best and amendable as more is known and revealed. In fact, a serious discussion of the numbers, costs, benefits and trade-offs with the public, or even clearly documented and posted, should precede any town council vote on the plan.

Organization of Plan Good but Could be Improved

The draft plan is a beautiful document and very nicely done. To improve transparency though, it would help to: (1) have a separate list of searchable appendices, (2) the appendices should be searchable both separately and as part of the plan, and (3) if one leaves the plan to read one of the appendices, it would help to return to that page rather than return to page 1 of the plan.

Thank you for all of your efforts to make Warrenton the best it can be. We want that too. We want retail to be successful, but not at the expense of town livability. With more transparency and flexibility, the town can grow and be prosperous. We are all in this together.

Sincerely,

Judy Lamana

Founder
Fauquier Climate Change Group

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Opposition to proposed North Hill Street Extention

ML

Marion Lobstein <outlook_96DA440099FF9487@outlook.com>

Mon 3/8/2021 7:50 PM

To: citizencomment



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

My husband and I are 10 year residents of the Northrock community. We both strongly oppose the extension of North Hill Street. We realize fire and emergency vehicles need passage through to the new development and the Northrock community but it should not become a major throughway. Thank you for considering our concerns. Marion and George Lobstein
Sent from [Mail](#) for Windows 10

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Opening of North Hill Dr

M martymart17@verizon.net
Mon 3/8/2021 5:20 PM
To: citizencomment



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

As an owner in the Northrock Community, I am strongly against our North Hill Dr being utilized by the new subdivision on Winchester Street. I do believe it would be a safety hazard to our diverse community, made up of elder residents, children, and pedestrians walking their dogs. The street is too narrow for all that additional traffic. I believe it would not stay a street simply connecting community to community, but become a bypass of sorts to the main Warrenton thoroughfare (bypassing lights between Winchester and Fletcher).

Now if there was an emergency gate there where only residents of the two communities had the clicker to open the gate that may be something I could get behind so that both neighborhoods had an emergency exit.

Thank you.

Stacey Massey

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Proposed Comprehensive Plan

KM

[Karla Myre <karlamyre@comcast.net>](#)

Mon 3/8/2021 9:14 PM

To: citizencomment

Cc: <DavidMyre@icloud.com> <davidmyre@icloud.com>



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

As a resident of Silver Cup Estates I want to voice my objection to the proposed Western Bypass. My husband and I have lived in Fairfax & Loudon counties and moved to Warrenton to escape the congestion and chaos of NOVA. Now, after being here for 8.5 years, we're told of a proposed highway that will practically run through our backyard. What do you think this will do to our property values? Do you think will be a desirable place to live? I think not. While we now enjoy peace, wildlife and walkability to Rady Park, that will be destroyed if this Bypass is approved. No, no, no!

I do understand that Warrenton will grow and some things are inevitable, but sacrificing 2 large communities is not the answer.

Thank you,
Karla Myre

Sent from my iPhone

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FW: Please Redraft the Plan Warrenton 2040

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WS

William Semple

Tue 3/9/2021 1:48 AM

To: citizencomment

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

From: ragusalucas@everyactioncustom.com <ragusalucas@everyactioncustom.com>

Sent: Monday, March 8, 2021 12:56 AM

To: William Semple <wsemple@warrentonva.gov>

Subject: Please Redraft the Plan Warrenton 2040

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

Dear Councilmember William Semple,

The current draft of Warrenton 2040 puts the town on the wrong trajectory, prioritizing excessive residential development in too many places rather than focusing on infill and redevelopment.

For Warrenton to thrive as it grows, the vision for future development must tackle affordable housing, transportation, infrastructure, and recreational needs head-on. The creation of a western bypass, disregard for future water and sewer needs, and lack of adequate planning for parks and streetscaping potentially puts this financial burden on town taxpayers.

I urge the Warrenton Town Council to address these concerns before moving forward with any plan.

Sincerely,

Lucas Ragusa

700 Race Course Rd Warrenton, VA 20186-2352 ragusalucas@gmail.com

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Citizen Comment

N

noreply@revize.com

Mon 3/8/2021 2:16 PM

To: citizencomment



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

Name = David Rochez

Address = 238 Equestrian Road Warrenton, VA 20186

Email or Phone = Neverquit1967@gmail.com

Committee, Board, or Commission Type = Town Council

Agenda Item = 211/17 Proposed Bypass

Comment = I am strongly opposed to the proposed bypass that would run along Timberfence and Rady Park. Those changes would destroy the beauty and tranquility of my neighborhood and turn Warrenton into a Manassas. Please let us enjoy the peace and quiet that we have worked hard to pay for all these years.

Client IP = 73.31.97.76

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Complete Update of the Town's Comprehensive Plan - Plan Warrenton 2040 Comments *** PLEASE READ***

1. Parking is already extremely limited up here. This would pose a big problem for the residents and visitors on where to park their vehicles once the allowance of parking on North Hill Drive is removed. Our streets are narrow as it is with small driveways so parking in front of our homes are not an option creating another safety issue with traffic getting by. The closest lot would be down near Harris Teeter requiring individuals to walk up Fletcher Drive, yet another busy road used as a shortcut. I personally own a camper like several other residents and use North Hill Drive as a staging area for our trips. Eliminating the parking allowed there today would cause a great problem for us on where to do this in the future and would prefer not to have to sell our RVs that we currently pay Warrenton tax on.
2. This connection would pose a grave safety concern on the significant increase of car volume and increased crime threat. Estimates show anywhere from 840 or more additional cars would be coming through from Warrenton Knoll not including people using it as a shortcut to avoid the traffic lights below on Business Rt. 29. It would also be difficult to enforce a 25 mph speed limit with those in a hurry to get to their destinations without full-time monitoring by the town police. In addition, we do not know or realize what the negative impact would be on our home values of being off of a future busy street vs. a quiet, private and safe one as today.

This connection only benefits individuals that do not live in this delightful, quiet and private neighborhood. As residents of North Rock, we respectfully request the Town Council to

seriously consider the negative impact that would be on the 92 homes that reside here today in moving forward with the plan of connecting North Hill Drive to Warrenton Knoll.

Regards,
Paul & Kim Shimp
231 N View Circle
Warrenton, VA 20186

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FW: Proposed Comprehensive Plan

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WS

William Semple

Tue 3/9/2021 1:47 AM

To: citizencomment

Sent: Monday, March 8, 2021 11:20 AM

To: William Semple <wsemple@warrentonva.gov>

Subject: Proposed Comprehensive Plan



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

To: William T. Semple II, Town of Warrenton Councilperson - Ward 2

Dear Councilperson Semple,

On behalf of the Executive Committee of the Fauquier County NAACP Branch #7059-B I would like to call your attention to the attached comments which were submitted to the Planning Commission for the Town of Warrenton by the Housing Committee of the Fauquier County NAACP Branch #7059-B.

I, and the members of the Executive Committee believe that the concerns raised in these comments are important and substantial, and we perceive that they have not been adequately addressed in the proposed Comprehensive Plan that is currently before you as a member of the Warrenton Town Council.

I urge you to deeply consider the needs and interests of your constituents who currently reside in the historically African-American communities of Warrenton and Fauquier County as you seek to make improvements in the Comprehensive Plan for the Town of Warrenton.

Respectfully,

Dr. Ellsworth L. B. Weaver, Sr.

President- NAACP – Fauquier County Branch

[FQNAACP-TownCompPlanComments.pdf](#)

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To the Warrenton Town Planning Commission:

The Housing Committee, a standing committee of the NAACP Fauquier County Branch¹, submits the following comments to the Planning Commission of the Town of Warrenton with regard to the Plan Warrenton 2040 draft Chapter III Housing Section recently posted on the Town's website.

The Housing Section fails to clearly address the housing needs of low income, very low income (VLI), and extremely low income (ELI) households as well as the housing disparities experienced by people of color. The plan emphasizes "attainable" over "affordable" housing because the term "affordable" carries with it negative connotations. The availability of affordable housing, however, is a matter of equity that cannot be avoided and must be addressed in the Town's Comprehensive Plan.

Emphasis must be placed on preserving what remains of early African-American communities, e.g., Madisontown, Oliver City, and Haiti Street. There is a lack of data focused on assessing the needs of current residents of historically African-American communities and a failure to evaluate the effects of proposed land-use and zoning changes on those historic communities. This is a big concern given the exposure they may have to redevelopment from the character district/UDA (Urban Development Areas). Addressing the housing needs of current residents, including residents of these communities, should be a priority.

Housing is the biggest expense for individuals and families. Access to affordable, stable, and safe housing affects education and health outcomes as well as job security for the people in our community. Home ownership is also central to building and maintaining wealth. Systemic barriers to homeownership and affordable rentals perpetuate the racial wealth gap across the nation, in Virginia, in Fauquier County and the Town of Warrenton.

Over 41% of Warrenton renters are cost burdened and 1,176 Warrenton households overall are cost burdened, per the Regional Housing study.

The Committee has identified the following areas that need more detail or increased emphasis in the Plan Housing section and linked/referenced housing studies, to ensure equity in our future housing plans.

1. Racial/Ethnic demographic statistics on population trends, homeownership vs rental, and cost burdened households from 2000-2020 with clear action plans when negative trends are identified.
2. Inclusion of statistics on those served by the Foothills Housing Network, the number of affordable rental units, Housing Choice Vouchers, and affordable owned homes in the town and county as a percentage of the overall available and projected units and identification of needs-based gaps with action plans.

¹ The mission of the Housing Committee of the NAACP Fauquier Branch is to (1) study housing conditions in the local community; (2) receive and seek to address complaints of discrimination; (3) oppose all restrictive practices whether public or private; and (4) disseminate information and render such other assistance which may eliminate discrimination in housing.

3. Clear and consistent definition and use of Area Median Income (AMI) for the region, county and town. Distinguish the use of AMI to determine eligibility for government assisted housing (Virginia Choice, HUD Section 8) and determining what constitutes burdened housing,
4. Focus on affordable housing needs as equally important to mid-range/middle housing emphasizing a continuum of housing that includes: housing for the most vulnerable, rental housing provided through rental assistance programs, market rate rental housing, affordable home ownership, and homeownership.
5. Consideration of the impact of current and proposed land use regulation on the economic and social wellbeing of the residents of historic African American communities. Read more on this [here](#).
6. Current inventory/count and analysis of substandard housing and vulnerable neighborhoods to be used as a baseline for improvement to combat gentrification and displacement.

Specific sections that need revision/more focus.

- Demographic and Housing Analysis White paper
 - Community Implications of Findings (p.19): This section does speak about the current growth pattern that is limiting resident diversity, but it emphasizes age diversity rather than economic and racial/ethnic diversity and completely leaves out housing for the most vulnerable. It implies younger workers, couples and young families are primarily in need of affordable housing. Based on the top 15 occupations in the town, the majority are VLI jobs that span age groups. (Economic Base Analysis p.17)
 - Household Income: (p.8, Table 2) In addition to the income ranges identified, income categories by AMI should also be listed to highlight the affordable housing needs based on housing assistance limits especially as additional state funding is being evaluated to augment the federal housing programs.
 - Demographic information should be included that shows population trends by race/ethnicity and home ownership. Fauquier county is the least diverse county compared to neighboring PWC, Loudon, and Culpeper counties. The town of Warrenton is more diverse than the county. Based on initial findings the percentage of the Black population is declining both in the county and town. This should be analyzed to determine if lack of equity in housing is a contributing factor to this decline. See attached image.
 - Statistics identifying the number of affordable housing units, foothills network served peoples, and housing choice voucher being used should be included to provide a more complete picture of the affordable housing needs in the community.
 - Appendix tables should include counts of substandard housing by subarea in order to measure improvement.
- Housing Goals
 - H-1.7 (p.27) What would an affordable housing committee do that could not be accomplished based on what the region, county, and town study and comp plans have already defined? Low wealth residents should be represented in affordable housing plans/committees.

- H-1.3 The Workforce also includes VLI and Extremely Low Income (ELI) households. Does this mean that density programs with affordable housing units would also be encouraged here?
- Goal should be to add Inclusionary Housing Ordinances such as Inclusionary Zoning.
- Metrics
 - P.29 Since <60AMI has the greatest need, shouldn't this be tracked also.
 - P.29 Include baseline inventory of all substandard housing
 - P.29 Clarify ADU: Net new ADUs created by 2040. Is this Affordable Dwelling Units or Accessory Dwelling Units? Both should be tracked.
- Generally
 - The code of Virginia specifically identifies affordable housing, not *attainable housing*. While the term attainable might be more amenable to the community, there is no doubt based on both the town and regional housing analysis, Warrenton and Fauquier county clearly need more affordable housing. Include the Code of Virginia 15.2-2223.D, which reads in part: " The comprehensive plan shall include the designation of areas and implementation of measures for the construction, rehabilitation and maintenance of affordable housing, which is sufficient to meet the current and future needs of residents of all levels of income in the locality while considering the current and future needs of the planning district within which the locality is situated."
 - Affordable housing should be defined in the comp plan as housing costs based on income eligibility as well as percentage of housing costs based on gross income, e.g. 30%.
 - Definition of Area Median Family Income for Fauquier County is \$126,000 for a family of four. This is used to determine eligibility for housing assistance programs that typically start for Very Low Incomes that are 50% of AMI and Extremely Low Income at 30%. While the Regional Housing Study references \$75,000 as the AMI, this does not apply to Fauquier County or the Town of Warrenton when referencing eligibility for federal housing assistance programs. The town, county and region should decide on a standard to use. If the missing middle is 60-80% AMI, this has very different outcomes regarding housing assistance needs being met and would imply the missing middle is actually VLI and eligible for housing assistance.
 - The Regional Housing Study – Locality Profile: Town of Warrenton (p.9) identifies demand for new housing units based on a 75K regional AMI which is much lower than the Fauquier County AMI of 126K used for determining housing assistance. Even at 75K AMI, the majority of the need is for <50AMI households which is not mid-range housing. Considering 126K AMI, this increases the need to almost 75% of overall need. If the focus of the Comp plan is on Mid-range housing which does not include designated affordable housing units for VLI <50AMI or lower, there is nothing to stop higher incomes from renting/purchasing units leaving those VLI households with fewer housing options. Considering the top 15 jobs in the town, this does not satisfy a live-work objective. The Housing Choice Voucher waiting list has been closed for several years further limiting affordable housing options that are not project based.

- The Regional Housing Study – Locality Profile: Town of Warrenton (p.9) identifies potential demand for affordable housing based on cost burdened households, at a minimum of 804 households, using 75K AMI. Again, as stated previously, <50K would not be considered mid range housing and is almost double the >=50K AMI cost burdened households. Therefore, more emphasis needs to be placed on solutions for true affordable housing options for VLI and ELI households.

The Committee urges Town officials to internalize this high level of concern as motivation to work together, and in partnership with the county and region, to make Warrenton and Fauquier County a welcoming and housing stable community for all residents, regardless of racial and economic backgrounds.

