AGENDA

BRIDGEWATER TOWN COUNCIL

August 11, 2026

Times are estimates and may not reflect the actual progress of the meeting.

7:00 p.m. **Administration of Oath of Office: Chaz Haywood**

7:02 p.m. **Joint Public Hearing:** Title 6 Amendments

7:07 p.m. **Call to Order: Mayor Ted W. Flory**

7:08 p.m. **Invocation: Travis L. Bowman**

7:09 p.m. **Special Presentation: E-Bikes**

7:19 p.m. **Visitors**

All persons may speak at this time, and all persons are asked to refrain from interjecting at other times.

Remember that this is a time for your views to be heard. Don't expect a lot of dialogue but know that the Council is listening.

7:20 p.m. **Minutes of previous meeting: Ms. Morgan Shirkey**

7:21 p.m. **Finance and Ordinance Committees:**

1. Finance: Mr. Steven Schofield
   a. Treasurer's Report for the month of July
   b. Bills for the month of July
2. Ordinance Committee

7:24 p.m. **Administrative Report: Mr. J. Jay Litten**

1. Lawn Party After Action Notes

7:32 p.m. **Public Works and Recreation Commission:**

1. Public Works: Mr. Fontaine Canada & Ms. Megan Byler
2. Recreation Commission: Ms. Stephanie L. Curtis & Ms. Megan Byler
   a. Summer Camp Recap
   b. Wellness Quarter Event

7:36 p.m. **Community Relations and Economic Development:**

1. Community Relations: Mr. Travis Bowman
   a. Summer's End Celebration
2. Economic Development: Mr. Jim Tongue

7:39 p.m. **Mayor's Report**

7:42 p.m. **Adjournment**

It is the policy of the Town of Bridgewater, Virginia, that persons in attendance may elect to sit or stand during invocations, as they see fit, and that they may take part in the invocation or refrain from doing so, as they choose. Prayers offered by council members reflect their personal beliefs. All persons are counseled that disruptive behavior is not allowed during the invocation or any other time.

MINUTES
BRIDGEWATER TOWN COUNCIL

July 14, 2026

Present: Mayor Ted W. Flory   Council: Travis L. Bowman, James M. Tongue, Stephanie L. Curtis.

Absent: A. Fontaine Canada, Steven A. Schofield.

The Bridgewater Town Council met in regular session on Tuesday, July 14, 2026, at Sipe Center, 100 North Main Street, Bridgewater, Virginia.

Oaths of Office: Prior to the scheduled meeting and public hearings, Chaz Haywood, Rockingham County Circuit Court Clerk, was present to administer oaths of office to David Mars for the Board of Zoning Appeals, as well as William Wood for the Planning Commission.

Call to Order and Invocation: Mayor Flory called the Council to order at 7:45 p.m.

Visitors: Rachel Kinzer of the CSPDC presented the Central Shenandoah Hazard Mitigation Plan, the third comprehensive update to the plan since its original adoption in 2005. The purpose of the plan is to identify risks from natural and human-caused threats and establish strategies to reduce future losses of life and infrastructure, among others. Ms. Kinzer explained the planning process and scope and gave an overview of what was evaluated for this plan including flooding, wildfires, severe winter weather, and hazardous materials incidents. Working with Bridgewater staff, they identified 17 local mitigation actions, detailed in the executive summary and generally support existing Town priorities and partnerships, including infrastructure improvements, increasing flood history awareness, and ongoing planning efforts related to the floodplain and the regional water supply. A FEMA-approved and locally adopted plan is required to be able to access the FEMA grant programs that can provide emergency funding, flood protection materials, and other hazard mitigation strategies so adoption of the plan is important.

Minutes: Ms. Morgan Shirkey

June minutes were approved as presented.

Finance: Mr. Steven Schofield

1. June Treasurer's Report (Attached).   In Mr. Schofield's absence, Mayor Flory handled the Finance motions.

Mayor Flory moved that the June 2026 Treasurer's Report be accepted for submission to audit. Seconded by Mr. Bowman. The motion carried unanimously as follows: Those voting aye: Bowman, Flory, Tongue, Curtis. Those voting nay: None. Absent: Schofield, Canada.

