

At a Regular Meeting of the Board of Supervisors of Warren County held in the Warren County Government Center on March 17, 2026, at 6:00 PM

Present – Warren County Board of Supervisors and County Staff: Cheryl L. Cullers, (South River District); Tony F. Carter (Happy Creek District); John W. Stanmeyer, (Shenandoah District) Hugh B. Henry, (Fork); Richard A. Jamieson, (North River District); also, J. David Martin, Interim County Administrator; Jane Meadows, Deputy County Administrator; Jason Ham, County Attorney; Kelly Wahl, Interim Planning Director; Cory Griffith, GIS Coordinator; Janice Shanks, Treasurer; and Zach Henderson, Deputy Clerk to the Board of Supervisors

Closed Session

At 5:00 PM, on a motion by Mr. Carter, seconded by Mr. Henry and the following vote, the Board entered into a closed meeting under Section 2.2- 3711(A)(4) for the protection of the privacy of individuals in personal matters not related to public business. The subject matter is a presentation from the Drug Task Force

Dr. Jamieson, Aye; Mr. Henry, Aye; Ms. Cullers, Aye; Mr. Carter, Aye; Mr. Stanmeyer, Aye

At 6:00 PM, on a motion by Mr. Carter, seconded by Mr. Henry, and the following vote, the Board certified to the best of each member's knowledge only public business matters lawfully exempted from open meeting requirements under Sections 2.2-3711(A)(4) of the Virginia Freedom of Information Act and only such public business matters as were identified in the motion by which the closed meeting was convened were heard, discussed, or considered in the meeting by the public body.

Dr. Jamieson, Aye; Mr. Henry, Aye; Ms. Cullers, Aye; Mr. Carter, Aye; Mr. Stanmeyer, Aye

Call to Order:

Ms. Cullers called the meeting to order at 6:00 PM with an opening prayer from Pastor James Boyette.

Youth Sports Recognition:

Ms. Cullers introduced several coaches from various youth sports and leagues to recognize and honor the students that participates in them. These leagues and teams included the Speech Team, Skyline High School Wrestling, Skyline High School Cross Country, the Winter Track Program, the Varsity Boys Basketball team, and the Varsity Girls Basketball team.

Adoption of the Agenda:

Ms. Cullers stated that she would like to strike item H: Presentation – Warren County FY 2027 Budget from the agenda.

On a motion by Mr. Carter, seconded by Mr. Henry, and the following vote, the Board adopted the agenda as amended.

Dr. Jamieson, Aye; Mr. Henry, Aye; Ms. Cullers, Aye; Mr. Carter, Aye; Mr. Stanmeyer, Aye

Presentation - Berry Dunn Contract:

Ms. Shanks introduced Ms. Katharine Balukas and Ms. Kristen West of Berry Dunn who then detailed a Cash Reconciliation Proposal that highlighted their qualifications, government accounting expertise, audit readiness specialists, the scope of services, fees and timelines, team member resumes etc.

Public Comment Period (60 Minute Time Limit):

1. **John Jenkins:** commented on a Northern Virginia Daily article regarding the shortfalls of revenue of approximately \$26 million based on the budget requests that had come in and questioned where that specific information came from, and the accuracy of that dollar amount which would result in a large tax increase.
2. **Anna Walton:** spoke regarding the Rooster text amendment and emphasized that the Board should consider the number of complaints that could be exaggerated. The original number was stated to be 38 complaints, but based on information obtained via FOIA, that number is only 7, and further urged the Board to consider the youth of the county in cultivating their rural interests in farming etc.
3. **Lewis Moten:** commented on the Experience Warren County website and stated that it was confusing why there are two (both town and county). He then stated that the Warren County version looks incomplete with a lot of aspects not working at all.
4. **Watts Hill:** spoke as the president of the High Knob HOA regarding the Rooster text amendment and requested that the Board deny the text amendment and further stated that roosters are inherently disruptive and do not remain quiet during certain hours or when confined to certain areas. He further emphasized that this proposal would shift the burden of enforcement to the neighbors and create conflict.
5. **Andrew Heymann:** spoke in opposition to the new road naming request for properties accessed off of Buck Mountain Road emphasizing that this will violate his civil rights under article 5 of the US Constitution that he is not to be deprived of property, but the edict is requiring him to take the effort to notify everyone of the change in the address which will take a substantial amount of time and cost.
6. **Magen Cody:** spoke regarding the Rooster text amendment in support and stated that she is the one who submitted the FOIA regarding the number of complaints and emphasized that it is 7 and not 38 as original claimed. Additionally, she stated that she has provided reasonable and respectful guidelines for individuals to follow that cater to both sides of the party, especially with the concern of noise, HOA/POA rules, then provided Board quotes from the January 20th meeting regarding this issue and addressing all concerns.
7. **Brendan Cody:** spoke regarding the Rooster text amendment in support and emphasized that the Board has been given all the information with resolutions to address these concerns and given the amount if supporters in Warren County, there should be no reason to deny this request.
8. **Jeff Walton:** spoke regarding the Rooster text amendment in support and stated that his neighbor's dog is louder than a rooster and is much more constant throughout the day.
9. **Thane Wahl:** asked if anyone knew when this ordinance was written that roosters were not allowed in Residential One districts and emphasized that they are still allowed in Agricultural districts. He then stated that the burden of allowing roosters in R-1 would fall on the neighbors and the HOA's which would have to create new bylaws etc.

