



- The B&B ordinance was updated to fall in line with the State's standards.
- Town Hall received a fresh coat of paint, and the baseboards were removed. A new HVAC unit was also installed.
- He thanked donors to the Town Hall Restoration fund.

Mayor Whited thanked Mr. Schneider and Ms. Batson for their work on the water and wastewater systems.

Treasurer report: Ms. Swift reported that the tap fees collected from Rush River Commons were deposited into the LGIP, that is currently earning a high interest rate. It's an easy process to transfer the funds out when they are needed.

Town Attorney: Mr. Crim shared that the Commission on Local Government (CLG) only had minor changes to the staff report, that's a good sign.

Zoning Administrator: Mr. Steve Gyurisin submitted a written report.

Planning Commission (PC): The Planning Commission did not meet in August.

Architectural Review Board (ARB): Mayor Whited reported that the ARB approved the demolition of the Inn's barn, and that decision has been appealed to the town council.

#### OLD BUSINESS:

##### a) Boundary line adjustment:

Mr. Crim reported that we are in the late stages of this process, the CLG is favorable to the deal.

Mayor Whited opened the public hearing at 7:16 p.m.

Ms. Caroline Anstey thanked the town council for their hard work. When we did Rush River I, we were responding to the comprehensive plans of the town and the county. Now we come to Rush River II (RRCII) and during the Rappahannock County Board of Supervisor's (BOS) meeting there seemed to be some confusion regarding housing on (RRCII). She suggests that the developer involve the town and community quickly in the process to discuss the development of RRCII.

Ms. Nancy Buntin, who attended remotely, said she felt this process has gone on long enough and the agreement needs to be approved and let's start discussing what's going to be on the property.

Mr. John Sullivan said that Mr. Gene Leggett dreamed of bringing this property into town back in 2010. He thanked everyone who was involved in making this happen. He is waiting to hear what the owners plan for the site. He expressed concern that the center of town would be located on that side of town, versus the central part of town.

Mayor Whited closed the public hearing at 7:23 p.m.

Mr. Schneider said that when we first started on this endeavor there was a lot of trepidation. It's hard to envision a 3D model from a drawing. He feels the developer has done a wonderful job on RRC I. He is disappointed that the county doesn't want more people in the county and has

included in this deal that no residential housing can go into RRCII. He feels this doesn't match what is in the county's comprehensive plan. He thinks residential units would help the community. It would benefit the elderly by providing low-income housing. They could sell their farms to a younger generation. He hopes the BOS would rethink their decision of prohibiting residential housing on this parcel.

Mayor Whited said it was interesting to see the debate at the BOS meeting, it seemed their constituents have a different expectation of housing.

Ms. Goodine thanked the town residents and the Akres for their efforts to get this work done.

Ms. Goodine made a motion to approve the voluntary boundary line adjustment agreement, Ms. Swift seconded, and a roll call vote was taken:

Mr. Beard voted "yes"

Ms. Goodine voted "yes"

Mr. Schneider voted "yes"

Ms. Swift voted "yes"

Mayor Whited voted "yes"

And the motion passed 5-0, with Mr. Catlin and Mr. O'Connell, absent.

NEW BUSINESS: There was no new business.

PUBLIC FORUM: Mayor Whited opened the public forum at 7:32 p.m.

Ms. Anstey asked if we know if the town had the water capacity to support RRCII and 10 new rooms expected at The Inn at Little Washington.

Mr. Schneider said, we know what actual daily usage is and the design capacity, there is enough capacity to support both projects. He spoke to Mr. Gyuris and said that future applicants need to estimate their water usage prior to a permit being issued.

Ms. Anstey expressed her concern that if the town reached 80% capacity usage that the state could say the town needed a plan to expand its capacity.

Mr. Schneider said that the wastewater treatment plan can process 65k gallons a day and the town would ensure any future connection requests will not take us above 80%.

Ms. Anstey said the RRCII should consider limiting the amount of asphalt and hardscaping. We do not want to become an asphalt jungle. She expressed concern that the parcel will become a large asphalt parking lot to support a community center. She suggested doing a pause on RRCII to see if the BOS may change their mind about housing.

Mr. Schneider said the food pantry is beautifully built and looks like a grocery store which helps its clients maintain their dignity. He feels that the same care will be taken by Mr. Chuck Akre and any new development.

Mr. Steve Plescow thanked the TC for their support on the boundary line adjustment, it's been a long journey. Before any plans were made for RRC I Mr. Akre had a lot of conversations with people determining what the community wanted. They had to be sensitive that it was a big change for a

small community. They have done some homework on phase 2 and are working on phase 3, which is the stream corridor. We will not cross the stream with cars, there will be a pedestrian crossing that links the campuses. The plans for the stream corridor are to remove invasive plants, the adjacent wetlands will become disconnected from one another. They expect the stream process will begin on January 30, 2025. They expect to begin discussions about phase 2 in November and December. He mentioned they are looking at alternate paving options for the parking area. He told Ms. Anstey that he'd like to meet with the PC in November.

Mr. Sullivan mentioned that The Inn at Little Washington was named as one of the best 63 restaurants with a wine cellar. They were the only restaurant in Virginia to make the list.

Mayor Whited closed the public forum at 7:51 p.m.

Ms. Swift motioned to adjourn, Mr. Schneider seconded, and a roll call vote was taken:

Mr. Beard voted "yes"

Ms. Goodine voted "yes"

Mr. Schneider voted "yes"

Ms. Swift voted "yes"

Mayor Whited voted "yes"

And the motion passed 5-0, with Mr. Catlin and Mr. O'Connell, absent.

THE NEXT REGULAR MEETING OF THE TOWN COUNCIL IS  
October 15, 2024.

Barbara Batson, Town Manager/ Clerk

Attachments:

Zoning Administrator's report