2. June Bills (Attached).

Mayor Flory moved to appropriate and authorize the payment of June bills in the amount of $674,573.82 and to ratify the earlier payment of bills totaling $876,406.08, all as reviewed and approved by Town staff and the Finance Committee Chairman. Seconded by Mr. Tongue. The motion carried unanimously as follows: Those voting aye: Bowman, Flory, Tongue, Curtis. Those voting nay: None. Absent: Schofield, Canada.

Ordinance:

Mr. Litten announced that the Planning Commission would be meeting soon about zoning amendments to get us up to date with new laws that went into effect on July 1.

Administrative Report: Mr. J. Jay Litten

1. 111 South Main Street SUP Decision. There were only a few things Mr. Litten wanted to add to what had already been presented at the public hearing. A decision is allowed tonight, but if they would like additional facts they'd like to have they can wait. Mention was made of a single-family residence being the best usage of the property, and the Town has no position on that, but the house is in a B-1 district so it is not a permitted use and would also require a special use permit. Mr. Shank mentioned proffers, but technically they don't apply as much for a special use permit. The ministry did submit a written statement that they labeled as a proffer and we packaged it as a condition, which is the proper phraseology for an SUP, and the written statement would guide what they can and can't do on the property.

Mr. Bowman moved to adopt "An Ordinance Granting a Special Use Permit For 111 South Main Street To Be Used As a Maternity House" (O-192-10), as presented. Seconded by Mr. Tongue. The motion carried unanimously as follows: Those voting aye: Bowman, Flory, Tongue, Curtis. Those voting nay: None. Absent: Schofield, Canada.

2. 104 North Main Street Decision. This is a straightforward matter to allow conduit for electric service or not.

Mr. Tongue moved to adopt "A Resolution Authorizing an Easement To Virginia Electric and Power Company For 104 North Main Street" (R-192-8), as presented. Seconded by Mr. Bowman. The motion carried unanimously as follows: Those voting aye: Bowman, Flory, Tongue, Curtis. Those voting nay: None. Absent: Schofield, Canada.

3. Wellness Quarter Easement, VEPCO. This easement was not the subject of a public hearing due to the sometimes-arbitrary nature of state code and would allow conduit running from Grove Street to the new facility and the tennis center across Town property.

Ms. Curtis moved to adopt "A Resolution Authorizing an Easement To Virginia Electric and Power Company For Wellness Quarter" (R-192-9), as presented. Seconded by Mr. Bowman. The motion carried unanimously as follows: Those voting aye: Bowman, Flory, Tongue, Curtis. Those voting nay: None. Absent: Schofield, Canada.

4. Hazard Mitigation Plan. There is a summary of the plan in the Council packet, but Ms. Kinzer already explained it. Mayor Flory said this needs to be approved before we could apply for any emergency grants if needed.

Mr. Tongue moved to adopt "A Resolution Of The Town Of Bridgewater Adopting the 2026 Central Shenandoah Hazard Mitigation Plan" (R-192-10), as presented. Seconded by Mr. Bowman. The motion carried unanimously as follows: Those voting aye: Bowman, Flory, Tongue, Curtis. Those voting nay: None. Absent: Schofield, Canada.

Public Works: Mr. A. Fontaine Canada and Ms. Megan S. Byler

1. HRRSA Reappointments. In Ms. Byler's absence, Mr. Litten said it was in true fashion to appoint an absent person to a committee, so in the packet is the resolution to reappoint her to HRRSA on Bridgewater's behalf.

Mayor Flory moved to adopt a "Resolution Reappointing Representatives To the Harrisonburg-Rockingham Regional Sewer Authority" (R-192-11), as presented and reappointing Megan Byler as representative with Alexander Wilmer as alternate. Seconded by Mr. Bowman. The motion carried unanimously as follows: Those voting aye: Bowman, Flory, Tongue, Curtis. Those voting nay: None. Absent: Schofield, Canada.