Presentation - Warren County FY 2027 Budget - **STRUCK**

Public Hearings

CUP2026-01-02 - Accessory Dwelling Unit (Detached) - 82 Pilgrims Way:

Ms. Wahl stated that the applicant is requesting a conditional use permit for an accessory dwelling unit detached from the existing principal dwelling at 82 Pilgrims Way. The owners would like to construct a detached accessory dwelling unit for permanent occupancy for his wife's parents who currently live with them in the principal dwelling. The submitted statement of justification provides additional context to their more personal needs for an accessory dwelling unit. A boundary line adjustment for the subject property was recently recorded increasing the property acreage to 3.8464 acres for the purpose of meeting the minimum lot area requirement of 3.5 acres for the construction of a detached accessory dwelling unit. Warren County Code §180-8C defines "Accessory Dwelling Unit" as, "A subordinate dwelling unit located on the same lot as a principal single-family dwelling that includes permanent provisions for living, sleeping, eating, cooking, and sanitation. The accessory dwelling unit shall comply with the supplementary regulations set forth in § 180-30.2 of this chapter."

Ms. Cullers opened the public hearing and Mr. Carter asked if the property was ever sold, the new owner would have to get a CUP should they want to have a short-term rental. Ms. Wahl stated that was correct and that it would be strictly prohibited.

- **Public Speakers:**

- **John Jenkins:** Asked the Board if the County was following the code as far as setback for these properties as well as the setbacks for well & septic and further expressed a concern about the sale of the property resulting in two different families living there.

There were no additional comments from the public, and the hearing was then closed.

On a motion by Mr. Carter, seconded by Mr. Henry, and the following vote, the Board approved the conditional use permit #2026-01-02 for an Accessory Dwelling Unit (Detached) with the conditions as recommended by the Planning Commission and staff.

Dr. Jamieson, Aye; Mr. Henry, Aye; Ms. Cullers, Aye; Mr. Carter, Aye; Mr. Stanmeyer, Aye

CUP2026-01-01 - Short-Term Tourist Rental - 927 Bowling Green Road:

Ms. Wahl stated that the applicant is requesting a conditional use permit for a short-term tourist rental for the property she purchased in December of 2024. The owner would like to make the apartment above the attached garage available for short-term lodging for tourists and visitors of the Warren County area to support local tourism and economic development. The applicant will serve as the property manager, residing full-time in the main dwelling.

Ms. Cullers opened the Public Hearing but there were no comments from the public or Board and the hearing was then closed.

On a motion by Mr. Henry, seconded by Mr. Carter, and the following vote, the Board approved the conditional use permit #2026-01-01 for a short-term tourist rental with the conditions as recommended by the Planning Commission and staff.

Mr. Stanmeyer, Aye; Mr. Carter, Aye; Ms. Cullers, No; Mr. Henry, Aye; Dr. Jamieson, Aye

Appropriations and Transfers:

On a motion by Mr. Stanmeyer, seconded by Mr. Henry, and the following vote, the Board approved the Appropriations and Transfers as presented.

Dr. Jamieson, Aye; Mr. Henry, Aye; Ms. Cullers, No; Mr. Carter, Aye; Mr. Stanmeyer, Aye

Approval of Accounts:

On a motion by Mr. Henry, seconded by Mr. Stanmeyer, and the following vote, the Board approved the accounts as presented.