Thank you for your time and we look forward to your response.

Sincerely,

The Fauquier County NAACP Housing Committee

CC:

Dr. Ellsworth Weaver, President Fauquier County NAACP

Patrick Mauney, Executive Director Rappahannock-Rapidan Regional Commission

Josh Frederick, Senior Planner Fauquier County

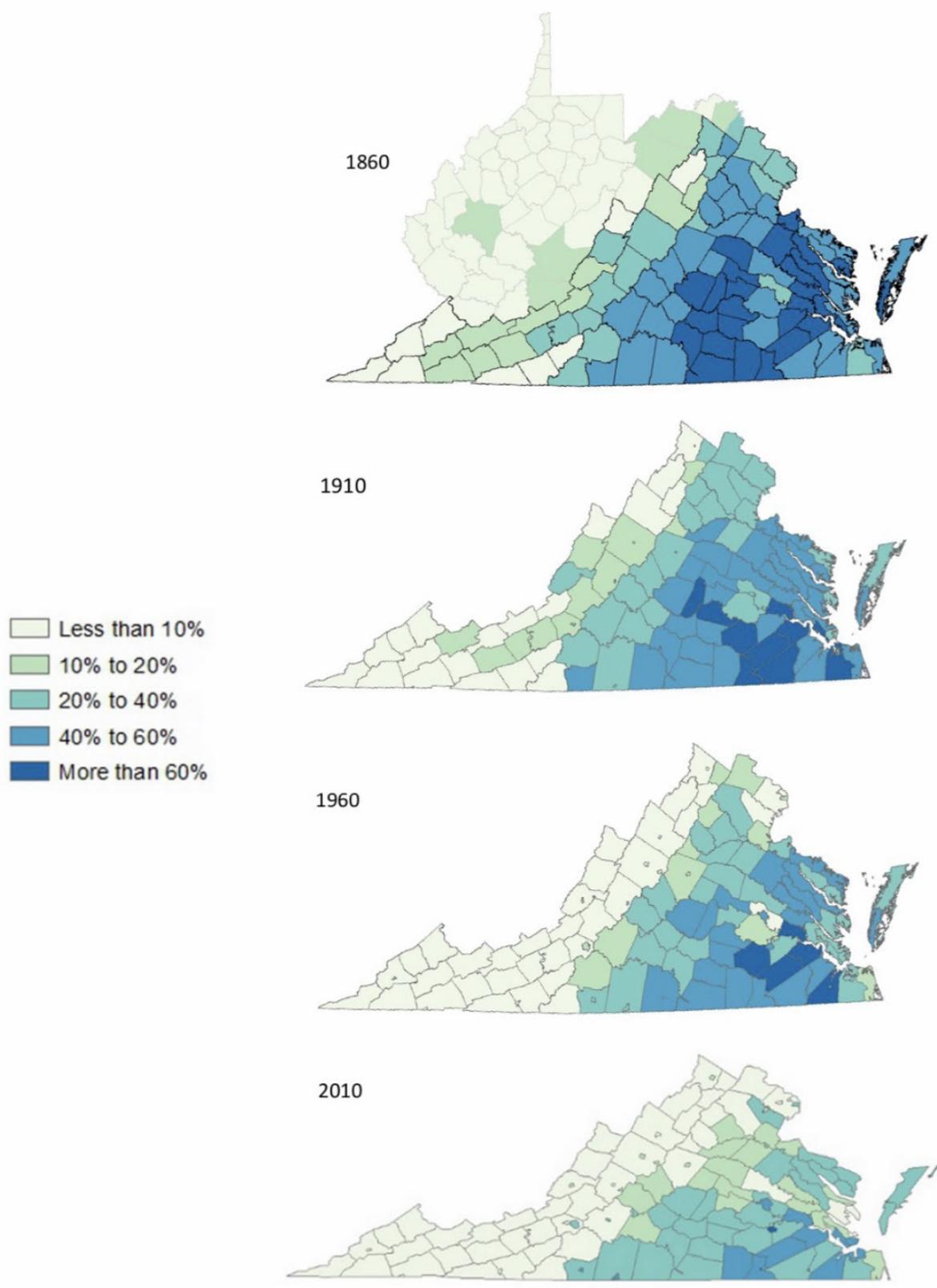


Figure 2 – Percent of Black Virginians by Locality, 1860 to 2010

○

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Citizen Comment

N

noreply@revize.com

Tue 3/9/2021 1:09 AM

To: citizencomment



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

Name = Helen Worst

Address = 326 Falmouth Street

Email or Phone = helenworst@verizon.net

Committee, Board, or Commission Type = Town Council

Agenda Item = Comprehensive Plan

Comment = I would like to urge the Town Council to seriously consider the impact that the large growth allowed in the comprehensive plan will have on our to our sewage, water systems, roads and schools. This plan risks turning out town into a large bedroom community with no serious commitment to affordable housing or to bringing new jobs to the town. Thank you for your commitment to our citizens and for allowing public comment on this important issue.

Client IP = 73.40.28.219

[Reply](#) | [Forward](#)

189 N View Circle
Warrenton VA 20186
March 9, 2021

Warrenton Town Council

Dear Mayor and Town Council,

I believe that a plan for Warrenton's future is not only wise but essential. I appreciate all the effort that has been put into the draft comprehensive plan to date. However, I have some concerns both on the highest level and with some details.

The plan is not explicit in defining the proposed growth scenario the Town will follow. It appears that the most speculative plan is being chosen. It is not wise to follow a speculative growth plan. Further, none of the growth scenarios discuss taxpayer burden. As a citizen, I expect to be advised what tax increases I can expect to be levied on me before a comprehensive plan is approved. This omission is extremely disconcerting.

The plan describes the lack of middle-housing developments, covering a wide range of possibilities, but the proposed growth seems to rely on the highest-density version. Warrenton's density is already high, and I don't want us to become another Leesburg or Fairfax City.

The plan claims to preserve neighborhoods as a goal, yet adds connector streets in some locations, which have a strong adverse impact. These connector streets are totally unnecessary.

I lived inside the beltway for 30 years. When the streets were originally laid out, there was of course no conception of how traffic would increase over the decades. As traffic increased, drivers found connections through neighborhoods, creating disruption in those residential areas. Warrenton should learn from these experiences. Instead, the proposed plan repeats those very same problems. A specific example is connecting N Hill Dr to Winchester St. This connection is also claimed to have a significant economic benefit. I challenge the administration to come up with a real dollar figure for that benefit.

Even worse is a proposed connection from Branch Dr to Preston Dr. This connection is not listed with the other proposed road projects, but appears on the land use plan on page 61. This street would create a busy thoroughfare from Blackwell Road to Lee Highway through what is now a quiet residential area. This is unacceptable.

I urge the Town Council to correct these aspects of the plan.

Thank you for your consideration.

Sincerely,

Douglas Barylski

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Citizen Comment

N noreply@revize.com

Tue 3/9/2021 5:00 PM

To: citizencomment



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

Name = Tina Curtis

Address = 269 Dover Rd

Email or Phone = 540-428-2330

Committee, Board, or Commission Type = Town Council

Agenda Item = 2040 Comp Plan

Comment = Dear Council Members, Growth and change are inevitable, but this 2040 comp plan, if put into place, will essentially turn Warrenton into yet another typical, over-developed, congested, cookie-cutter town like those that make up the bulk of Northern Virginia. There is so much in this plan that needs to be dissected and I hope that the citizens will have more opportunities to discuss this plan and have their questions and concerns addressed. Thank you for your time.

Client IP = 73.31.48.12

[Reply](#) | [Forward](#)

ANNE AND TOM DANOWSKI – GOLD CUP COMMUNITY

TO ALL TOWN COUNCIL MEMBERS – ANNE AND I MOVED HERE 20 YEARS AGO FROM OVER AN CROWDED NIGHT MARE IN RESTON, VA. WE WANTED TO MOVE TO A QUIET TOWN WHERE THE COMMUNITES WERE SAFE FOR CHILDREN AND GRANDCHILDREN. WE BUILT IN THE GOLD CUP AND LIKE ALL OUR NEIGHBORS WE LIKE THE SIZE OF THE TOWN OF WARRENTON WITHOUT THE BIG GROWTH, THE NOISE, THE BUSY TRAFFIC ON MAIN STREETS. THE CHILDREN CAN PLAY RIDE THEIR BIKES, WALK, USE SKATE BOARDS DOWN THE PATH ON TIMBER FENCE PARKWAY. THERE IS NO THOROUGHFARE THRU BOTH THE GOLD AND SILVER CUP COMMUNITIES. WE HAVE SEEN ON HOLLOWEEN NIGHT WHAT TIMBER FENCE PARKWAY WOULD LOOK LIKE IF A THRU WAY IS PUT FORTH. THE ENTIRE TIMBER FENCE PARKWAY IS LINED BOTH SIDES OF STREET WITH PARKED CARS FROM PEOPLE WHO DON'T LIVE IN EITHER COMMUNITY BUT BRING THEIR CHILDREN UP FOR TRICK OR TREAT. THE SAFTEY OF THE CHILDREN IS OUR GREATEST CONCERN AND THEY ARE VERY SAFE SINCE THERE IS ONLY ONE WAY IN AND OUT OF OUR COMMUNITIES. THE PROPOSED BYPASS WOULD BRING MANY STRANGERS AND OUTSIDERS THRU OUR QUIET NEIGHBORHOODS EXPOSING US TO THE TRAFFIC, NOISE, UNSAFE ENVOIRMENT FOR CHILDREN, NOT TO MENTION SPEEDING CARS, CONGESTION, AN ELEMENT AT NIGHT IN OUR COMMUNITIES WE HAVEN'T HAD (CRIME) AND WE DON'T WANT. WE ALREADY SEE THE SPEEDING CARS MORNING AND LATE AFTERNOON GOING UP AND COMING DOWN BEAR WALLOW ROAD TO FROM THE CIA FACILITY. THE ADULTS AND CHILDRN WALK THEIR BIIKES OR WALK ACROSS BEAR WALLOW TO GET THE QUIET PARK BELOW. THE PROPOSED BYPASS WOULD ONLY COMPOUND THIS RAISING THE RISKS OF ACCIDENTS.

OUR TOWN OF WARRENTON IS MODERATE AND QUIET AND WE LIKE IT JUST THAT WAY. IT PROTECTS THE SMALL BUSINESSES AND WE KNOW ONE ANOTHER. WE REMEMBER HOW CROWDED RESTON WAS AND WE WANT NO PART OF THAT. THE CURRENT TOWN CONSISTS OF BUILDINGS, HOUSES, BUSINESSES, NO BIGGER THAN 2-3 STORIES. WE WANT NO PART OF OF TALL STRUCTURES CHANGING OUR BELOVED TOWN OF WARRENTON. WE ARE NOT ALONE IN OUR CONCERNS. WHEN BYPASSES GET PUT IN TO QUIET COMMUNITIES IT OFFERS AN EXCUSE TO CUT THROUGH NEIGHBORHOODS WITH LITTLE REGARD FOR SPEED LIMITS. PEOPLE WILL ALWAYS BE IN A HURRY OR RUNNING LATE AND GUESS WHAT. THEY WANT A SHORT CUT TO MAKE UP FOR RUNNING LATE. WE SAW IT OVER AND OVER IN RESTON AND OTHER LARGER CITIES.

NO TO THE PROPOSED BYPASS, NO TO THE SIGNIFICANT (50%) PROPOSED INCREASE IN WARRENTON. NO TO PROFOUNDLY CHANGING THE CHARACTER AND ENVOIRMENT IN WARRENTON. IF YOU WANT THAT BIG CITY YOU MOVE THERE.

SINCERELY

TOM AND ANNE DANOWSKI – THE GOLD CUP - WARRENTON VIRGINIA

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Citizen Comment

N

noreply@revize.com

Tue 3/9/2021 2:02 PM

To: citizencomment



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

Name = Diane Gulick

Address = 236 Winchester Street, Warrenton, VA

Email or Phone = gulickdm@earthlink.net

Committee, Board, or Commission Type = Town Council

Agenda Item = Proposed Comprehensive Plan for Town of Warrenton

Comment = I write to ask the Town Council to question the need for such major revision of the existing comprehensive plan. The existing plan must already be a sound one that balances preservation of Warrenton's tranquil way of life and the Warrenton's economic progress. If that were not the case, why would so many be so eager to come here to live? If the proposed, expansive plan is passed, Warrenton will lose all that is presently enjoyed by its current residents and will no longer attract others to visit or relocate here.

Client IP = 71.207.149.142

[Reply](#) | [Forward](#)

Comprehensive Plan

I have loved living in this little town, and I love the hundreds of years of history. We have Main Street in a real working town. Developers spend a LOT of money trying to replicate an Old Town feel in new developments. You can't build that, BUT you can destroy it. And that is what I fear this Comprehensive Plan, if accepted as written, will do. I attended the work sessions, listened to the presentations and saw the sticky boards. The Marketing Company that was hired to develop this plan stated the top driver, based upon the public feedback, is— Protect the small-town community character and the established neighborhoods. Protection of Town character and established neighborhoods were listed as the NUMBER 1 PRIORITY. The citizens have spoken. Does this plan achieve that goal? After spending many hours reading, I say it does not.

1. A plan that diverts traffic through established neighborhoods to relieve pressure on major corridors is not what the citizens said they want. The safety of our citizens in their own neighborhoods should be your priority. Complete the Broadview project to help traffic flow past the businesses that need them and not through established neighborhoods. Please listen to the citizens of Warrenton and protect the small-town feel today and ensure it will be protected for our children's future.

2. Warrenton has citizens who have lived in Oliver City for generations. These citizens have come before the Town Council repeatedly asking for help and have been pushed aside. They are not asking for fun amenities. They are asking for clean water and the ability to tap into the sewer system. The very basics of life- water, and sewer....and have been told there is NO budget for that. NO MONEY FOR WATER AND SEWER for Oliver City? The estimate for Eva Walker Park is \$12-\$15 million?? It is unacceptable even to consider luxury amenities until Oliver City residents have functioning sewer and Town water. These citizens should not be forced out of Town so that a developer can swoop in and take over their neighborhood.

3. We see retail failing as consumers change the way they buy. This Pandemic has pointed out a major weakness of this Plan. Citizens no longer rely on having Big Box stores located locally to obtain their needed goods. Many have gone for months without stepping into a store—and yet they still have food, new clothes, shoes, and all other essentials...being delivered right to their front door.

Renovate and revitalize the existing retail spaces. Allowing for a Rezoning of Commercial and Industrial land to Mixed Use, By-Right, allows unchecked development by removing the Town

Comprehensive Plan

Council and Planning Commission's oversight and shifts it ministerially to the Town staff.
Remove By-Right development from the Comprehensive Plan.