***Recreation Commission*:** Ms. Stephanie L. Curtis and Ms. Megan S. Byler

1. Wellness Quarter Scoreboards. Ms. Curtis announced that the Bridgewater Rotary Club had agreed to sponsor two scoreboards at the new Wellness Quarter. A mock-up image was shown, and Ms. Curtis noted it would be usable for basketball, volleyball, and our very first pickleball tournament to be held in January. We're excited to have these at the Wellness Quarter and we're very appreciative of the rotary support.

Community Relations: Mr. Travis Bowman

1. Eve of Independence Recap. We celebrated America's 250th birthday with an extremely hot day, but Generations Park was packed with families. Log Cabin, Smiley's, Blue Daisy Café, Snoball Yall, and Pizza Louise provided food, and the Town provided glow sticks for children in the audience at the concert. A ten-minute fireworks display by Master Displays of Roanoke ended the evening. Eve of Independence once again showcased the town spirit.

***Economic Development Committee*:** Mr. Jim Tongue

1. Blue Ridge Country Magazine. Mr. Tongue said a few years ago he subscribed to *Blue Ridge Country* magazine, sort of like a travel magazine for the mountains, and it had a contest of the happiest mountain towns. Bridgewater was included, and the outcome is that for towns of population less than 10,000, Bridgewater ranked first in "peak happiness" and there's a photo of Main Street and a few details of the community.

Mayor's Report: Mayor Ted W. Flory

1. IDA Appointment.

Mayor Flory moved to adopt "A Resolution Filling a Vacancy on the Industrial Development Authority" (R-192-12), as presented and appointing Kevin Baker to the IDA. Seconded by Mr. Tongue. The motion carried unanimously as follows: Those voting aye: Bowman, Flory, Tongue, Curtis. Those voting nay: None. Absent: Schofield, Canada.

2. Lawn Party. The annual lawn party begins tomorrow, and we look forward to it every year.

3. Monthly Police Report. Sergeant Morrison introduced our new hire for the police department, Jay Forbes.

Closed Session – 8:16 p.m.

Ms. Curtis moved to recess into a closed session in order to

1. Discuss the resignation of a particular public official, as authorized by section 2.2-3711(A)(1) of the state code. Insofar as this paragraph is concerned, the subject matter of the meeting is the resignation of a member of this Council.

2. Discuss one or more specific persons as potential candidates to fill the Council position described in paragraph one (the "Vacancy"), as authorized by section 2.2-3711(A)(1) of the state code. Insofar *as this paragraph is concerned, the subject matter of the meeting is the identification and merits of particular candidates to fill the Vacancy.*

3. Consult with legal counsel concerning the process by which an appointment fill the Vacancy is to be made, as authorized by section 2.2-3711(A)(8) of the state code. Insofar as this paragraph is concerned, the subject matter of the closed session is legal advice concerning compliance with the law in the filling of the Vacancy.

Proof of Closed Session – 8:40 p.m.

Closed Session Business. After the session, Mayor Flory read into the record the resolution addressing Dr. Miracle's resignation.

Mayor Flory moved to adopt "A Resolution Addressing the Resignation of William D. Miracle" (R-192-13), as presented, and scheduling two special meetings to properly manage the filling of the vacancy. Seconded by Mr. Bowman. The motion carried unanimously as follows: Those voting aye: Bowman, Flory, Tongue, Curtis. Those voting nay: None. Absent: Schofield, Canada.

Adjournment – 8:44 p.m.

Ted W. Flory, Mayor	Morgan Shirkey, Clerk

RECORD OF PUBLIC HEARING

TOWN OF BRIDGEWATER, VIRGINIA

July 14, 2026

111 South Main Street
Special Use Permit

Town Council Present: *Mayor Ted W. Flory, Travis L. Bowman, James M. Tongue, Stephanie L. Curtis.* **Absent:** *A. Fontaine Canada, Steven A. Schofield.*

On Tuesday, July 14, 2026, at 7:02 p.m., the Bridgewater Town Council conducted a public hearing to hear comments on a special use permit (SUP) for 111 South Main Street to be used as a maternity home.