Mr. Stanmeyer, Aye; Mr. Carter, Aye; Ms. Cullers, No; Mr. Henry, Aye; Dr. Jamieson, Aye

Approval of Minutes – March 3rd Regular Meeting:

On a motion by Mr. Henry, seconded by Mr. Carter, and the following vote, the Board approved the Regular Meeting minutes for March 3rd as presented.

Dr. Jamieson, Aye; Mr. Henry, Aye; Ms. Cullers, Aye; Mr. Carter, Aye; Mr. Stanmeyer, Aye

Unfinished Business

Contract Renewal - Earthdiver, LLC Contract for Tourism Website:

Mr. Henry commented that the County has gotten criticism that the Tourism website does not function properly and asked if it made sense to throw more on a website that isn't working, emphasizing that it may be redundant, and instead use the funding on a more joint effort with the Town.

Ms. Meadows stated that she would like to at least maintain it through 2026 because the County has invested a significant amount of money in advertising that is tied to Experience Warren County.com and funding is available simply because the County does not have a Tourism Manager. She then stated that it was \$5,200 to maintain the website.

Mr. Carter agreed with going forward with maintaining it for the remainder of the year and then hopefully being able to work with the town and use that money for more marketing etc.

Dr. Jamieson and Mr. Henry both stated that the item information has the price as \$1,495.00. Ms. Meadows stated that she will need to get with the paralegal and verify what is being approved is accurate.

On a motion by Mr. Carter, seconded by Mr. Henry, and the following vote, the Board tabled this item until the March 19th Special Meeting.

Mr. Stanmeyer, Aye; Mr. Carter, Aye; Ms. Cullers, Aye; Mr. Henry, Aye; Dr. Jamieson, Aye

New Road Naming Request for properties accessed off of Buck Mountain Road:

Mr. Griffith stated that per the code, once a third house is built or in the process of being built, or has the potential for being built, it triggers a review that emphasizes if the entrance of that road is 60 degrees or more of an angle, then normally it shall require a new road name, and this is the situation. The third house is being actively built, and ownership has been taken over as of January.

Mr. Henry asked if this is primarily for 911 Location and Mr. Griffith said that it was 100%. The road is approximately 4/10ths of a mile and since the house is so far back in the woods, routing EMS response vehicles up to that point would be difficult without an actual named road, which is why this particular code is in place.

Ms. Cullers asked if this is something that is required under the County Ordinance and meets all State requirements. Mr. Griffith stated that the State provides localities with the ability to act as they see fit in these situations.

Dr. Jamieson asked about one of the forms that had Mr. Heyman's name on it as a signatory, but he is the one who is objecting to this request. Mr. Griffith stated that Mr. Heyman is just agreeing to the name should it move forward but he does not agree that it should be changed at all. This item was originally brought to the Board in September of 2024 and at that time, the bank owned the third house and considering that there was no active building permit it was agreed upon to table this item until the third building permit had a change of ownership and that is being pursued again.

Mr. Carter suggested tabling this to the April 7th meeting to allow the opportunity for further discussion with Mr. Heymann.

On a motion by Mr. Carter, seconded by Mr. Henry, and the following vote, the Board tabled this item to the April 7th Regular Meeting,

Dr. Jamieson, Aye; Mr. Henry, Aye; Ms. Cullers, Aye; Mr. Carter, Aye; Mr. Stanmeyer, Aye

Sale of County-Owned Real Property located at 0 Hillidge Street, Front Royal, VA 22630:

Dr. Martin stat that the Board received the backup information for this item on his Friday report to the Supervisors, including the tax information and records etc. He then reminded the Board that this is adjacent to a garage that the County has purchased for \$121,000 and the owner of that Garage has offered to purchase this property for the purpose of extending the parking lot for his business.

Mr. Carter stated that the reason that the County purchased this property back in 2013 was for future needs with extra space for the Government Center or for the schools. Since that time, the County had purchased the old laundromat where Public Works is currently housed. He then emphasized that the property is a 10th of an acre and does not see any other use for the property and supports the sale.

On a motion by Mr. Henry, seconded by Mr. Stanmeyer, and the following vote, the Board approved the disposition of 0 Hillidge Street, Front Royal, VA 22630, further identified as tax map number 20A8 1 2 16 for a contract price of \$60,000 from Allie Nichole LLC and authorized the Chair and County Administrator, either of whom may act, to execute all necessary documents that have been approved by the County Attorney.