Thank you for your service to our Town. I understand the goal is to keep Warrenton a vibrant, desirable town for generations to come. I bought my home in Warrenton because of the Town's character. Others will continue to buy here for the same reason. There are many good points to this Comprehensive Plan. I hope the Council listens to the valid concerns the community is raising.

Rita Hawes
226 North View Circle
Warrenton, VA 20186

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Citizen Comment

N

noreply@revize.com

Tue 3/9/2021 4:21 PM

To: citizencomment



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

Name = Calvin W. Hickey

Address = 183 North View Circle

Email or Phone = tgteer@comcast.net

Committee, Board, or Commission Type = Town Council

Agenda Item = Warrenton Comprehensive Plan

Comment = I strenuously oppose the the extension of North Hill Drive in Northrock to Phase 2 of Warrenton Knoll. This matter was settled to the satisfaction of the residents of Northrock the Town of Warrenton, and the developer in 2014 and passed with the unanimous vote of the Town Council. Now the developer is reneging on this settled matter by attempting a "legal," but unethical circumvention of a previously settled decision. Furthermore, this major change in traffic routing has been proposed without any study of the impact of what will surely be a major increase in traffic through a neighborhood thoroughly unsuited to the demands on its residents, overwhelmingly senior citizens who will suffer impacts to their physical and emotional health, as well as significant detriment to the value of their properties. And all of this is being undertaken in a manner that strongly suggests of a deal "done in the dark" between vested business interests with financial and political connections.

Client IP = 73.12.66.57

[Reply](#) | [Forward](#)

March 9, 2021

Dear Warrenton Town Council,

As residents of the town of Warrenton, we appreciate the opportunity to submit comments on the 2040 Comprehensive Plan. My husband and I moved back to Warrenton in 2020. Growing up in Fauquier County, I have found Warrenton to be welcoming, vibrant, and as special as it was when I was a full time resident from 1983-1998. I have maintained a close connection to this place ever since graduating from Fauquier High School and have continued to rely on Warrenton and its commercial businesses for my needs. I applaud the town for important investments like the maintaining and upgrading Eva Walker Memorial Park, the WARF, and the beautification of Main Street.

I am concerned that the town's development plan for Warrenton is inconsistent with the goal of retaining its small town character, and as the county seat of rural Fauquier County. **Most concerning to me is the growth rate projected for the town, which according to the Piedmont Environmental Council's analysis, would put the town as the fastest growing community in Virginia.** I applaud those organizations and individuals who have made the time and investment to deeply understand the comprehensive plan on behalf of all citizens. I am also concerned that the plan includes insufficient proffers offered for redevelopment of existing underused development. The Warrenton plan should focus on redevelopment of existing developed areas first instead of new development and incentivize developers to do so. It will make the town a more dynamic place and build better community. The plan should remove the Western Bypass. Finally, I hope that the town's planning efforts emphasize access to open space and parks by creating a Master Park Plan. Investments made in the past two decades on trails have been critical to the health and well-being of people and nature, and residents need more public open spaces.

In closing, I support the comments submitted by the Piedmont Environmental Council on March 2, 2021 in full and I hope that the Council will take under consider this thoughtful perspective on the growth plan for Warrenton. Thank you all for your service to this community. It is really appreciated, and we applaud your efforts.

Sincerely,



Liese Dart Hodges and Sven Hodges

212 North View Circle

Warrenton, VA 20186

liese.dureau@gmail.com

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Plan 2040

CI

Chris Inman <chris.inman77@gmail.com>

Tue 3/9/2021 4:59 PM

To: citizencomment



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

Dear Mayor and members of the Warrenton Town Council,

Thank you for your tireless energy and dedication to the mission of making our Warrenton a more perfect town in which to live and work.

I raise my pen today in opposition to the Comprehensive Plan 2040, as it currently stands.

In its 500+ pages, the overall impression I get is that of a massive sales job. And we all know what they say about the harder the sell. . .

But what is this plan selling? And to whom? When a page is entitled "Economic and Fiscal Resilience", but the fine print reveals a "by-right" approach to building review process, I know the plan is not written for me or my citizen neighbors. I don't feel like removing us, the citizenry from the zoning and permitting conversation amidst the current zeal for unfettered land development is the kind of "resilience" the residents of Warrenton needs. We, the residents of Warrenton know that land developed is land lost forever. And it's going fast. Incredibly fast. Just walk around town and see.

And what of promises made? On February 13, 2001, the Warrenton Town Council unanimously approved the subdivision "Ridges of Warrenton". As part of this approval, the developer William Cannon had to promise a few things. One was to create and enforce a 25 foot landscape barrier between Old Alexandria Pike and his new subdivision.

This was specifically required by the town to preserve the enormous difference in "character districts" between the slick new Cannon subdivision and the historically significant old community of Old Alexandria Pike.

So, how did this promise work out? Well, if you want to see the Town of Warrenton's enforcement of a developer's promise to create a 25 foot landscape barrier, don't look for one along Old Alexandria Pike. There is no landscape buffer. And what is left of the existing landscaping is being mowed down every day, with impunity. For 19 years, neither the Ridges of Warrenton HOA or the Town has done anything to stop it.

So when this plan promises character preservation, but in reality leaves the big decisions to the developers "by-right", I'm not inclined to be impressed by the promise.

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Comments on Plan Warrenton 2040

Tue 3/9/2021 2:36 PM

To: citizencomment

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

Dear Sir/Madam,
Please find below my comments on Plan Warrenton 2040.
Sincerely,
Courtney Musser

It's a weekend in June 2025. Locals and a good number of visitors are strolling down a traffic-free Main Street in Warrenton. The restaurants and cafes have placed tables outside in the street and they are brimming with customers. Artists' galleries, gift shops, book stores, bakeries and other commercial establishments are doing a roaring trade as people stroll leisurely down the wide, pedestrianized street. Families love the area because they need not worry about cars. They are drawn here by the unique experience offered. The street is tree-lined, providing shade on hot, summer days and there are plenty of benches along the sidewalk. People have either walked, or if they have driven, they have parked in a designated car park not far away. From there, they can choose to walk up to the pedestrianized area or for around \$1 round-trip take a town-owned electric vehicle that runs Thursday evening through Sunday, the days on which Main Street is closed to through traffic.

Warrenton has a series of new housing estates designed with families in mind. The streets are tree-lined and each has a large, common green area with a playground for kids and basketball hoops/volleyball nets for older children. The houses have been built to the highest standards of energy efficiency. Insulation and solar panels are standard as well as architectural and landscaping features that maximize summer cooling and conform to best water management practices.

Residents of these new estates as well as other housing communities can choose to drive to their destinations if they wish, but they can also access many destinations on foot, given Warrenton's extensive network of walkways, connecting neighborhoods to amenities. Wide sidewalks line both sides of many of Warrenton's streets. There are plenty of crosswalks, supported by town-wide traffic calming measures that increase convenience and safety for foot traffic. Many of these sidewalks are constructed with materials designed to maintain cooler temperatures and are shaded by tree cover. Walkways also run through green spaces and are clearly marked to allow for easy navigation. Particular attention has been given to ensure walking access to the commercial areas lining Broadview Avenue and Lee Highway which are currently extremely unfriendly environments for pedestrians. Instead of

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Comprehensive plan

SN [SS Nold <ss.nold@yahoo.com>](#) ⋮

Tue 3/9/2021 1:23 PM

To: citizencomment

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

As a local resident I feel that the Comprehensive Plan will destroy Warrenton's small-town feel, also traffic being diverted through established neighborhoods will create dangerous situations and devalue those neighborhoods. Please take this under consideration and vote no on the comprehensive plan.

Steven and Sherry Nold

Sent from my iPhone

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FW: Old Alexandria Pike to Walker Drive

The message sender has requested a read receipt. To send a receipt, [click here](#).

WS

William Semple

Tue 3/9/2021 1:46 AM

To: citizencomment

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

From: Chrissy Patterson <chrissypatterson@comcast.net>

Sent: Monday, March 8, 2021 7:20 PM

To: William Semple <wsemple@warrentonva.gov>

Subject: Re: Old Alexandria Pike to Walker Drive

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

Good evening,

I am not able to make it to the meeting March 9th, 2021 to voice my concern on opening up of Old Alexandria Pike to Walker Drive. I am a homeowner on Fishback Ct and see how this would be destructive to the walking, running, strollers and dog walkers of the town. This road is used for the homeowners and for exercise traffic. It's a place where people, young children and dogs can safely be exercised without risk of through traffic. Please do not open this to thru traffic! It's a short distance to drive around to Walker.

Thank you,

Chrissy Patterson

Sent from my iPhone

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Citizen Comment

N noreply@revize.com [👍](#) [↶](#) [↷](#) [→](#) [⋮](#)
Tue 3/9/2021 4:21 PM
To: citizencomment

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

Name = Nicole Rochez
Address = 238 Equestrian Rd
Email or Phone = behappy080818@gmail.com
Committee, Board, or Commission Type = Town Council
Agenda Item = OGC Residents
Comment = I am AGAINST the proposed Western Bypass
Client IP = 23.25.122.81

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Warrenton 2040 Comp Plan

Comments 3-9-2021

Good evening Mayor Nevill and Town Council Members,

I have been involved in the development and updating previous Comprehensive Plans for the Town and didn't expect this Plan to be significantly different. However, as I began reading the Plan, I quickly realized that this Plan is significantly different than the previous ones. The goals of the previous plan centered on maintaining the small town character that we all love about the town and the reason that we decided to settle here, raise children and make it our home. It preserved the historic character of Old Town and focused on making Old Town a viable retail and commercial center to support the Fauquier County Administration, Court Facilities and Town offices. When a new Town Center was proposed on the property behind Country Chevrolet, it was denied because it was thought that this new Center would take away from Old Town, the heart of Warrenton. The Town also opposed moving the County Admin offices and Court facilities out of town, knowing that Main Street businesses and shops would perish without this important component.

I reviewed the document to determine how the Plan impacts my family and my neighbors in Old Town. I found that even though an R-E zoning designation is listed as a zoning category, I couldn't find this designation for any of the property in Town, and in fact couldn't find a map with specific zoning categories – just low, medium and high density residential. What other zoning district best suits historic homes along the Towns Historic arteries? The Comp Plan presented to the Planning Commission showed Culpeper Street as a planned R-6 district which allows infill development – something that the homeowners definitely don't support. I read that the Town wants to protect encroachment onto adjoining single family neighborhoods along the edges of the CBD but didn't see how it plans to do this.

I didn't have a time to follow the hyperlinks in the certified copy but in the Tourism section of the PC copy, there were several attractions listed but not nearly enough to show the broad range or historic value of many structures/places in the Town. The Warrenton Caboose isn't listed (even though Image 6-5 incorrectly labels the Caboose as the Town Depot) and it likely has been included in more photographs of family reunions, weddings, Proms and glamour shots than any other place in Town. This would be a good place to provide a link to the information that the Old Jail provides for its walking tour. And please note that the Marr House is a private

residence and not open to the public – people have actually stopped by to see if they can tour the house. We are happy to share the history of the house with visitors but not the interior.

I was happy to see that the main document has been reduced in size since I reviewed the original that was presented to the Planning Commission. The trend in Comp Plans these days is that they are getting smaller rather than larger so that the common person can read it and understand what the vision, goals and objectives are for the next 20 years. I advise every resident and business owner to read the section of the Plan that impacts them and the way that they will live, work and play in the future.

Elizabeth D. Scullin

118 Culpeper Street

Warrenton, VA

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FW: Please Redraft the Plan Warrenton 2040

for William Semple - wsemple@warrentonva.gov
Subject: Please Redraft the Plan Warrenton 2040

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

Dear Councilmember William Semple,

Hello,

My husband and I moved to the Olde Gold Cup neighborhood 8 years ago. I am a nurse at Inova Fairfax Hospital. I understand the challenges of commuting, but I love coming home to Warrenton. I love the unique small town feel that Warrenton offers. We are not just a bedroom community of Northern VA.

This is the first I have heard of a bypass coming through our neighborhood. The idea is beyond devastating. The thought of the the pollution, traffic and noise that will be created in a well established neighborhood is too horrible to contemplate.

This cannot be the solution. Please consider the needs of Warrenton families that live in this community over the needs of Culpeper county. I moved to this lovely, peaceful neighborhood to have a place for my daughters to grow up and play safely. We would suffer greatly if these proposed changes succeed.

I feel somewhat ashamed that I am only learning about this issue now, but I don't think that the stakeholders in this have been given enough of a voice.

Please, please, please reject this plan.

Thank you.

Sincerely,

Mrs. Holly Sloan
297 Equestrian Rd Warrenton, VA 20186-2342 hollyssloan@gmail.com

[Reply](#) | [Forward](#)

COMMENTS TO THE TOWN COUNCIL ON THE DRAFT COMPREHENSIVE PLAN

Warrenton is small town. I expect many of its residents have chosen to live here precisely because it is a small town. For those of us who want to live in a small town, we're fortunate that this is the small town we live in.

A plan to guide the town in its next 20 years ought first and above all be about preserving and improving what is good about the town – its infrastructure, its services, its economic resources, its neighborhoods. There are aspects of the draft Plan that address those priorities, and in some instances, advance them. But to this resident, much of the draft Plan appears to reflect an ambition and purpose not to preserve and improve what is good about the town, but to change the town, indeed change the very character of the town, by advancing features and approaches found in more populous and urban communities. Moreover, by virtue of its timing, the draft Plan does not – cannot – take into account the lasting effects of the pandemic.

How do we strike the necessary balance between, on the one hand, all that we've become, and, on the other hand, all that lies ahead of us? Not, in my opinion, by imitating communities larger and different than our own.

We don't need more encouragement for more market-rate housing; we need better policies and incentives to add more affordable housing. We don't need more parkways; we need more sidewalks, bike paths, and buses. We don't need five, six or seven-story structures for mixed-use development; we need to make commercial and industrial development more attractive on the land that's been set aside for commerce and industry. We do need "connectivity" at the expense of disrupting settled, quiet neighborhood streets; we need to manage motor vehicle traffic so that streets meant to be thoroughfares enable the free flow of traffic so that neighborhood streets are protected from unwanted intrusion. (After nearly 20 years of peaceful enjoyment, my neighborhood of Northrock is at risk of just such disruption and intrusion by extension of North Hill Drive through a new development to connect Winchester Street and Blackwell Road. See separate comments I am filing today.)

I give the Planning Commission and the Council credit for allowing the public to observe work being done on the Plan. But except for outreach at the start of the process, there has been little allowance made for direct participation by residents in development of the Plan even though the draft of the Plan tells residents over and over that the Plan is "your" Plan. I expect Covid has been a factor, but now that easing of precautions against Covid is in sight, larger in-person meetings are likely soon to be feasible.

I repeat a suggestion I made to the Planning Commission – convene a series of meetings, one in each Ward, to show residents first-hand exactly how the Plan will affect their Ward as well as the Town overall, and to allow Council members to learn first-hand what residents support, what they oppose, and what they might add now that the draft of the Plan has been approved by the Planning Commission. Each meeting would be chaired by the Council member for that Ward, assisted by one or more staff members. Other Council members and the Mayor would be eligible to attend. A brief presentation would be made of the major changes envisioned by the draft Plan. Drawings, maps, and other illustrative exhibits would be included. Then the floor

would be opened for questions by and reactions of residents. Ideally, there would be constructive engagement of ideas even though there might not be unanimity of opinion. At the end of the day, what flows from those meetings would likely come closer to what is called “your” Plan.

Another suggestion: when it comes to changes envisioned by the Plan but dependent upon the private sector (developers, businesses, etc.), the Council could publish requests for proposals (RFPs). The draft Plan contains various drawings and descriptions of what “can” be wrought by the changes proposed by the draft Plan. Why not invite proposals in response to those proposed changes to determine what the actual results of those changes would look like?

The Piedmont Environmental Council, by its Fauquier County Representative, Julie Bolthouse, has submitted thorough, wise, and constructive comments. Ms. Bolthouse knows more about the issues and concerns raised by the draft Plan than I ever will, so since I agree with nearly all she has to say, there is no use my repeating what she has already said. I endorse her comments and hope the Council will heed them. Especially as the lasting effects of the pandemic on our society - nationally, regionally, and locally - are only now just beginning to emerge, PEC’s recommendation that more time be taken to reframe and redirect the Plan in keeping with the suggestions made by PEC and in light of the effects of the pandemic would be prudent. The public meetings I have suggested would further that process.

I look forward to learning what is presented at the March 9 Council meeting and the further opportunity for public comment at the April meeting.

Joseph Volpe III
94 North View Circle
Warrenton, Virginia 20186
jvolpe@infionline.net
540-347-3322

9 Mar 2021

COMMENTS TO THE TOWN COUNCIL ON PROPOSED EXTENSION OF NORTH HILL DRIVE TO WINCHESTER STREET

For nearly 20 years the neighborhood known as Northrock, a combination of attached homes on one side of North Hill Drive and single-family detached homes on the other side of North Hill Drive, has been calm and quiet, a respite from the busy activity on Lee Highway just hundreds of yards away. Much of that calm and quiet is due to only occasional motor vehicle consisting almost entirely of vehicles driven by residents and their guests, and the occasional delivery service.

The developer of Winchester Chase, who has divided his development into two phases with the apparent purpose of avoiding Council review of his plans, has proposed to extend North Hill Drive from Northrock into Winchester Chase so that it would end at Winchester Street, thereby creating a direct connection between Winchester Street and Blackwell Road. This same connection was voluntarily abandoned by the same contractor more than six years ago, and thereafter he and the Town entered into a settlement that allowed general access to his development only by Winchester Street, with the extension of North Hill Drive to be limited to emergency vehicles only.

The extension of North Hill Drive is shown now as one of a “sampling” of future road connections in the current version of the Comprehensive Plan (p. 56). The extension is one of several “Proposed Projects” which will allegedly yield a “significant” economic benefit, though no evidence of such a benefit is offered or is apparent.

On information and belief, no traffic study of any possible need for or effect of the proposed extension has been done. A prediction of 10 rides per household per day from Winchester Chase would result in 820 daily trips, many, and theoretically all, of which could go through Northrock. The purpose of the extension is not to connect the two neighborhoods. It’s to afford Winchester Chase residents with a second outlet to points beyond both neighborhoods. Trips beginning in Winchester Chase are not expected to end in Northrock. They are destined for points beyond Northrock, whether it be Harris Teeter, Blackwell Road, Walker Drive, or destinations much farther away. Of course, all those destinations are accessible by way of Lee Highway, just a few hundred yards from the Winchester Street entrance to Winchester Chase.

What the developer apparently has not told the Town, or, I suspect, the buyers of homes in Winchester Chase, is that extending North Hill Drive will invite drivers from other places to get to other destinations by driving through Northrock and Winchester Chase. Drivers from Walker Drive and Blackwell Road on their way to Walgreens, Chick-fil-a, BB&T, and other destinations on Lee Highway will use North Hill Drive to avoid traffic and lights on Lee Highway. Just as many drivers headed north on Lee Highway toward destinations reached by Blackwell Road and Walker Drive now turn onto Fletcher Drive to gain access to North Hill Drive, if North Hill Drive is extended to Winchester Street, those same drivers will turn onto Winchester Street to gain access to North Hill Drive. All of this will increase the amount of traffic through Northrock and add still more traffic to Winchester Street. In short, allowing extension of North Hill Drive will

be a way to divert traffic from Lee Highway to North Hill Drive, in other words, a way to bypass the bypass. What is now a neighborhood street characterized by calm and quiet is at risk of becoming victim to a constant flow of traffic from well before sunup and until well after sundown by drivers who neither start out from nor return to Northrock or Winchester Chase. The character of Northrock, which in its draft Comprehensive Plan the Town purports to want to preserve and protect, will be irreparably damaged.

Moreover, extending North Hill Drive will lead to enough traffic that consideration may be given to limit parking on that street. The layout of Northrock depends on the availability of parking on North Hill Drive. Limiting that availability would not be a mere inconvenience to Northrock residents and their guests; it would be a lasting hardship.

It is no answer to say that North Hill Drive was always envisioned to be a connector road. In the nearly 20 years since the first homes in Northrock were built and occupied, the Town never posted signs or otherwise gave notice to anyone that extension of North Hill Drive was part of the plan for Northrock. Moreover, by the 2014 settlement, the Town and the developer expressly agreed that North Hill Drive would not be extended to Winchester Street. Nothing in the settlement alerted residents and prospective residents of Northrock that the agreement could not be relied upon. Several Northrock residents (I am one of them) indeed have relied upon that settlement in making important financial and other decisions that led us to enter or to remain in Northrock. From 2014 on, the Town never alerted Northrock residents or the public that extension of North Hill Drive would ever be for anything but emergency access to Winchester Chase. Are residents not entitled to rely upon important decisions by the Town that directly affect their everyday lives? Must residents live in fear that a decision made by the Town yesterday can by the stroke of a pen be undone tomorrow? If so, then we will be obliged to live always on guard, in a constant state of mistrust - hardly a hallmark of a healthy Town.

Judging from the Comprehensive Plan, the Town has changed its mind about extending North Hill Drive. It proposes to accommodate a developer who voluntarily withdrew his proposal to extend North Hill Drive and then used abandonment of extension as a bargaining chip to persuade the Town to allow him to achieve his goal of access by way of Winchester Street. The Town is also allowing an extension to implement its policy of "connectivity." Yet, there has been no outreach to the neighborhood by staff, the Planning Commission or the Council. Less than 30 minutes in Northrock would make clear that the neighborhood will be changed forever by the influx of traffic resulting from extension of North Hill Drive.

One constant theme of Northrock, especially when the weather is inviting, is its quiet calm, which becomes immediately apparent as residents, often accompanied by their dogs, go for walks. Many cross North Hill Drive, which has always been a crossing without much risk because the traffic is so infrequent, of special significance because Northrock sits high atop a hill from which North Hill Drive descends in both directions at a steep angle, a temptation to drive at a high rate of speed. Many Northrock residents are getting on in years; we are not quite as alert or as nimble as we used to be.

The Town rightly touts the advantages that stem from “walkability.” One byproduct of the pandemic is an increase in the number of residents of other communities who have shown up walking through Northrock. And the recent snow brought children and their parents to Northrock to enjoy sledding on our hills. One of those hills ends at North Hill Drive where parents stood guard to keep their kids from sliding into the roadway. Adding traffic to North Hill Drive will deprive residents, and visitors as well, of a quiet place to walk, and will create real danger to what until now has been a safe crossing of North Hill Drive.

Town authorities ought to be governed by the same rule that guides physicians, namely, “first, do no harm.” Extending North Hill Drive will do great harm to an established community that has matured into a place of quiet, unhurried calm. That’s an essential aspect of its charm that will be destroyed the moment North Hill Drive becomes the thoroughfare the developer intends and the Town staff appears poised to allow.

If there’s concern that it’s unfair to residents of Winchester Chase to deny them a second access to Lee Highway by declining to extend North Hill Drive, allow the developer to get them there by way of Branch Drive. It is hardly unfair to deny access by way of North Hill after it was first turned down by the developer and then bargained away so he could gain entry by Winchester Street.

One last point, to be elaborated upon subsequently: the area along the western boundary of Northrock necessary to extension of North Hill Drive has never been dedicated to the Town. Moreover, for many years the Northrock HOA has maintained that area, including cutting grass and residents have been using it for recreational purposes such as dog-walking, sledding, soccer and the like. The Town has in effect abandoned the area and thereby its ability to extend North Hill Drive.

Joseph Volpe III
94 North View Circle
Warrenton, Virginia 20186
jvolpe@infionline.net
540-347-3322

9 Mar 2021

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Proposed Comprehensive Plan

CAN THE STREAMS PROVIDE THE ADDITIONAL WATER...EVEN IN A DROUGHT?

TAKE HEED....DAMS FAILED IN A MID WEST TOWN AND HAWAII !!!!!!!!!!!

Respectfully and concerned. I am,

Edward H. Burke
155 North View Circle
Warrenton, VA 20186
540-347-3433

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Comments on Warrenton's proposed 2040 Comprehensive Plan

PD [Penny Dart <apdart@gmail.com>](#)

Tue 3/9/2021 5:54 PM

To: citizencomment



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

March 9, 2021

Dear Town Council,

As residents of Fauquier County since 1983, we have seen Warrenton retain the character and charm that make this a unique and desirable place to live. We would like to support the comments submitted by the Piedmont Environmental Council on March 2, 2021 regarding the proposed plan for Warrenton. Thank you for giving these comments your consideration. We appreciate your leadership for our town, and our county.

Sincerely,

Dr. and Mrs. Robert C. Dart

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FW: Proposed Comprehensive Plan 2040

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WS

William Semple

Tue 3/9/2021 5:52 PM

To: citizencomment

[👍](#) [↶](#) [↷](#) [→](#) [⋮](#)

Received before 12:00 Noon during Town Council worksession.

From: Kimberly DuVal <dis20186@gmail.com>

Sent: Tuesday, March 9, 2021 10:16 AM

To: William Semple <wsemple@warrentonva.gov>; Carter Nevill <cnevill@warrentonva.gov>; Renard Carlos <rcarlos@warrentonva.gov>; Sean Polster <spolster@warrentonva.gov>; Heather Sutphin <hsutphin@warrentonva.gov>; Brett Hamby <bhamby@warrentonva.gov>; James Hartman <jhartman@warrentonva.gov>; Kevin Carter <kcarter@warrentonva.gov>

Subject: Proposed Comprehensive Plan 2040

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

Dear Councilmembers,

My husband and I moved to this beautiful town of Warrenton 20 years ago from Fairfax. The main reason was because of the small town atmosphere, and to get away from the building explosion in Fairfax.

We are strongly opposed to implementing Plan Warrenton 2040 and are urging you to vote against it. This plan seems to be all about putting money in developers pockets while we, the residents, would ultimately pay higher taxes and foot the bill for the higher demand on sewage and water.

We DON'T WANT our quiet neighborhood disturbed by opening up the no-outlet roads such as Old Alexandria Pike, or the traffic of the Western and Southern Bypasses.

Thank you for your consideration. We hope you'll do the right thing and vote to keep our small town small.

Sincerely,
Danny and Kim DuVal
30 Fishback Ct
Warrenton, Va

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FW: Please Redraft the Plan Warrenton 2040

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WS

William Semple
Tue 3/9/2021 5:52 PM
To: citizencomment

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

From: gulickdm@everyactioncustom.com <gulickdm@everyactioncustom.com>
Sent: Tuesday, March 9, 2021 8:43 AM
To: William Semple <wsemple@warrentonva.gov>
Subject: Please Redraft the Plan Warrenton 2040

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

Dear Councilmember William Semple,

The current draft of Warrenton 2040 puts the town on the wrong trajectory, prioritizing excessive residential development in too many places rather than focusing on infill and redevelopment.

For Warrenton to thrive as it grows, the vision for future development must tackle affordable housing, transportation, infrastructure, and recreational needs head-on. The creation of a western bypass, disregard for future water and sewer needs, and lack of adequate planning for parks and streetscaping potentially puts this financial burden on town taxpayers.

I urge the Warrenton Town Council to address these concerns before moving forward with any plan.

Sincerely,
Mrs. Diane Gulick
236 Winchester St Warrenton, VA 20186-2847 gulickdm@earthlink.net

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FW: Please Redraft the Plan Warrenton 2040

[REDACTED] I am confident that you recognize the content and know the content is safe.

Dear Councilmember William Semple,

As a lifelong resident of Fauquier County and a longtime Town of Warrenton resident I am disappointed by the current draft of Warrenton 2040. The plan puts the town on the wrong trajectory, prioritizing excessive residential development in too many places rather than focusing on responsible infill and redevelopment. I know I'm only one voice among many stakeholders in this proposal; however, I am uniquely qualified to object as I'm educated as an Agricultural Economist with a minor in Real Estate.

For Warrenton to thrive as it grows, the vision for future development must tackle affordable housing, transportation, infrastructure, and recreational needs head-on. The creation of a western bypass, disregard for future water and sewer needs, and lack of adequate planning for parks and streetscaping potentially puts this financial burden on town taxpayers. Economically speaking, residential growth will not push commercial growth. Post-pandemic, we will not see office space and retail office growth for some time.

I think we need to ask ourselves why are we pushing for what developers want, not what the citizens want. This plan reads as a plan developers wrote with the assistance of staff who are looking to increase their departments responsibility. We should be rewarding land use that is consistent with small towns and best environmental practices. One look at the infill development on both corners of Green and Washington Street as an example. Developers are using by right division to potentially build 3 and 4 houses respectively on lots that could/should rather be used for 1 or 2 well spaced houses. How will best practices for tree coverage and storm water be met?

I urge the Warrenton Town Council to address these concerns before moving forward with any plan.

Sincerely,
Conor O'Neill
379 Wilson St Warrenton, VA 20186-3714
jcooneill@gmail.com

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FW: Warrenton 2040 Comprehensive Plan Comments

Warrenton Town Hall
21 Main Street
Warrenton, VA 20186

Dear Mayor Neville and Town Council Members,

I am a resident of the town and have been following the new, revised Warrenton 2040 Plan. I am not opposed to growth in the town, but I feel we need to be smart in how we accommodate that growth.

I have a few concerns with the current plan:

Affordable Housing: Housing is at a premium. There are multiple housing projects on the books that have been approved but not developed as yet. The 2040 comprehensive plan speaks to changing remaining areas reserved for commercial and industrial to a mixed use residential. Once that change is made there will be no turning it back. *I would like to see Warrenton finish those developments that are currently approved before making changes to our open spaces.* There is a definite need to have affordable housing to enable teachers, Fire and Rescue personnel, law enforcement, food service and retail employees to be able to live and work within the town limits.

Water and Sewer: There has not been a drought in years but with climate change and increase in use as housing is added there will be added cost to upgrade and increase water and sewage capacity. That cost should not be subsidized entirely by the current taxpayer base.

Western Bypass: The plan speaks to building the Timberfence Parkway and adding a Southern Parkway that will go through existing neighborhoods, open space easements, stream beds and beside parks. Has the town government studied data to support the need for additional bypasses?

Taxes: What impact will this 2040 Comprehensive Plan have on the residential and business taxpayer?

I found comments/findings provided by the PEC report on the Warrenton 2040 Comprehensive Plan regarding housing, water & sewage, western bypass, public open spaces, economic and fiscal resilience (to name a few) to be concerning and need to be addressed before moving forward.

Anita Sutherland
224 Falmouth Street
Warrenton, VA 20186

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Fwd: Comp Plan

WS

William Semple <bill@sempleward2.com>

Tue 3/9/2021 4:42 PM

To: citizencomment



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From: Patricia Tucker <ptuck917@gmail.com>

Sent: Tuesday, March 9, 2021 11:03:05 AM

To: William Semple <bill@sempleward2.com>

Subject: Comp Plan

Hi Bill,

I have not received any of the emails that you have sent out regarding the upcoming comprehensive plan approval process. I would greatly appreciate it if you would please add me to your mailing list.

Pat Tucker - ptuck917@gmail.com

I am seriously concerned at the density of growth and the lack of open space. During this time of pandemic it has become abundantly clear that access to nature - walking trails, parks, places to decompress is crucial for our well being. When the town offered citizens the opportunity to give their input about what was important regarding the town's future at the open meeting at the Path Foundation several years ago, open spaces was identified as a high priority.

Increased population density translates into more air pollution from the increase in traffic and greater demand on the water, sewer capacity, and safety - fire and rescue. Who is going to pay for the increased need for the infrastructure? Increasingly the response has been the developers but that has not been borne out.

The resulting impact of this proposed plan deserves as much time as necessary and not a "pushed through" examination of it.

Thank you for speaking out and doing your due diligence regarding the future of Warrenton.

Pat Tucker

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Citizen Comment

N noreply@revize.com

Tue 3/9/2021 5:14 PM

To: citizencomment



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

Name = Jessica Wagstaff

Address = 359 Falmouth St.

Email or Phone = jewagstaff@gmail.com

Committee, Board, or Commission Type = Town Council

Agenda Item = Draft Warrenton Comprehensive Plan

Comment = I recently moved from D.C. to Warrenton in 2019 for its small town character and charm. I was incredibly disappointed to learn so soon after our move that Town Council seeks to develop well beyond its limits. What benefit does it serve our community to expand as every other area in Northern Virginia has? What will set us apart? The plan reads as though its mission is to serve developers -- not the community. I would much rather see a plan that invests in the wellness and happiness of its current residents. There has to a better, more measured way to grow as a community without sacrificing town's inherent appeal.

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COUNTY RESIDENT COMMENTS
RECEIVED VIA EMAIL
COMPREHENSIVE PLAN – MARCH 2021

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FW: COMP PLAN

WS

William Semple
Tue 3/9/2021 1:54 AM
To: citizencomment



From: Robert Hubner <bob.hubner@comcast.net>
Sent: Saturday, February 20, 2021 2:33 PM
To: Carter Nevill <cnevill@warrentonva.gov>; Sean Polster <spolster@warrentonva.gov>; Renard Carlos <rcarlos@warrentonva.gov>; Heather Sutphin <hsutphin@warrentonva.gov>; William Semple <wsemple@warrentonva.gov>; Brett Hamby <bhamby@warrentonva.gov>; James Hartman <jhartman@warrentonva.gov>; Kevin Carter <kcarter@warrentonva.gov>
Cc: 'Donna Hubner' <donna.hubner@comcast.net>
Subject: COMP PLAN

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

ALL,

Request you use your voting power and curb the growth rate in Warrenton. I like the status quo; we will grow enough by adding the kids that grow up and stay here. Please keep the small-town stability we now enjoy. Rather, focus your attention on maintaining or making more efficient the safety and infrastructure we now possess.

Bob Hubner
7001 Wayland Drive
Warrenton, VA 20187
757-493-1697

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FW: Warrenton Comprehensive Plan

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WS

William Semple

Tue 3/9/2021 1:54 AM

To: citizencomment

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From: Jeremy Stash <jeremy.stash@gmail.com>

Sent: Saturday, February 20, 2021 3:29 PM

To: Carter Nevill <cnevill@warrentonva.gov>; Sean Polster <spolster@warrentonva.gov>; Renard Carlos <rcarlos@warrentonva.gov>; Heather Sutphin <hsutphin@warrentonva.gov>; William Semple <wsemple@warrentonva.gov>; Brett Hamby <bhamby@warrentonva.gov>; James Hartman <jhartman@warrentonva.gov>; Kevin Carter <kcarter@warrentonva.gov>

Subject: Warrenton Comprehensive Plan

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

Hello,

We would like to state our strong opposition to the proposed Warrenton Comprehensive Plan.

Warrenton and Fauquier County are unique to this area in terms of a small town feel and quality of life. This plan would destroy this uniqueness forever.

Please do not approve this plan-and instead seek out alternatives that would benefit our community.

Thank you

Jeremy and Sara Stash
6463 Nordix Dr.
Warrenton, VA 20187

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February 24, 2021

Warrenton Town Council
Ali Zarabi, AZarabi@warrentonva.gov
Mayor Carter Nevill, cnevill@warrentonva.gov

Dear Mayor Nevill and Council Members,

The Virginia Piedmont Heritage Area, headquartered in northern Fauquier County, was founded in 1995 and our mission is to educate and advocate for the preservation of the extraordinary historic landscape, culture, and scenery of our state-designated Heritage Area. Warrenton is an important Heritage Area town with extraordinary historic character and heritage, and it is imperative that you protect it in the Comprehensive Plan.

Warrenton's entryways and access corridors must be preserved to maintain its unique charm. As the draft plan states on Page 17, "HR-5.1: Explore a Historic Gateway Corridor Overlay District," it is critical to the authenticity and setting of a historic town to maintain an appropriate gateway. Large scale development, with clover leaf roadways and high-rise commercial areas, would be jarring, out of character, and damaging to Warrenton's historic fabric. Development on this scale would not only be unattractive, but it would make the town blend in with all the other highly commercial locales in northern Virginia.

VPHA also strongly opposes the proposed change to commercially zoned land which would enable a significant acceleration of residential growth in Warrenton. Appropriate studies have not been completed to justify this increase in by-right mixed-use development and we do not have sufficient data to understand its impact on traffic, taxes, water and sewer, and quality of life.

The Comprehensive Plan needs to further protect and reinforce the integrity of historic resources, and the discussion of Character Districts on Page 29 should promote the adaptive reuse of historic structures. Rather than demolition and new construction, the plan should encourage adapting historic buildings for reuse as offices, housing, and other modern services which preserves the historic character of Warrenton and conserves resources. The stand-alone Historic Preservation Plan listed on Page 17's action items should include specific protections and incentives for adaptive reuse. This plan should also inventory historically African American neighborhoods, including Haiti Street, Oliver City, and Madisontown, and special attention should be given to their eligibility for listing on the National Register of Historic Places.



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Stephen C. Price

The current draft Comprehensive Plan includes many excellent provisions for preservation, but they are overshadowed and outmatched by the allowance of large-scale development. The plan needs to include consistent policies that preserve Warrenton's historic resources while at the same time setting an appropriate pace for residential and commercial growth. The two paths must be compatible to protect Warrenton's historic environs and VPHA implores you to ensure that Warrenton's historic and cultural resources are not sacrificed at the expense of growth.

Thank you for your leadership and consideration.

Respectfully,

C. Dulany Morison
Chair, VPHA

Citizen Comment

noreply@revize.com <noreply@revize.com>

Fri 2/26/2021 4:42 PM

To: citizencomment <citizencomment@warrentonva.gov>

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

Name = L. E. Mitz

Address = 8689 Meadows Road Warrenton, VA 20186

Email or Phone = el.mitz.117@gmail.com

Committee, Board, or Commission Type = Town Council

Agenda Item = Comprehensive Plan

Comment = I have written to my County representative my concerns regarding the proposed Town Comprehensive Plan's effect on the County and me personally. The Plan does not appear to align with the County Strategic Plan's focus on rural quality of life, taxation and recreation. Increased congestion, high speed ring roads, and more through roads that bisect the Town will make shopping more difficult and tourist stops less likely. If Warrenton becomes one more non-charming urban area, I may prefer to shop and dine in Gainesville where I can meet all my needs in one place.

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William Semple

Tue 3/9/2021 1:52 AM

To: citizencomment

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From: Li <elmitz117@gmail.com>

Sent: Saturday, February 27, 2021 8:12 AM

To: Carter Nevill <cnevill@warrentonva.gov>; Sean Polster <spolster@warrentonva.gov>; Renard Carlos <rcarlos@warrentonva.gov>; Heather Sutphin <hsutphin@warrentonva.gov>; William Semple <wsemple@warrentonva.gov>; Brett Hamby <bhamby@warrentonva.gov>; James Hartman <jhartman@warrentonva.gov>; Kevin Carter <kcarter@warrentonva.gov>

Subject:

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

Dear Mr. Mayor and Council Members of Warrenton,

I have written to my County representative my concerns regarding the proposed Town Comprehensive Plan's effect on the County and me personally. The Plan does not appear to align with the County Strategic Plan's focus on rural quality of life, taxation and recreation. Increased congestion, high speed ring roads, and more through roads that bisect the Town will make shopping more difficult and tourist stops less likely. If Warrenton becomes one more non-charming urban area, I may prefer to shop and dine in Gainesville where I can meet all my needs in one place.

Thank you for your consideration in this matter. Lilo Mitz, Warrenton

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FW: Proposed Warrenton Comprehensive Plan

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William Semple

Tue 3/9/2021 1:51 AM

To: citizencomment

👍 ↩ ↶ → ⋮

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

From: Nancy B. Premen <npremen@earthlink.net>

Sent: Sunday, February 28, 2021 2:21 PM

To: William Semple <wsemple@warrentonva.gov>

Subject: Proposed Warrenton Comprehensive Plan

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

>

> Dear Town Council Member Semple,

>

> I have just spent a great deal of time mulling the various recommendations, and artist renderings of such , in the proposed Comprehensive Plan for Warrenton 2020-2040.

> To say that I am disappointed and upset, is to put it mildly. This is not a projection that I can accept for my Warrenton. As someone who was born and raised here, the best part of Warrenton is its small town atmosphere. The picture created from this plan completely destroys that. I find "New Town" to be particularly offensive. That very much reminds me of the 'fake' Town Square in Gainesville.....but on steroids. Certainly not a pleasing picture.

>

> As someone who worked on the first citizen comprehensive plan, done in New Baltimore in 1998, I know first-hand how difficult it is to get everyone to agree on a 'vision'. Unfortunately, what I found ,during those discussions, was that many times a participant's goal in being involved in the plan was to further their own plans and increase their own profits. After reviewing the individuals listed as the "Urban Development Area Steering Group" on the Town's plan, I am stunned to see the number of participants who are involved in development, real estate, or business in our area. Where was "John Q. Public"? I find it most difficult to believe that the majority of our citizenry is fine with this amount of development , height of buildings, impact on natural resources, and increase in population....which I understand is 50% ?!

>

> Needless to say, I am most hopeful that the Town Council does not accept this proposed document. As I just stated, the most offensive elements are the rezoning to more residential and commercial (from light industrial and office), the height of the buildings proposed (3-7 stories !?!), the lack of information on the costs of the proposed new roads (including cut-throughs to destroy many quiet neighborhood cul-de-sacs), a focus on by-right zoning which can negatively impact proffers, and the impact on our water and sewer coverage.

>

> I hope that my faith in an informed, concerned, and fair Town Council is justified. I love Warrenton. I always will. I'd like to be able to still recognize it in a few years.

>

> Sincerely,

>

> Nancy Browning Premen

> Sent from my iPad

Citizen Comment

noreply@revize.com <noreply@revize.com>

Tue 3/2/2021 4:02 PM

To: citizencomment <citizencomment@warrentonva.gov>

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

Name = Trevor Potter

Address = 3284 Whiting Road, Marshall VA 20115

Email or Phone = TPotter@Campaignlegal.org

Committee, Board, or Commission Type = Town Council

Agenda Item = Comprehensive plan changes

Comment = I am greatly concerned about the proposed changes in the Warrenton comprehensive plan. As a Fauquier resident I frequently shop in Warrenton, and send visiting friends to see and enjoy Old Town Warrenton . Some growth is inevitable, but the amount proposed in these changes is potentially quite large and risks changing the character of Warrenton, rather than enhancing it. The studies of the effects on traffic, eater, sewage, parking etc that these higher densities could bring have not been done. I urge you to "go slow" and not make changes we would all regret in the future.

Client IP = 148.59.230.81

Citizen Comment

noreply@revize.com <noreply@revize.com>

Wed 3/3/2021 12:18 PM

To: citizencomment <citizencomment@warrentonva.gov>

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

Name = KURT DAVIA

Address = 8755 Dublin Lane

Email or Phone = kd56warrenton@outlook.com

Committee, Board, or Commission Type = Town Council

Agenda Item = fix the comp plan

Comment = Don't fix things if they are not broken. There are Soo few Warrentons left in America!!! Don't let this Beautiful Town turn into a Vienna Va, Warrenton was givin the Title once as the most Beautiful town in the U.S. DO NOT Destroy it with this Plan..PLEASE>>>

Client IP = 72.168.142.68

Citizen Comment

noreply@revize.com <noreply@revize.com>

Wed 3/3/2021 4:09 PM

To: citizencomment <citizencomment@warrentonva.gov>

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

Name = Karla Myre

Address = 7459 Silver Cup Dr.

Email or Phone = karlamyre@comcast.net

Committee, Board, or Commission Type = Planning Commission

Agenda Item = Warrenton Comprehensive Plan

Comment = My husband and I moved to Fauquier County 8.5 years ago looking for a small, quaint town. We have lived in both Fairfax and Loudon counties and wanted to escape the noise and chaos of NOVA. He commutes to Chantilly and I co-own a business in Haymarket. After reading the proposed plan it seems the planning commission is set on expanding the chaos to Fauquier with no regard for its citizens. I live in Silver Cup Estates and the proposed Western Bypass will destroy ours and Gold Cup property values not to mention the wildlife in our area. Rady Park is heavily used by these neighborhoods and the walkability and noise from a bypass will impeade its use. No! No! No! Another concern in the proposed plan is the height of buildings that could be built. My business in Haymarket is directly across from the new 4 story hotel under construction in the middle of town. It looks completely out of place and a stain on the landscape. Please don't let greed destroy this small town.