Mr. J. Jay Litten turned the hearing over to Mr. Alex Wilmer. Mr. Wilmer explained that this hearing concerns 111 South Main Street and the prospective purchasers of the property would like to use the facility to provide shelter, housing, and care for pregnant women and women who have recently given birth. In a B-1 district, this is allowed with a special use permit. East Gate Ministries currently owns 401 North Main Street but seek to use 111 South Main for the same purpose. General questions about the SUP were received at the Town office, but no one had public comments to present.

Mayor Flory asked if this was an expansion of business, or relocation from North Main to South Main. Mr. Wilmer clarified that to his understanding, 401 North Main would become offices, and 111 South Main would become the residential portion.

Ilsa Weaver of East Gate Ministries spoke about the Ministry and noted that they only have up to 8 residents in the home, including overnight staff, the women don't have any personal vehicles, and for the last 25 years they've not encountered any unwelcome guests and have a proven track record of causing no trouble. To get ahead of things, she answered questions she had heard based on speculation going around. The rooms, aside from sleeping quarters upstairs, will be used for educational classes, art classes, knitting and sewing, financial and budgeting classes, cooking classes, et cetera and all work goes to teaching the women life skills as well as helping get GEDs or college courses. Improvements to the home will not include removing walls or adding a bathroom in the main house, they won't be removing landscaping or the fountain, and they've even decided to consult a professional to make sure they are going to care for it all properly. Preservation of the historic home is critical, and it won't be neglected or misused. There is no intention of ever adding a dormitory. Someone previously asked if they'd allow tours during the historic 200-year anniversary of the town and Ms. Weaver said that they'd be willing to work with the historical society once they know a date and they'd stay in connection. Ms. Weaver said she was asked why a non-profit would want an 1800s home and she said since 2002 East Gate has operated in older homes, whether they rent or own, and have always taken great care of any property and that it is important for the women to see these homes as something to be cared for and protected. Ms. Weaver noted that people always have appreciation for their ministry, the need of the women and their babies, and that the Town of Bridgewater is a special place.

Mensel Dean (116 South Main Street) said he's lived at his home for 50 years, is supportive of the ministry of East Gate, but not the location proposed, and raised concerns about property upkeep and questioned whether a new build would be more appropriate for the price. He had concerns about alterations and additions to the current building and requested that the special use permit not be granted.

Nathan Miller (1 Wynant Place) said his focus would be on the age and historic value of the building. He also noted how admirable, and needed, the home for unwed mothers was, but was not okay with the location in a historic district and other options would be better. Preservation is important, and Mr. Miller doesn't want commercial usage for the property and all the changes that would be required to be suitable and requested the application be denied, preserving history in the town.

Janina Greene (319 North 1st Street) thanked the historical society for making it possible for her to visit 111 South Main recently. Ms. Greene was concerned with the accommodations in the building for pregnant women, including the stairs and less bathrooms. She loves the beauty of the building, supports the ministry fully, but feels the structure itself is not appropriate for usage by pregnant women and small children and she would prefer the Town accommodate the ministry elsewhere and purchase the building and make it into a museum.

Rachel Hayes (9554 Centerville Road) stated that her grandmother lived at 111 South Main for 45 years and that she spent a lot of time there, but aside from that she is a lover of history and doesn't want the town to turn into every other place with commercial businesses on Main Street. She noted that 200 or more people came on the tour recently that included the property, and nobody that she spoke with on the tour was in favor of the property's usage for this purpose. She said that as soon as a property goes from private home to commercial business, they deteriorate because it can't be maintained though she did notice that the last 2 owners have not been live-in homeowners. She raised concerns about the finances required to upkeep the property, as well as wondering why there aren't more protections for historic landmarks.

Angie Lambert stated that she works for East Gate presently and said the girls do live upstairs and go up and down stairs at the present location. Ms. Lambert said she can guarantee when the girls come, they're taught to be good, productive and valuable citizens and as far as the house itself she wanted to say that children are from the Lord and are valuable and asked if the children aren't good enough for the house.

John Bowman, realtor, expressed his support for the special use permit. He did note that he's the realtor for East Gate but supports them outside that, wanted to say that he's a history nut and knows that these historic homes take care but feels the ministry is the best usage for the property with a community of support behind it which all goes to the upkeep. He said it's an opportunity to preserve the long-term care of this grand old home, and if it were turned back into a single-family residence the board's oversight would be even less for additions to the building, et cetera. He pointed out that even in opposition, all were supportive of the ministry.

Linda Dean (116 South Main Street) echoed that she supports the ministry of course but doesn't feel the house is the right space for them. The house is the centerpiece of where they live, the architecture is historically significant, and the home has always been beautiful. She made comment about the historic registry not saying what people could do with their homes, but that it was meant to encourage preservation.

Josh Shank (112 North Main Street) asked if proffers would have a balance to bring everyone together.

John Rust (115 South Main Street) said that he and his wife have lived next to 111 South Main for 35 years. He said that he endorses the mission as stated for the ministry and agrees with much of what has been said already, but for emphasis the maintenance on an old house is an expensive and ongoing proposition with many surprises and he felt there should be a better feel for what kind of financial support the ministry had for maintenance. His biggest concern, in addition to what others have said, is whether there is enough finance behind the project to maintain the house as it is.

Brenda Seal (104 East College Street) appreciates how admirable the ministry is but felt young mothers learning the responsibilities of a home would most likely be moving into contemporary homes, not homes from the 1840s, and that part of the ministry should be preparing them for how to live in a home that is more likely to be a permanent home for them. The historic home is magnificent, not child-friendly, not in keeping with what mothers want for their babies to have their own rooms and special decorations and books, and it might not be the best for this ministry.

Vincenzo Coppola (431-A Barbee Circle) said this was all news to him, and he prefers to think with his wallet and wanted to know if the Weavers could prove they have the money to upkeep the home, as with Macados in the older building things just kept coming. He also noted it was a lot of money for the church to keep spending on upkeep, but he trusts our council and wishes East Gate luck.

Council member Bowman asked if there had ever been any complaints or consistent issues with the ministry at 401 North Main Street and Mr. Litten said to his knowledge, no. Mr. Bowman said he looks at history to tell what the future might hold and looking at 401, which is an old home and well-maintained, who is he to tell them what they can and can't afford? Mr. Bowman compared it to his neighbor coming to tell him he had to use a push mower because he couldn't afford a riding mower—it's his personal decision to make as to which mower he can afford. We do not want to set a precedent for looking at everyone's finances moving forward. When Cracked Pillar came to town, the complaints were about loud music, and the late atmosphere, but nobody talked about the historical significance of that building—so we understood their complaints, but the zoning told them they could be there. There are plenty of times he sells homes as a realtor and wonders if people can afford to maintain them the way he thinks they should be maintained, but it's not for him to decide that. East Gate has the wherewithal to do this, and whether they have the money to do it is up to them. They fit within the special use permit, they're in the right zoning, and from what he's heard everyone supports that ministry and based on history there's no reason to hold this up.

There being no other questions or comments, the public hearing was closed at 7:43 p.m.

Morgan Shirkey, Clerk

RECORD OF PUBLIC HEARING

TOWN OF BRIDGEWATER, VIRGINIA

July 14, 2026

104 North Main Street
Virginia Electric and Power Company Easement

Town Council Present: *Mayor Ted W. Flory, Travis L. Bowman, James M. Tongue, Stephanie L. Curtis.* **Absent:** *A. Fontaine Canada, Steven A. Schofield.*

On Tuesday, July 14, 2026, at 7:43 p.m., the Bridgewater Town Council conducted a public hearing to hear comments on a proposed easement for 104 N. Main Street for electric service.