Mr. Stanmeyer, Aye; Mr. Carter, Aye; Ms. Cullers, Aye; Mr. Henry, Aye; Dr. Jamieson, Aye

Z2025-11-01 - Zoning Text Amendments for Rooster Exception to Backyard Chickens in the Residential-One (R-1) Zoning District:

Mr. Stanmeyer stated that this topic has come up a lot with remarks that this could be a waste of time and there are more important issues in the County but emphasized that a petition with hundreds of signatures has been brought forward and suggested that sometimes something that seems small speaks to something larger. He further emphasized that these are tough times for a lot of people with uncertainty and people looking for modest measures of self-reliance, and people having a flock that is healthy and sustainable can give people a sense of food security. The comprehensive plan states numerous times the value of the County's rural lifestyle and the desire to maintain the rural character, and he expressed a hope that that comment is not lip service. This is a commitment to the County and the community that we intend to remain an agricultural community. He then discussed the concept of freedom, and he believes that freedom should extend to residents being able to reasonably use their own land for productive purposes. Lastly, he asked if the County would continue to honor its agricultural heritage or not.

Dr. Jamieson stated that last time this was discussed, there was some degree of openness, and not all of the information was there, and was then tabled. After reading the minutes and comments reading the Board's discussion on sending the item back to Planning and Zoning and discussing ways to address the issue of noise and an enforcement mechanism. He then commented that none of that took place. The Board did not send it back to Planning or work with staff on enforcement mechanisms and free-range inclusions etc. He then asked if the Board has met the goal when this item was tabled and having it reconsidered by Planning staff and Commission and further asked if the Board was in a hurry on this or is there time to get all of the information that was discussed last time. His inclination is to table this again but instead of to a date, table it until such times that the items that were mentioned can be properly addressed.

Ms. Wahl stated that the supplemental regulations for chickens would cover the setbacks for the coops and pens as well as free range, and that it is outlined in the backyard chicken ordinance that would apply to roosters as well should this be approved. There is nothing addressing sound specifically but there is an inclusion that states that roosters should be put in a pen between the hours of 10:00 PM through 7:00 AM.

Mr. Henry asked what the current process is for enforcement. Ms. Wahl stated that they would receive a complaint, then a zoning official would go out to the property and observe from the right of way, and what is

observable from there is what gets documented. If it is found that the property is in violation, then a notice is issued that would also dictate how the property is to be brought into compliance. They have 30 days from the receipt of the certified letter and if that if the violation is still present, then staff would go to the Magistrates office and file charges for Circuit Court.

Mr. Carter asked about the number of complaints saying 30 but other documentation saying less than that. Ms. Wahl stated that a large portion of this amendment was completed by the previous zoning administrator who had his own mechanisms in place for how things recorded. She had access to what was provided through the FOIA request and as of August 2024 there were only 7 documented notices of violations but has no ability to track the complaints and the information was provided to her by the previous zoning administrator. Since then, staff have created a PDF form that staff, upon receiving a complaint, will fill out and be attached to a file. Furthermore, a spreadsheet has been built that will track everything from the complaint.

Dr. Jamieson then asked if there was a willingness to table this again and let planning and the proponents continue doing what was intended when this was originally tabled.

Mr. Carter stated that he is ready to move forward now and make a motion during this meeting. He then commented on the town's 8 complaints, and based on the information provided from the proponents, it stated that they were all now in compliance because they had gotten rid of the roosters and emphasized that the town does not allow roosters regardless of the acre. He then asked Mr. Ham if this passed, if it would overrule the POA/HOS rules. Mr. Ham stated that it would not but from their perspective, it would be a lot easier if the County prohibited it. Mr. Carter then commented on the noise factor emphasizing that roosters have recorded as much as 140 decibels which is comparable to standing next to a plane when it takes off.

On a motion by Mr. Carter, seconded by Mr. Henry, and the following vote, the Board denied the proposed amendment.