Thank you,

Client IP = 73.12.64.16

Citizen Comment

noreply@revize.com <noreply@revize.com>

Thu 3/4/2021 2:59 PM

To: citizencomment <citizencomment@warrentonva.gov>

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

Name = james brown

Address = 7398 iron bit dr

Email or Phone = t4gif@yahoo.com

Committee, Board, or Commission Type = Town Council

Agenda Item = town plan 2040

Comment = I am displeased with the article that I read in the Fauquier Times about Timber Fence Parkway. I live at the corner of Bear Wallow and Timber Fence Parkway and if you ever have the chance to sit at the corner starting at 0615am until 4pm you would realize the amount of traffic that already passes through this section of the town of Warrenton and Fauquier County and under your plan you will increase that traffic flow. Currently the Warrenton Police Department has not been able to deter the speeders in the 25 mph zone due to the overwhelming amount of traffic and your plan puts more lives at risk. Trust me they have tried but with a limited staff it is hard to maintain a presence to ensure the local ordinances are followed. Currently drivers do not adhere to the people in the crosswalks causing undue safety issues for both vehicular and foot traffic. Also allowing the parkway to go in will decrease home values which would lower the amount of monies the town and the county would collect

Client IP = 73.31.52.207

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FW: Please Redraft the Plan Warrenton 2040

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WS

William Semple

Tue 3/9/2021 1:49 AM

To: citizencomment

[👍](#) [↶](#) [↷](#) [→](#) [...](#)

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

From: cshore54@everyactioncustom.com <cshore54@everyactioncustom.com>

Sent: Thursday, March 4, 2021 9:40 PM

To: William Semple <wsemple@warrentonva.gov>

Subject: Please Redraft the Plan Warrenton 2040

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

Dear Councilmember William Semple,

The current draft of Warrenton 2040 puts the town on the wrong trajectory, prioritizing excessive residential development in too many places rather than focusing on infill and redevelopment.

For Warrenton to thrive as it grows, the vision for future development must tackle affordable housing, transportation, infrastructure, and recreational needs head-on. The creation of a western bypass, disregard for future water and sewer needs, and lack of adequate planning for parks and streetscaping potentially puts this financial burden on town taxpayers.

I urge the Warrenton Town Council to address these concerns before moving forward with any plan.

Sincerely,

Catherine Adams

6436 Main St The Plains, VA 20198

cshore54@verizon.net

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WS

William Semple

Tue 3/9/2021 1:50 AM

To: citizencomment

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

From: rissa8515@everyactioncustom.com <rissa8515@everyactioncustom.com>

Sent: Thursday, March 4, 2021 5:57 PM

To: William Semple <wsemple@warrentonva.gov>

Subject: Please Redraft the Plan Warrenton 2040

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

Dear Councilmember William Semple,

The current draft of Warrenton 2040 puts the town on the wrong trajectory, prioritizing excessive residential development in too many places rather than focusing on infill and redevelopment.

For Warrenton to thrive as it grows, the vision for future development must tackle affordable housing, transportation, infrastructure, and recreational needs head-on. The creation of a western bypass, disregard for future water and sewer needs, and lack of adequate planning for parks and streetscaping potentially puts this financial burden on town taxpayers.

I urge the Warrenton Town Council to address these concerns before moving forward with any plan.

Sincerely,

Karissa Epley

8139 Rockingham Rd Warrenton, VA 20186-7323 rissa8515@gmail.com

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FW: Please Redraft the Plan Warrenton 2040

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

From: frysva@everyactioncustom.com <frysva@everyactioncustom.com>

Sent: Thursday, March 4, 2021 7:08 PM

To: William Semple <wsemple@warrentonva.gov>

Subject: Please Redraft the Plan Warrenton 2040

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

Dear Councilmember William Semple,

The current draft of Warrenton 2040 puts the town on the wrong trajectory, prioritizing excessive residential development in too many places rather than focusing on infill and redevelopment.

For Warrenton to thrive as it grows, the vision for future development must tackle transportation, infrastructure, and recreational needs head-on. The creation of a western bypass, disregard for future water and sewer needs, and lack of adequate planning for parks and streetscaping potentially puts this financial burden on town taxpayers.

I would not like to see Fauquier County "Loudounized." Increased residential development will require increased services, such as schools, that will increase our taxes significantly. Fauquier has done a great job of preserving rural land but the tax breaks for holders of conservation easements mean increased taxes for the rest of us. While we all benefit from preservation of open space (cleaner air, for one) and tolerate the increased taxes, we don't need to add to them.

I urge the Warrenton Town Council to address these concerns before moving forward with any plan.

Sincerely,

Lillian Fry

4257 Hungry Run Rd The Plains, VA 20198-1715 frysva@gmail.com

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WS

William Semple

Tue 3/9/2021 1:49 AM

To: citizencomment

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

From: ktkcmcc@everyactioncustom.com <ktkcmcc@everyactioncustom.com>

Sent: Thursday, March 4, 2021 8:11 PM

To: William Semple <wsemple@warrentonva.gov>

Subject: Please Redraft the Plan Warrenton 2040

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

Dear Councilmember William Semple,

The current draft of Warrenton 2040 puts the town on the wrong trajectory, prioritizing excessive residential development in too many places rather than focusing on infill and redevelopment.

For Warrenton to thrive as it grows, the vision for future development must tackle affordable housing, transportation, infrastructure, and recreational needs head-on. The creation of a western bypass, disregard for future water and sewer needs, and lack of adequate planning for parks and streetscaping potentially puts this financial burden on town taxpayers.

I urge the Warrenton Town Council to address these concerns before moving forward with any plan.

Sincerely,
Catherine McCullough
9123 Hyde Ln Warrenton, VA 20186-7505
ktkcmcc@gmail.com

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Citizen Comment

N

noreply@revize.com

Fri 3/5/2021 9:19 PM

To: citizencomment



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

Name = Florence Jones

Address = 6730 Blackwell Road

Email or Phone = fj@brighteyesbooks.com

Committee, Board, or Commission Type = Town Council

Agenda Item = Warretnon Comprehensive plan

Comment = In 2014 I moved to Warrenton to escape the uncontrolled development of Arlington VA. Arlington no longer has affordable housing, the character and charm of Arlington no longer exist. "Arlington Bricks" built for returning WW2 service men have been bull dozed and replaced by McMansions. A starter home cost \$1M. This uncontrolled development was approved by the county because they now can collect 3x the property tax revenue on these lots. Is this what you want? Shortly after moving to Warrenton I participated in discussion on a previous county plan. I was impressed. I was proud to be moving into a community that balanced agriculture, small town community with reasonable growth. Why the change in approach? Once you go down this path there will be no return.

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WS

William Semple

Tue 3/9/2021 1:49 AM

To: citizencomment

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

From: laurenmora372@everyactioncustom.com <laurenmora372@everyactioncustom.com>

Sent: Friday, March 5, 2021 7:20 AM

To: William Semple <wsemple@warrentonva.gov>

Subject: Please Redraft the Plan Warrenton 2040

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

Dear Councilmember William Semple,

The current draft of Warrenton 2040 puts the town on the wrong trajectory, prioritizing excessive residential development in too many places rather than focusing on infill and redevelopment.

For Warrenton to thrive as it grows, the vision for future development must tackle affordable housing, transportation, infrastructure, and recreational needs head-on. The creation of a western bypass, disregard for future water and sewer needs, and lack of adequate planning for parks and streetscaping potentially puts this financial burden on town taxpayers. Having lived in Virginia for 30+ years, watching this rapid growth concerns me. This is a developer's dream and not a good dream for the rest of us. Increased traffic and burden on the infrastructure.

I urge the Warrenton Town Council to address these concerns before moving forward with any plan.

Sincerely,

Ms. Lauren Mora

2709 Crenshaw Rd Rectortown, VA 20140

laurenmora372@gmail.com

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FW: Please Redraft the Plan Warrenton 2040

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WS

William Semple

Tue 3/9/2021 1:49 AM

To: citizencomment

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

From: ellen.soyars@everyactioncustom.com <ellen.soyars@everyactioncustom.com>

Sent: Friday, March 5, 2021 4:03 PM

To: William Semple <wsemple@warrentonva.gov>

Subject: Please Redraft the Plan Warrenton 2040

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

Dear Councilmember William Semple,

We moved here 42 years ago by-passing Leesburg for just what it has become now. I urge you not to make too many changes that will change the character and create a town like all the others. The plan for the by-pass is ludicrous. It will have a detrimental effect on businesses. Bike lanes? No sensible rider goes there. Timberfence Pkwy. was a no-brainer for pulling traffic off the by-pass and helping with traffic at the WARF, the school, and those coming from west of town,. It does not have to connect all the way to Rt. 211 pulling in Culpeper traffic commuters. Abandoning this left those in that older neighborhood behind the high school to deal with the traffic and get tickets for not doing 15 MPH. Driveways empty onto the narrow streets. Timberfence is a large parkway with no houses nor driveways facing the street. And how about that amazing traffic circle near Walmart! I guess that is VDOTs grand plan--so stupid. Let's focus on under-served neighborhoods such as Oliver City, clean up rental properties that are derelict or abandoned, provide water and sewer to those areas in our master plan as it stands. We are quaint and are in demand by those wishing to move west to live just as we are--not Leesburg, not Manassas, not Gainesville. The plan it just too polished. So add some sidewalks and parks and trees. "If it ain't broke, don't fix it"! The comprehensive plan is so enormous that it is hard to get through it all, but this is how I feel.

I urge the Warrenton Town Council to address these concerns before moving forward with any plan.

Sincerely,

Ellen Soyars

8005 Old Waterloo Rd Warrenton, VA 20186 ellen.soyars@gmail.com

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FW: Please Redraft the Plan Warrenton 2040

From: virginiaruralmoms@everyactioncustom.com
<virginiaruralmoms@everyactioncustom.com>
Sent: Friday, March 5, 2021 8:13 AM
To: William Semple <wsemple@warrentonva.gov>
Subject: Please Redraft the Plan Warrenton 2040

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

Dear Councilmember William Semple,

The current draft of Warrenton 2040 doesn't provide enough affordable and senior-friendly housing, doesn't help our existing neighborhoods thrive, and doesn't focus enough on infill and redevelopment. Please re-examine these priorities and take another look at the plan.

When I was searching for garden-style one level house or apartment for my mother-in-law at the end of her life, there were virtually none to be had, particularly not in multi-tenant housing, which she would have preferred. My mother in law - and many seniors! - had bad knees and could not climb stairs. I learned that developers don't make as much profit on garden and one-level living as they do on McMansions and skinny steep townhouses, which Warrenton has plenty of. My MIL was a 30 year resident of Warrenton and ended up moving to Culpeper, taking all of her spending with her for her final 5 years. Please consider incentivizing a livable walkable city for folks who would prefer to age in place or to move here for senior friendly amenities. Families in McMansions are not the only folks we want to attract!
The LEAST of these "amenities" would be help connecting to water and sewer, and of course internet.

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FW: Please Redraft the Plan Warrenton 2040

"amenities" would be help connecting to water and sewer, and of course internet.

I live in an older neighborhood (outside Warrenton) and we would LOVE to have sidewalks, jogging paths, and connecting walkways. This is an area where the town development plan can really incentivize adding such amenities to our older, charming neighborhoods, to help them compete with newer cookie cutter developments.

Finally, if you look at photos of Del Ray in Alexandria it is clear that our own Broadview Ave has enormous potential as a walkable business district in a similar vein, but we seem to be ignoring that potential. It has charming mature trees, houses that have been or can be converted to retail and restaurants, and sidewalks in place. It could have infill incentives to build parking and multi-unit condos and apartments close to the action. But the town has consistently seen this avenue as a car-based fast food strip rather than a neighborhood to encourage with infill, multi-tenant housing, affordable housing, more park-and-walk amenities like restaurants (even a mini bus route that included old town!). When the hotel behind McMahons was demolished, there was no thought to provide more housing for the families living there that had had no other good options (I agree families shouldn't be in hotels permanently!) And when the controversy over the McShinn facility erupted, one of the objections was putting people without their own transportation too close to old town .. but, can't we plan for neighborhoods where folks 20 years from now without transportation could comfortably live, shop, and work from home? I think the pandemic has shown us that Warrenton isn't locked into an identity as a commuter town. Please re-examine the Plan Warrenton 2040 to accommodate people with cars and people without, to provide affordable housing for seniors and low-income folks, and to help existing neighborhoods like Olive City thrive in addition to providing for new planned developments. Maybe you could even inspire the Supervisors to help our older neighborhoods like mine throughout Fauquier with new walking/jogging paths.

I love Warrenton and shop and spend most of my time there. I urge the Warrenton Town Council to address these concerns before moving forward with any plan.

Sincerely,
Carolyn Woodard
PO Box 49 Casanova, VA 20139-0049
virginiaruralmoms@gmail.com

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FW: Please Redraft the Plan Warrenton 2040

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WS

William Semple

Tue 3/9/2021 1:49 AM

To: citizencomment

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

From: danielle.a.castellano@everyactioncustom.com

<danielle.a.castellano@everyactioncustom.com>

Sent: Saturday, March 6, 2021 8:43 AM

To: William Semple <wsemple@warrentonva.gov>

Subject: Please Redraft the Plan Warrenton 2040

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

Dear Councilmember William Semple,

The current draft of Warrenton 2040 puts the town on the wrong trajectory, prioritizing excessive residential development in too many places rather than focusing on infill and redevelopment.

For Warrenton to thrive as it grows, the vision for future development must tackle affordable housing, transportation, infrastructure, and recreational needs head-on. The creation of a western bypass, disregard for future water and sewer needs, and lack of adequate planning for parks and streetscaping potentially puts this financial burden on town taxpayers.

I urge the Warrenton Town Council to address these concerns before moving forward with any plan.

Sincerely,

Danielle Wyman Castellano

4237 Bear Bug Ln Bealeton, VA 22712-7366 danielle.a.castellano@gmail.com

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Citizen Comment

N

noreply@revize.com

Sun 3/7/2021 7:46 PM

To: citizencomment



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

Name = Renee Kitt

Address = 7404 Waterford Lane Warrenton

Email or Phone = 20pawskitt@gmail.com

Committee, Board, or Commission Type = Town Council

Agenda Item = Comp Plan

Comment = I have lived here in Warrenton for 18 years, moving here when I was in my late 20's. I had no idea what a smart decision it would turn out to be. This community has become my life, and I plan on staying here until my time comes. Please do not change this wonderful SMALLish community into a BIG cold, congested, rushed place. Some people like that kind of life and there is plenty of it just to the east. Please keep Warrenton and Fauquier County the SMALL special place it is. Where being part of the community is just how we do things around here. A quick trip to store is without traffic frustration. We do not need more massive residential homes here, towering building and congestion. We need smart, controlled development that keeps the character of our wonderful little town at the for front. Focus on brown fields/in fill not expansion. I would like to live out my life here in Warrenton, not be pushed further southwest. Thank you

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Citizen Comment

N

noreply@revize.com

Sun 3/7/2021 3:42 PM

To: citizencomment



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

Name = Kenneth and Rosemarie Panto

Address = 12392 Old Mill Road

Email or Phone = Rosemarie.panto@fcps1.org

Committee, Board, or Commission Type = Town Council

Agenda Item = Warrenton Infrastructure Plan 2040

Comment = I believe the town Council needs to re-evaluate the infrastructure plan and consider the following issues: The updating of sewer and water infrastructure in the Catlett/ Route 28 area as well as the northern section of Fauquier county. County wide internet connectivity issues need to be addressed as proven with schools going virtual and many families were unable to connect. Our housing needs for moderate to low income affordable housing must be addressed thru developing mixed unit neighborhoods, repairing and updating substandard housing. Requiring large scale developements to contribute funds to the school district to be used only for expanding and building new schools. Attract big retail establishments to help with the tax base as well as keep taxpayer dollars in the county. Address the needs of small local businesses and offer low interest loans to help them remain in business. Support local farmers with tax breaks and enlarging the local Farmers Market.

Client IP = 67.44.209.26

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Citizen Comment

N

noreply@revize.com

Mon 3/8/2021 2:59 PM

To: citizencomment

[👍](#) [↩](#) [↩](#) [→](#) [⋮](#)

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

Name = Martha Browning

Address = 6026 Georgetown road Broad Run

Email or Phone = foxbroadrun@aol.com

Committee, Board, or Commission Type = Town Council

Agenda Item = Plan Warrenton 2040

Comment = I do not support the comp plan. It does not serve the entire community as stated. We are being shoved onto a fast train and we aren't clear where we're going. Roads that might cause gridlock not eliminate it. Housing that doesn't serve the entire community. Possible water and wastewater problems. An economy that is trying to find its way out of the pandemic.

Client IP = 97.73.80.159

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March 8, 2021

Dear Warrenton Town Council and staff,

My name is Judy Lamana and I am the founder of the Fauquier Climate Change Group. While we support rethinking town development and also see the evidence that some type of an economic boost is needed for Warrenton, we are concerned that this new plan isn't as candid as the current Warrenton Comprehensive Plan. It is also missing important features that will help make our town an attractive place to live. Some of our concerns include:

Planning for Energy Conservation and Efficiency in the Private Sector is a Must

The plan needs to be current with the times and must address energy consumption in the electricity, heating and cooling, and transportation sectors. This means discussing and when agreement is reached, adopting policies and implementing actions to help the private sector conserve energy and efficiently use energy.

Indeed, being known as a forward-thinking town that acts to encourage lower energy bills will make us a more desirable place to live and work for many.

Since the plan is mostly silent on this front, a section on energy use in the private sector and an expanded section on municipal energy use need to be added to the plan before it is adopted.

Planning for reduced energy consumption is also one important way for the town to engage in climate change mitigation. Warrenton needs to do its share.

COVID-19 & Aftermath May Change Things, So Hit the Pause Button for One Year

The pandemic hit after the comprehensive plan had been drafted but not reorganized. The FCCG recommends postponing approval of the plan for one year, given the uncertainties of the pandemic's impact on future residential and commercial real estate, cultural, and entertainment economic activities.

For example, the pandemic may necessitate the modification of some plan goals and make others moot. Pushing the pause button for a period of time to consider whether the type of development sought in the plan needs to be adjusted or can move ahead as planned is warranted. The pandemic is a large economic and social shock that should not be underestimated.

A pause in the adoption process will also give the town time to add an energy conservation and efficiency component to the plan.

So much more will be known in a year. Let's set a hard date in 2022 for its consideration.

Water Supply and Treatment – What Amount of Growth Requires More Infrastructure?

In light of the pandemic's unknown impact on economic growth and possibly driving an increase in "stay at home" water and sewer use, the new plan should prefer "no regrets" water supply and treatment options as initial actions.

The plan must also be clear as to the level of additional residential build-out that will 1) require additional or improved infrastructure for water supply and sewage treatment, 2) what it would cost, and 3) how it would be paid for.

Note that some level of new infrastructure investment may be needed to plan for heavy rainfall events, including its impact on water and sewer.

Virginia is experiencing higher temperatures statewide according to reliable science, with precipitation increasing during the autumn months. The plan should take this climate change into account. ([The study](#) compared Virginia trends from 1895 – 2016 to Virginia's recent 30-year period of 1986-2016.)

Drafts Seems to be a Marketing "Wish List" – Little to No Discussion of Costs, Trade-Offs, or Problems

Citizens participating in the vision sessions for a future Warrenton were unlikely to have considered the price tags for the publicly-funded, perhaps casually chosen, "wish list" amenities (price tags such as an increase in road traffic and an increase in taxes to pay for infrastructure expansion and a larger population).

As a result, the new amenities and growth options listed in the comprehensive plan as desirable must be considered provisional at best and amendable as more is known and revealed. In fact, a serious discussion of the numbers, costs, benefits and trade-offs with the public, or even clearly documented and posted, should precede any town council vote on the plan.

Organization of Plan Good but Could be Improved

The draft plan is a beautiful document and very nicely done. To improve transparency though, it would help to: (1) have a separate list of searchable appendices, (2) the appendices should be searchable both separately and as part of the plan, and (3) if one leaves the plan to read one of the appendices, it would help to return to that page rather than return to page 1 of the plan.

Thank you for all of your efforts to make Warrenton the best it can be. We want that too. We want retail to be successful, but not at the expense of town livability. With more transparency and flexibility, the town can grow and be prosperous. We are all in this together.

Sincerely,

Judy Lamana

Founder
Fauquier Climate Change Group

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Citizen Comment

N

noreply@revize.com

Mon 3/8/2021 5:17 PM

To: citizencomment



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

Name = Donald Look

Address = 7336 Iron Bit Drive Warrenton VA. 20186

Email or Phone = oldergrayhawk@gmail.com

Committee, Board, or Commission Type = Town Council

Agenda Item = Comprehensive Plan

Comment = We Strongly Disagree with the Comprehensive Plan. Under the purposed plan we will need more schools, our small water supply will be under stress, and our sewer plant already is too small and empties in to a stream not a river. The purposed height of the buildings will destroy the small-town look and feel of the community. We already have an adequate highway system. Of all the plans the western bypass is perhaps the craziest. Wanting to put a high way behind a park with soccer fields, past a High School with a football field and tennis courts, threw two developments, destroys a park, and go's right through our watershed. So, in short, the purposed bypasses will destroy communities a park, put our children and our clean water system in danger due to the purposed route. To top it off it does nothing for the town of Warrenton it only serves Culpepper and Rappahannock Counties. We are not Louden or Culpepper Counties were soon all you will see are houses and blacktop. Warrenton and Fauquier

Client IP = 73.99.139.158

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Citizen Comment

N noreply@revize.com
Mon 3/8/2021 1:10 PM
To: citizencomment



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

Name = Kevin Ramundo
Address = 9757 Elmwood Road, Upperville, VA 20184
Email or Phone = ramundok@gmail.com
Committee, Board, or Commission Type = Town Council
Agenda Item = Capm Plan
Comment = The proposed Warrenton Comprehensive Plan contains so many unknowns that it is impossible to understand the tax consequences. Based on what we do know, there is reason to be concerned: · The plan anticipates that Warrenton’s population will increase by at least 50% in the next 20 years. More people means more costly services. · Typically, the costs of these services are not covered by the increase in tax revenues from the growth and the current taxpayers end up footing the bill. · There is every reason to believe that these costs will be significant because major road construction, new water and sewage capacity, and the expansion of school system will be required. · The idea of more mixed-use development could be beneficial, but the plan strongly favors residential over commercial and industrial
Please reject the current plan. Kevin Ramundo
Client IP = 148.59.230.156

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Citizen comment for Warrenton Comprehensive Plan

M mbkotek_pses@yahoo.com
Mon 3/8/2021 8:23 PM
To: citizencomment; MB Kotek <mbkotek_pses@yahoo.com>



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

Dear Town Council:

As a long time Fauquier Resident, I have been following the Compressive Plan for Warrenton in the Fauquier Times . I am very concerned that this plan seems to ignore the needs and wants of the current residents in favor of attracting new residential developments and businesses.

Warrenton, as some other places, seemed to ignore the needs of these small communities especially historic communities of color like Oliver City. This community was divided by roads and the bypass. The new plans seem to divide communities even more and add to the pollution of their wells and through traffic going to new developments. This reminds me of red lining in other places.

Our town needs to be a good place to live for all communities. It seems like this plan will continue to marginalize these communities. More revisions need to be made in this plan to make Warrenton a good place to live for all people.

Mary Beverley-Kotek

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Citizen Comment

N

noreply@revize.com

Mon 3/8/2021 11:39 PM

To: citizencomment



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

Name = jessica t. mathews

Address = 11329 pasture lane, Marshall, 20115

Email or Phone = jmathews@ceip.org

Committee, Board, or Commission Type = Town Council

Agenda Item = Warrenton 2040 Plan

Comment = I've been a resident of Marshall for 41 years: Warrenton is the heart of our family's larger neighborhood. I applaud the Council's work on the Plan and its openness to public input, but there remain important aspects of it that would degrade Warrenton's character, livability and economic and environmental sustainability. The rate of growth is too high, the proportion of land allotted to residential, as opposed to industrial, use is too great and the possibility of future development without rezoning means that water, sewer and roads could be seriously overstretched without the opportunity to adjust. The emphasis on greenfield development over infill amounts to a waste of a precious, finite resource. Overall, the plan gives too much attention to new development rather than focusing on the needs of existing communities both residential and commercial. Think what a difference, for example, a nice brick multistory garage would make to the economic life of Old Town.

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FW: Save Warrenton!!!!!!

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WS

William Semple

Tue 3/9/2021 1:46 AM

To: citizencomment

[👍](#) [↶](#) [↷](#) [→](#) [⋮](#)

From: Livia Mitchell <mitchelllivia1@gmail.com>

Sent: Monday, March 8, 2021 7:56 PM

To: Carter Nevill <cnevill@warrentonva.gov>; Sean Polster <spolster@warrentonva.gov>; Renard Carlos <rcarlos@warrentonva.gov>; William Semple <wsemple@warrentonva.gov>; Brett Hamby <bhamby@warrentonva.gov>; Kevin Carter <kcarter@warrentonva.gov>; Heather Sutphin <hsutphin@warrentonva.gov>; James Hartman <jhartman@warrentonva.gov>

Subject: Save Warrenton!!!!!!

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

Hello,

My husband and I have moved here from Loudoun County because we wished to live in this lovely small town. Hence, we strongly oppose the construction of building heights over 3 stories permitted in the Comprehensive Plan. The population increase resulting from this plan will destroy Warrenton's small town feel. Please don't follow the footsteps of Fairfax and Loudoun where they shoehorned in more homes than the road could support just to chase increased tax revenue.

We also oppose connecting the Timberfence Parkway to Rt 211. This is a quiet, peaceful neighborhood where children can play and young and old can walk to Rady Park with our dog. Having a busy parkway running through it would destroy our way of life and our property values.

Best regards

Terry and Livia Mitchell
7438 Silver Cup Dr
Warrenton, VA 20186

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Re: Comments on the Comprehensive Plan for Warrenton

Date: March 8, 2021

Although I am not a member of the NAACP, I would like to endorse their cogent suggestions on the new Comprehensive Plan for Warrenton. The lack of affordable housing in Warrenton is of particular concern. Shopping and dining in Warrenton has often brought me into contact with service workers who cannot afford to live in the town, or even our county. Please make this a priority in your plan. The pandemic has made clear how important it is to have stable, safe housing for citizen employment and healthy communities.

I urge the Council to prioritize the preservation of historically Black areas of Warrenton, such as Oliver City. A new Western Bypass would further dissect that area, to the detriment of the community. I urge the Council to add to the plan bringing that community into the town's existing water and sewer system at highly subsidized rates. This would be environmentally beneficial, as well as helpful to those households. Further, adding sidewalks and street lighting to Oliver City would make the area safer and more attractive.

Thank you for your consideration of these comments.

Martha Pross

6891 Emma Court

Warrenton, VA 20187

mtpross@gmail.com

540-905-2806

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Timber Fence Parkway Bypass

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

Sir,

I'm writing because I am highly concerned with the negative ramifications of Warrenton's Comprehensive Plan. As a Silver Cup Estates resident, I value the peace and tranquility of my little neck of Warrenton. We recently moved to Warrenton from Haymarket because of what Warrenton offered to us as a family. I feel the Timber Fence Parkway bypass (i.e. US-17 or US-211) is a complete slap in the face of the residents who already live here. We purposefully passed on a house in Bristow because it had a bypass running right behind the house. Now, I'm finding out the Town Council wants to put a bypass right behind my house. This will bring increased traffic, speeding, and noise, while also increasing the level of risk to my wife and children who enjoy their afternoon walk to Rady Park. And for anyone with eyes, increased traffic results in increased trash on the side of the road.

As far as the eye can see (Nextdoor, Facebook groups, etc), objections are being raised over this by the residents. Despite continuous objections over the years, it appears the town is unabated in its objective and agenda. To be frank, stop trying to destroy things and start listening to the people you are about to negatively impact. I'm not a pawn to be sacrificed by a "high council" that thinks it knows better than the commoners.

I mean no disrespect by this email but I do hope it stresses the level of importance. Just as you would not want someone to ruin your backyard, I request the same level of respect be afforded. This plan is about to ruin two entire communities in the name of growth and wealth. Please reconsider and pull the bypass out of the Comprehensive Plan.

Sincerely,
Travis Rogers
7392 Iron Bit Drive
Warrenton, VA 20186
352-342-0421

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FW: Warrenton Comprehensive Plan Pushed During COVID Crisis

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WS

William Semple

Tue 3/9/2021 1:47 AM

To: citizencomment

👍 ↩ ↶ → ⋮

From: Rosanne Woodroof <rosanne.woodroof@gmail.com>

Sent: Monday, March 8, 2021 2:49 PM

To: Carter Nevill <cnevill@warrentonva.gov>; Sean Polster <spolster@warrentonva.gov>; Renard Carlos <rcarlos@warrentonva.gov>; Heather Sutphin <hsutphin@warrentonva.gov>; William Semple <wsemple@warrentonva.gov>; Brett Hamby <bhamby@warrentonva.gov>; James Hartman <jhartman@warrentonva.gov>; Kevin Carter <kcarter@warrentonva.gov>

Subject: Warrenton Comprehensive Plan Pushed During COVID Crisis

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

1. Pushing such a draconian "plan" onto the Warrenton area populace during the COVID crisis is unconscionable. Citizens need more opportunities to gather/discuss what our community would look like with your plan and that is severely compromised as we emerge from the COVID threat by increasingly vaccinating the populace.
2. The plan represents the nightmare of some ersatz version of "growth" that does not benefit the current citizens and could substantially harm both citizens and property, transforming this uniquely beautiful, rural area into "everytown/suburb /urban sprawl USA. This is not positive progress, but just the opposite - change for the worse.
3. Warrenton is not "everywhere USA" - far from it - which is what makes Warrenton so special, such a treasure to protect and preserve, not alter, change to render it unrecognizable and indistinguishable from all the other overdeveloped areas around DC, the NOVA many of us fled.
4. There is good "growth" and profit by "doing good" and there is "bad growth," profit and growth for the sake of profit and growth with a minority of citizens getting rich in the process while others pay for the decline in quality of life and nuisances your plan involves.
5. Incentivize improvements to EXISTING neighborhoods and housing stock with innovative solutions to smart growth that looks more like somewhere someone coming to Warrenton might want to live. This attracts like minded individuals who want and appreciate the smaller town, rural life style, increasingly sought/popularized by the recent COVID crisis.
6. Capitalize on the positive attributes of Warrenton. For example, promoting bed and breakfast properties rather than the same "hotels" in every other town/city in this country and pretty much most

most of the developed world. This would allow local owners/residents to earn income while providing the type of attractive accommodations tourists interested in the history of Warrenton and the surrounding area would likely enjoy, bringing economic prosperity in the sort of "win win" that is uniquely available in the Warrenton area.

7. Boomers with money are retiring in large numbers, many to attractive areas with recreational opportunities, like Fauquier already possesses.. What have you done to attract this still vital, flush with cash segment of the populace who produce a LOT of volunteers and contribute to the new communities they embrace after leaving the urban sprawl you are trying to replicate here???

Maybe you are not seeing new retirees here **because you are not promoting that aspect/opportunity, which is my view is a RICH one that would greatly benefit Warrenton.**

As the retirees move on, those "younger" folks you are running after will be middle age with children and would then be moving into those enhanced homes the older folks refurbished for retirement. Further, there is the opportunity for multi-generational housing, retirees or others using existing housing stock to expan/accommodate family/renters with an addition or "in law suite." this sort of "growth" is sustainable WITHOUT changing the character of this town.

Increasingly, the more rural areas are sought after, especially after COVID. All of this has been occurring/changing as you formulated a model for the past, from the past that ignores sustainability.

8. People are fleeing the traffic patterns you seek to create by your (bad) PLAN. Please don't inflict this bad planning on us.

9. Repair inequities in service among existing citizens before even thinking about bringing in new citizens. (This should be Item #1)

The "Oliver Street" issue comes to mind here, an invaluable group of long-time citizens in an historic area who seem to have been ignored in terms of services. There may be other such areas and they must be addressed first and foremost BEFORE ANY "comprehensive plan" is embraced.

10. Innovative thinking and plans appropriate for this unique area can be formulated and showcase the talent and resources special to this area in a way that attracts positive growth where current citizens and new citizens will both prosper for years to come. But that is not what your plan promotes.

I urge you to allow more invaluable input into your plan based on the new realities since COVID that have changed what people want, especially the younger people you seem to want to attract at the expense of older ones. Additionally, the COVID crisis continues to hamper the ability of citizens to work with you to improve your plan, thus you should set aside your plan as the COVID crisis and its aftermath becomes clearer.

A lot has changed since you embarked on your plan, but despite the changes you have made to your plan, it is a BAD PLAN for Warrenton and the surrounding County of Fauquier whose citizens deserve better - MUCH better.

Rosanne L Woodroof
Rosanne.Woodroof@gmail.com
PO Box 3050
Warrenton, VA 20188

From: dave.gibson@everyactioncustom.com <dave.gibson@everyactioncustom.com>
Sent: Tuesday, March 9, 2021 1:39 AM
To: William Semple <wsemple@warrentonva.gov>
Subject: Please Redraft the Plan Warrenton 2040

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

Dear Councilmember William Semple,

The current draft of Warrenton 2040 puts the town on the wrong trajectory, prioritizing excessive residential development in too many places rather than focusing on infill and redevelopment.

For Warrenton to thrive as it grows, the vision for future development must tackle affordable housing, transportation, infrastructure, and recreational needs head-on. The creation of a western bypass, disregard for future water and sewer needs, and lack of adequate planning for parks and streetscaping potentially puts this financial burden on town taxpayers.

I urge the Warrenton Town Council to address these concerns before moving forward with any plan.

**Sincerely,
Mr David Gibson
7548 Foxview Dr Warrenton, VA 20186-2058 dave.gibson@GEOESG.com**

March 5, 2021

Warrenton Town Council
Warrenton Town Hall
18 Court Street Warrenton, VA 20186

Re: Draft Warrenton 2040 is a Coloring Book, not a Plan

Dear Mayor Nevill and Town Council Members,

The phrase "*If you build it they will come*" makes even less sense now than when first uttered by Kevin Costner's "Field of Dreams" (1989). Ambitious development is commendable when it is rooted in collaborative design and economic reality. I would offer that Warrenton 2040 has neither, and the Town Council should withdraw it until it does. Since PEC, NAACP, CFFC, and others have provided detailed responses, with which I agree, I will dwell briefly on three key points:

Balancing Jobs and Housing - At the core, Warrenton 2040 is firmly wrapped around the axel of trying to accommodate its projected and unrealistic 5,000+ new residents. The Economic Base Analysis Study and Economic and Fiscal Resilience Chapter acknowledge the strength of Warrenton's organic job market and underline the need to improve our competitiveness:

"The growth in office component will require a concerted economic development effort from the Town to succeed. Simply put, the current marketplace for office development is not robust enough to project such growth by 2039."

That said, the Plan fails to protect commercial and industrial areas, nor does it describe critical infrastructure investments the Town can make or encourage to expand professional services development (e.g., remote and shared workspace). These are vital but ignored opportunities as we emerge from the COVID pandemic, which has prompted a lasting shift toward more distributed professional workplace needs. *There should be a new Chapter or separate study dedicated to summarizing the impact of COVID and identifying how Warrenton can adjust and take advantage of these COVID-induced changes.*

The Plan puts an unwarranted emphasis on mixed-use residential in all Commercial areas, which guarantees that developers will quickly erase Warrenton's dwindling supply of professional space in favor of more lucrative single-family and vertical apartments. The consequences are as apparent as predictable: (1) stagnation of the local professional jobs market, which has made Warrenton so desirable until now; (2) increased dependence on northern Virginia commuters; and (3) the knock-on effect of the first two is that housing costs and taxes rise quickly making Warrenton an expensive bedroom community and affordable housing desert.

Balancing housing with job creation is key to long-term growth. The Plan should impose stricter zoning requirements for mixed-use in greenfield situations and contain more explicit protection of our remaining commercial and industrial areas as professional job generators *and provide more emphasis and incentives for incremental redevelopment and infill.*

Transportation – The Transportation and Circulation Background study provides no new data or traffic analysis driving RKG Associate's long and unprioritized list of transportation improvements included in the Plan. On page 38, the Plan lists \$36M-\$72M of "Near-Term Projects," which should be "Pursued Immediately" simply because they might qualify for VDOT's Revenue Sharing, not because they are safety hazards or traffic obstacles. On the following page, the Plan includes a full-page list of 21 additional traffic projects that are not referenced in the study, are not costed, and fail to provide any suggestion as to why they are included. This distracts from establishing objective and transparent priorities. It is also curious why the Transportation and Circulation Background study is no longer included as a document "adopted by reference" into the Comprehensive Plan, which should be clarified.

A particular concern is the Western and Southern Bypasses that are still included on the list of projects without any further justification or description. The Western Bypass would directly impact about 339 homes within 1,000 feet of the proposed alignment, nearly half of them located outside Warrenton. An extension would cross an impaired flood plain that flows directly into the Warrenton Reservoir and run against the Rady Park fence line if the Town and County could obtain the property. It would also run through FHS's baseball fields and obliterate the squash courts at the WARF.

Remarkably, there is has been no consultation with the affected communities during the Plan development or progress with the Town-County Task Force recommended previously in the 2015 Warrenton Service District Plan. The VDOT's 2013 Broadview Access Management Study concluded: *"that the extensions to Timber Fence Parkway provide minimal near-term benefits and require right-of-way acquisition and support from the County."* Since that study was done, the actual traffic volumes across Frost Avenue and Broadview Avenue have decreased by 12% and 20%, respectively.

Why are these "bypasses" included in the Plan without justification or consultation with the affected communities or County staff? "Because they have always been there" is no longer an adequate explanation. *The Town Council should remove them from the Plan and not pass the buck to the next administration.*



Collaboration and Transparency – Any successful Comprehensive Plan is rooted in effective stakeholder consultation. It is one thing to print postcards from students and posters of Post-It Notes from workshops, and quite another to provide critical analysis of all of the feedback solicited, obtained, and used in successive drafts. There is no apparent record of the working groups' actual conclusions and no running tabulation of input after the July 2020 release of the draft. Many people have commented to the Town Council through letters, print and social media, and direct conversations (luckily, CFFC has kept a very thoughtful scorecard score available on their website). Yet, there have been very few substantive changes since the draft Plan was hurriedly released in July 2020 at the COVID pandemic height. To my knowledge, there was no attempt to recognize or reconcile these comments within the Plan, which certainly does little to spawn goodwill and future collaboration. It is equally unsettling that the Town pushed the "certified Plan" six pages deep onto the TOW website, and the announcement for today's hearing on the Plan is similarly obscure. The Town Council should consider developing a much more comprehensive communication plan for the final phase of the Plan's release and deployment.

I would summarize my recommendations as follows:

- Rebalance the importance of job growth and housing by protecting our remaining commercial and industrial areas through stricter zoning requirements and appropriate mixed-use zoning in brownfield sites in character Districts. Incentivize priority redevelopment and infill sites and restoration of the historical regions.
- Before including the proposed western bypass in the Plan, the Town needs to refresh its knowledge about the traffic situation and evaluate the newest information to determine the real demand and effectiveness of any bypass. Only after the Broadview Avenue work is complete should this option be revisited by an operational and transparent County-Town Joint Task Force.
- Conduct a study dedicated to summarizing the likely impact of COVID and identifying how Warrenton can adjust and take advantage of these COVID-induced changes in workspace requirements and a shift in commercial property development.
- Develop and implement a proactive communication plan for the Comprehensive Plan once it has been finalized. This plan should include modernizing the Town's GIS infrastructure, upgrading the Towns' website, and holding regular seminars and workshops as the Plan goes forward.

I appreciate the efforts and time that have gone into this process. Thank you for the opportunity to provide comments and suggestions.

Sincerely,

David Gibson
7548 Foxview Drive
Warrenton VA 20186

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FW: Please Redraft the Plan Warrenton 2040

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WS

William Semple

Tue 3/9/2021 1:50 AM

To: citizencomment

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

From: hannumjeb@everyactioncustom.com <hannumjeb@everyactioncustom.com>

Sent: Thursday, March 4, 2021 6:05 PM

To: William Semple <wsemple@warrentonva.gov>

Subject: Please Redraft the Plan Warrenton 2040

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

Dear Councilmember William Semple,

The current draft of Warrenton 2040 puts the town on the wrong trajectory, prioritizing excessive residential development in too many places rather than focusing on infill and redevelopment.

For Warrenton to thrive as it grows, the vision for future development must tackle affordable housing, transportation, infrastructure, and recreational needs head-on. The creation of a western bypass, disregard for future water and sewer needs, and lack of adequate planning for parks and streetscaping potentially puts this financial burden on town taxpayers.

I urge the Warrenton Town Council to address these concerns before moving forward with any plan.

Sincerely,

Mr John Hannum

3327 Lost Corner Rd Delaplane, VA 20144-2236 hannumjeb@gmail.com

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Citizen Comment

N noreply@revize.com [👍](#) [↩](#) [↩](#) [→](#) [⋮](#)
Tue 3/9/2021 4:25 PM
To: citizencomment

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

Name = James Ruffner
Address = 7409 Bear Wallow Drive
Email or Phone = Jruff489@gmail.com
Committee, Board, or Commission Type = Town Council
Agenda Item = Comp Plan
Comment = Please keep Warrenton and Fauquier rural and wonderful! So many through streets are proposed. The plan allows for buildings to look like Reston Town Center. I'm not asking for no growth, but curbed, with kee Warrenton as a gem. If people wanted a Manassas or Leesburg, they would live it there. Thank you!
Client IP = 73.171.17.130

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Comprehensive Plan

EN

[E.S. Van Ness <vss1@verizon.net>](#)

Tue 3/9/2021 1:37 AM

To: citizencomment



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

I have seen the artist rendition of new construction that can happen on Broadview Ave. Looks a lot like City of Fairfax and Falls Church. A sort of ugly urban/suburban look that has nothing to do with the appearance of a small town. Build the roads and they will come. They will fill up those roads and there will come demands for more. Goodbye Warrenton and central Fauquier County. If they must work north, let them live north. Don't expand the roads. Those who need to use them will find a way or live closer to work. The tax revenue will not make up for the loss of quality of life. Bypass? That will ruin many neighborhoods that already have plenty of sound pollution from Rt. 17.

Taken from letter in the online newspaper:

It is difficult to believe that the majority of our citizenry is fine with this amount of development, height of buildings, impact on natural resources and increase in population ... which I understand could be 50%?

I oppose this form of development.

Scott Van Ness

Fauquier County Voter

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Citizen Comment

N

noreply@revize.com

Tue 3/9/2021 5:40 PM

To: citizencomment



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

Name = Dr. and Mrs. Robert C. Dart

Address = 9174 Harts Mill Road Warrenton, VA 20186

Email or Phone = apdart@gmail.com

Committee, Board, or Commission Type = Town Council

Agenda Item = Warrenton Comprehensive Plan 2040

Comment = As residents of Fauquier County since 1983, we have seen Warrenton retain the character and charm that make this a unique and desirable place to live. We would like to support the comments submitted by the Piedmont Environmental Council on March 2, 2021 regarding the proposed plan for Warrenton. Thank you for giving these comments your consideration. We appreciate your leadership for our town, and our county.

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FW: Please Redraft the Plan Warrenton 2040

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WS

William Semple
Tue 3/9/2021 5:52 PM
To: citizencomment

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

From: tufts4@everyactioncustom.com <tufts4@everyactioncustom.com>
Sent: Tuesday, March 9, 2021 10:15 AM
To: William Semple <wsemple@warrentonva.gov>
Subject: Please Redraft the Plan Warrenton 2040

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

Dear Councilmember William Semple,

The current draft of Warrenton 2040 puts the town on the wrong trajectory, prioritizing excessive residential development in too many places rather than focusing on infill and redevelopment.

For Warrenton to thrive as it grows, the vision for future development must tackle affordable housing, transportation, infrastructure, and recreational needs head-on. The creation of a western bypass, disregard for future water and sewer needs, and lack of adequate planning for parks and streetscaping potentially puts this financial burden on town taxpayers.

I urge the Warrenton Town Council to address these concerns before moving forward with any plan.

Sincerely,
Mrs. Maria Tufts
8718 Springs Rd Warrenton, VA 20186
tufts4@earthlink.net

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