Mr. J. Jay Litten turned the hearing over to Mr. Alex Wilmer, who explained that this hearing concerns an easement across town property for Virginia Electric and Power Company (Dominion) to provide electricity to the mini-hotel owned by Joel Kauffman at 104 N. Main Street. The building prior did have power, but it was powered from an overhead line across Main Street that was removed when the building was demolished. The only practical way to serve the property is underground conduit from behind Sipe Center in a ten-foot easement across our property to Mr. Kauffman's. Staff recommends approval of the easement.

Brenda Seal (104 E. College Street) asked if neighboring properties would be allowed to join that conduit. Mr. Litten said we're giving the easement to Dominion Energy and allows for any customers Dominion wants to serve through that conduit.

There being no other questions or comments, the public hearing was closed at 7:45 p.m.

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Morgan Shirkey, Clerk

TOWN OF BRIDGEWATER- CUMULATIVE MONTHLY FINANCE SUMMARY

($OOO)

2026-2027	ESTIMATED			ACTUAL			CASH IN BANK	NOTES
	REVENUE	EXPENSES	DIFFERENCES	REVENUE	EXPENSES	DIFFERENCES		
1 Month (Jul 31)	1692	1472	220	1285	1366	(81)	4451	
2 Months (Aug 31)	3024	2795	229					
3 Months (Sep 30)	4648	4311	337					
4 Months (Oct 31)	6021	5718	303					
5 Months (Nov 30)	7534	7237	297					
6 Months (Dec 31)	9561	9044	517					
7 Months (Jan 31)	10599	10227	372					
8 Months (Feb 28)	11689	11050	639					
9 Months (Mar 31)	12892	11925	967					
10 Months (Apr 30)	13638	12679	959					
11 Months (May 31)	14463	13627	836					
12 Months (Jun 30)	15642	15642	0					

TOWN OF BRIDGEWATER

Revenues and Expenditures
For the Month Ended July 31, 2026

	Budget For Year	Estimated for 1 Month	Actual for 1 Month
Revenues and Other Sources			
General Property Taxes	496,500.00	0.00	205.60
Other Local Taxes	3,043,568.00	204,655.00	253,950.76
Local Fees	132,400.00	2,700.00	4,583.50
Permits	6,000.00	500.00	547.50
Fines & Forfeitures	56,150.00	5,515.00	7,959.79
Revenue from Services	197,220.00	5,500.00	6,660.25
Revenue from the Use of Money & Property	292,550.00	5,650.00	5,431.46
Sipe Center	217,216.00	10,375.00	12,364.67
Miscellaneous	103,878.00	2,750.00	3,314.33
Categorical Aid	2,181,053.00	0.00	58,488.25
Proceeds from Financing	3,000,000.00	500,000.00	0.00
Funds Carried Forward(General Fund)	507,300.00	507,300.00	507,300.00
Stormwater Management	220,388.00	18,350.00	21,251.65
Sanitation	771,814.00	64,325.00	65,224.30
Water	1,706,760.00	142,775.00	129,476.94
Sewer	2,709,690.00	221,685.00	208,003.14
Totals:	15,642,487.00	1,692,080.00	1,284,762.14
Expenditures			
Town Council	50,485.00	175.00	291.32
Manager's Office	730,435.00	72,825.00	76,016.99
Legal Services	35,000.00	2,900.00	1,641.10
Independent Auditor	52,500.00	0.00	0.00
Treasurer's Office	350,257.00	34,307.00	32,699.39
Police Department	1,357,352.00	152,900.00	145,100.65
Public Works Department	274,867.00	26,475.00	37,350.59
Highways, Streets, Sidewalks	1,744,525.00	58,400.00	45,842.08
Street Lights	106,047.00	8,825.00	17,014.70
General Properties	3,485,651.00	541,785.00	457,259.46
Parks	1,042,873.00	60,575.00	67,582.48
Recreation	669,061.00	62,975.00	38,533.21
Community Development	303,268.00	49,950.00	31,640.30
Sipe Center	445,003.00	30,750.00	38,361.99
Economic Development	43,169.00	3,725.00	2,272.82
Insurance	139,193.00	0.00	0.00
Bad Debts	0.00	0.00	0.00
Debt Service	701,826.00	2,817.00	3,098.92
Storm Water Management	441,857.00	18,750.00	13,785.14
Sanitation & Waste Removal	847,284.00	75,970.00	68,175.15
Water Treatment	641,086.00	59,951.00	67,167.83
Water Distribution	505,743.00	97,616.00	113,219.88
Sewer Department	1,675,005.00	110,421.00	109,072.11
Totals:	15,642,487.00	1,472,092.00	1,366,126.11
Excesses (Deficiency of Revenue Over Expenditures)	0.00	219,988.00	(81,363.97)

STATEMENT OF REVENUES
For the Month Ended July 31, 2026

	For the Month Ended 7/31/26		For the 1 Month Ended 7/31/26	
	Estimated	Actual	Estimated	Actual
General Property Taxes				
Personal Property Taxes	0.00	0.00	0.00	0.00
Personal Property Taxes(State Portion)	0.00	0.00	0.00	0.00
Penalties and Interest on Taxes	0.00	205.60	0.00	205.60
Total:	0.00	205.60	0.00	205.60
Other Local Taxes				
Local Sales & Use Taxes	37,900.00	34,325.91	37,900.00	34,325.91
Communications Tax	4,900.00	4,688.02	4,900.00	4,688.02
Consumption Tax	1,700.00	1,702.71	1,700.00	1,702.71
Consumer's Utility Taxes	26,000.00	56,324.37	26,000.00	56,324.37
Cigarette Tax	3,825.00	3,658.84	3,825.00	3,658.84
Business License Taxes	0.00	4,128.67	0.00	4,128.67
Transient Occupancy Tax	1,450.00	1,880.78	1,450.00	1,880.78
Bank Stock Taxes	0.00	0.00	0.00	0.00
Meals Tax	128,880.00	147,241.46	128,880.00	147,241.46
Total:	204,655.00	253,950.76	204,655.00	253,950.76
Local Fees				
Motor Vehicle License Fee	0.00	0.00	0.00	0.00
Right-of Way Fees	1,700.00	3,208.50	1,700.00	3,208.50
Passport Application Fees	1,000.00	1,375.00	1,000.00	1,375.00
Total:	2,700.00	4,583.50	2,700.00	4,583.50
Permits				
Zoning, Erosion Permits **Total:**	500.00	547.50	500.00	547.50
Fines & Forfeitures				
Fines & Forfeitures **Total:**	5,515.00	7,959.79	5,515.00	7,959.79
Revenue from Services				
Rental Fees - Generation Park	0.00	0.00	0.00	0.00
Rental Fees - Mini Golf & Par 3	5,500.00	6,660.25	5,500.00	6,660.25
Total:	5,500.00	6,660.25	5,500.00	6,660.25
Sipe Center				
Concessions	5,000.00	6,260.63	5,000.00	6,260.63
Live Performances	3,000.00	3,569.04	3,000.00	3,569.04
Sponsorships	0.00	0.00	0.00	0.00
Movies	2,375.00	2,010.00	2,375.00	2,010.00
Space Rental	0.00	525.00	0.00	525.00
Total:	10,375.00	12,364.67	10,375.00	12,364.67
Revenue from use of Money & Property				
Interest on Bank Deposits	4,000.00	4,156.46	4,000.00	4,156.46
Rental of General Property/Shelters	650.00	270.00	650.00	270.00
Rental of Tennis Facilities	0.00	0.00	0.00	0.00
Sale of Vehicles	0.00	905.00	0.00	905.00
Sale of Material & Supplies	1,000.00	100.00	1,000.00	100.00
Sale of Real Estate	0.00	0.00	0.00	0.00
Public Communication Service Rent	0.00	0.00	0.00	0.00
Total:	5,650.00	5,431.46	5,650.00	5,431.46
Miscellaneous/Donations				
Miscellaneous	750.00	867.33	750.00	867.33
Gifts & Donations from Private Sources	0.00	0.00	0.00	0.00
Cemetery Lots	0.00	250.00	0.00	250.00
Classes, Camps, Festivals	2,000.00	2,197.00	2,000.00	2,197.00
Brick Donations	0.00	0.00	0.00	0.00
Town of Mt. Crawford	0.00	0.00	0.00	0.00
Total:	2,750.00	3,314.33	2,750.00	3,314.33