Dr. Jamieson, No; Mr. Henry, Aye; Ms. Cullers, Aye; Mr. Carter, Aye; Mr. Stanmeyer, No

Consent Agenda

1. Designation of Deputy Zoning Administrator — Allison Mutter
2. Fire and Rescue Cascade System Replacement and Enhancements
3. New Road Naming Request for Properties accessed off of Fire Trail Road.
4. Resolution — Rural Additions to the Secondary System of State Highways, Old Oak Lane, Phase IV
5. Authorization to Advertise for a Public Hearing - CUP2026-02-01 - Short-Term Tourist Rental - 77 Shiloh Lane
6. Authorization to Advertise for a Public Hearing - FY 26-27 Budget (**removed for discussion**)

Ms. Cullers stated that she would like to pull item #6 (Authorization to Advertise for a Public Hearing - FY 26-27 Budget) from the consent agenda for discussion.

On a motion by Dr. Jamieson, seconded by Mr. Henry, and the following vote, the Board approved the Consent Agenda as amended.

Mr. Stanmeyer, Aye; Mr. Carter, Aye; Ms. Cullers, Aye; Mr. Henry, Aye; Dr. Jamieson, Aye

New Business:

Authorization to Advertise for a Public Hearing - FY 26-27 Budget:

Dr. Jamieson asked about the schedule and if the time between the budget presentation, now scheduled for the 19th, and the final mark-up scheduled for the following Tuesday, will be enough time for members of the Board to properly review everything, and expressed a further concern that it could impact the advertisement dates for the budget.

Mr. Henderson stated that regarding the advertising dates, the first ad cannot be more than 21 days from the hearing date, and the second ad cannot be less than 7 and recommended that the item could be approved without the public hearing date confirmed should the Board need more time to consider the budget information.

Dr. Jamieson then asked if everyone would be ready to have the budget presentation this upcoming Thursday and have the final mark up / mark down turned in by Tuesday. Ms. Cullers stated that she would not have an issue with that.

On a motion by Mr. Henry, seconded by Dr. Jamieson, and the following vote, the Board approved the authorization to advertise for a public hearing for FY 26-27 Budget.

Dr. Jamieson, Aye; Mr. Henry, Aye; Ms. Cullers, Aye; Mr. Carter, Aye; Mr. Stanmeyer, Aye

Board Reports:

- **Dr. Jamieson had no report.**
- **Mr. Henry reported the following:**
 - Had been receiving calls regarding signage for parking by Buzzards Rock and commented that there could be a high potential for an accident since the parking area there can get bottlenecked and is looking for proper contacts to assist with this.
- **Ms. Cullers reported the following:**
 - Addressed some of the comments relating to the rooster text amendment and stated that she does have chickens but also lives on more than one acre and wants people to be able to grow their food and have gardens. She then emphasized that it is a matter of living in harmony with each other and has received numerous citizens' concerns that the harmony of their life would be interrupted by this.
 - Attended recent school board meetings and will be attending another one the following day.
 - On March 5th, attended a Tourism Committee meeting and is working together with the town, and reminded the Board that they are invited to the next one, on March 26th located at the Heritage Society.
 - On March 7th, attended the Board of Supervisor Advance and appreciated all the staff that put it together.
 - On April 18th at the Browntown Community Center, there will be the Red Bud Festival as well as other events nearby.
 - On March 12th, attended the Building Committee meeting and discussed the leaky roof(s) and the need for clock repairs and the courthouse.
 - On March 13th, went to Skyline High School to see the Lady Hawks off to their trip in Richmond, and on the 14th she went to Richmond and watched them play and was her first basketball game.
 - On March 15th, her and Dr. Pence attended a South River District Community Meeting and thanked Dr. Martin, Dr. Wright, Ms. Meadows, and everyone who attended.
- **Mr. Carter reported the following:**
 - Commented on the text amendment agreeing with Dr. Jamieson and Mr. Stanmeyer as far as maintaining Warren County's Rural character but emphasized that while he does believe in property rights, it should not impact the neighbors.
 - Suggested an amendment to the meeting policy and procedures that would move the Board reports to right after the public comment period or public hearings so citizen comments could be answered in an appropriate time frame.
 - Commented on potential guidelines regarding text amendments and Board sponsorships and costs and suggested further discussion at the April 7th meeting.
- **Mr. Stanmeyer had no report**
- **Dr. Martin reported the following:**

- Reminded the Board that they will be meeting with the School Board on March 18th at Diversified Minds, and then the following night, he will be presenting the Budget to the Board here at the Government center.
- Provided a graphic for the FY 2027 Proposed Budget and discussed the budget process as a whole and emphasized the incomplete audits, economic development, increasing revenue, tax rates, community culture and commitment etc.

- **Mr. Ham had no report.**

Adjournment: