

**Town of Warrenton – Fauquier County**  
**Oral Presentations of Voluntary Settlement Agreement**  
**Commission on Local Government**  
**September 16<sup>th</sup>, 2024**  
**1:00 PM**  
**Warrenton Townhall**  
**Warrenton, VA**

Members Present

Edwin Rosado  
Diane Linderman  
Terry Payne  
Robert Lauterberg

Members Absent

None

Virtual

Ceasor Johnson

DHCD staff present for all or part of the meeting:

Legrand Northcutt, Senior Policy Analyst  
Chase Sawyer, Policy Manager

Call to Order	Mr. Edwin Rosado, Chairman of the Commission on Local Government, called the meeting to order at 1:00 pm. Commissioners Rosado, Lauterberg, Linderman, and Payne were present. Commissioner Johnson joined the meeting virtually at 1:40 pm.
Introductions	Mr. Rosado introduced members of the Commission and staff.
Overview	Mr. Northcutt gave an overview of the Commission’s review of the voluntary settlement agreement (VSA) between the Town of Warrenton and Fauquier County.
Closing the Record	A motion was made by Ms. Linderman and seconded by Mr. Payne to close the record for public comment on September 30th, 2024. The motion passed unanimously on a voice vote (YEAS: Rosado, Linderman, Payne, Lauterburg, NAYS: None).
Opening Statement	Mr. John Foote, attorney for the developer, Van Metre Companies, gave an opening statement explaining the history of the agreement and that there was support for the VSA among the developer and both localities.
Presentation of Evidence	Mr. Roy Barnett, Group President, Land Acquisition and Planning for Van Metre Companies, presented on the technical aspects of the development plan on the site that would be

annexed by the Town. The goal of Van Metre Companies is to provide a high-quality residential and commercial development that meets the housing needs of the Town, specifically housing for families and seniors, while protecting the environment and natural views of the area. He highlighted plans to mitigate flooding on the site, plans to build housing for certain income groups, a food pantry and office space for senior services.

Commissioner Questions

Ms. Linderman asked about the water supply running to the development. Mr. Barnett responded that the property has several wells, one of which meets the requirements for a public water source. That well will be given to the Town if the annexation is approved.

Ms. Linderman also asked why the developer had to be a party to the agreement. Mr. Foote responded that the developer's commitment to replace the Taylor Run pump station, along with other issues in the agreement, required them to be parties to the contract.

Mr. Payne asked for additional information about why the age 45-55 demographic is decreasing in the Town while other age ranges are increasing. Mr. Barnett answered that, because the population is growing seven times faster than the housing construction, growing families cannot find houses in the Town, and are moving away.

Mr. Lauterberg asked for clarification of what the developer was proffering with respect to the expansion of Alwington Boulevard.

Mr. Northcutt, staff for the Commission, confirmed with Mr. Barnett that all properties that lie between the development and the current Town boundary have been included in the VSA, but that the easement for extending Alwington Boulevard beyond the development is a separate agreement.

Closing Statement

Mr. Foote gave a closing statement, again expressing each party's support for the VSA.

Closing Remarks

Mr. Rosado gave closing remarks on behalf of the Commission.

Mr. Northcutt shared the Commission will issue a report on the VSA on November 1, 2024. A public hearing on the Warrenton and Fauquier VSA will be held at 7:00 PM.

Adjournment

Ms. Linderman moved, and Mr. Lauterberg seconded, to adjourn the meeting. The motion passed unanimously on a voice vote (YEAS: Rosado, Linderman, Payne, Lauterberg, NAYS: None). The meeting adjourned at 1:56 pm.