STATEMENT OF REVENUES

For the Month Ended July 31, 2026

	For the Month Ended 7/31/26 Estimated	Actual	For the 1 Month Ended 7/31/26 Estimated	Actual
Categorical Aid				
VDOT Secondary Maintenance	0.00	0.00	0.00	0.00
VDOT Primary Maintenance	0.00	0.00	0.00	0.00
Overweight Permit Fee Revenue	0.00	0.00	0.00	0.00
Riverwalk Grant	0.00	0.00	0.00	0.00
Crosswalk Improvement Grant	0.00	0.00	0.00	0.00
Gen-Oak Connector Grant	0.00	0.00	0.00	0.00
Law Enforcement Assistance Funds	0.00	0.00	0.00	0.00
Misc. Grants	0.00	58,488.25	0.00	58,488.25
Police Grants	0.00	0.00	0.00	0.00
Litter Control Grant	0.00	0.00	0.00	0.00
Total:	0.00	58,488.25	0.00	58,488.25
Proceeds from Financing				
Short Term Financing	0.00	0.00	0.00	0.00
Capital Financing	500,000.00	0.00	500,000.00	0.00
Total:	500,000.00	0.00	500,000.00	0.00
Funds Carried Forward				
Funds Carried Forward	507,300.00	507,300.00	507,300.00	507,300.00
Total:	507,300.00	507,300.00	507,300.00	507,300.00
Total Revenue General Fund:	1,244,945.00	860,806.11	1,244,945.00	860,806.11

STATEMENT OF REVENUES
For the Month Ended July 31, 2026

	For the Month Ended 7/31/26 Estimated	Actual	For the 1 Month Ended 7/31/26 Estimated	Actual
Stormwater Management				
Monthly Utility Fee	18,350.00	18,381.65	18,350.00	18,381.65
VSMP Fees	0.00	2,870.00	0.00	2,870.00
Total:	18,350.00	21,251.65	18,350.00	21,251.65
Sanitation Revenue				
Refuse Collection Charges	60,350.00	61,253.10	60,350.00	61,253.10
Recycling/Vegetation Recycling Fees	3,700.00	3,660.80	3,700.00	3,660.80
Recycle Reimbursement	275.00	310.40	275.00	310.40
Total:	64,325.00	65,224.30	64,325.00	65,224.30
Water Revenue				
Charges of Services	130,200.00	126,824.63	130,200.00	126,824.63
Connection Fees	10,250.00	0.00	10,250.00	0.00
Penalties	2,325.00	2,652.31	2,325.00	2,652.31
Bad Debt	0.00	0.00	0.00	0.00
Total:	142,775.00	129,476.94	142,775.00	129,476.94
Sewer Revenue				
Charges for Services	201,060.00	205,376.99	201,060.00	205,376.99
Connection Fees	18,625.00	0.00	18,625.00	0.00
Penalties	2,000.00	2,526.15	2,000.00	2,526.15
Proceeds from Capital Financing	0.00	0.00	0.00	0.00
Sewer Surcharge	0.00	0.00	0.00	0.00
HRRSA Board Contribution	0.00	100.00	0.00	100.00
Total:	221,685.00	208,003.14	221,685.00	208,003.14
Total Revenue Enterprise Funds:	447,135.00	423,956.03	447,135.00	423,956.03
TOTAL REVENUE:	1,692,080.00	1,284,762.14	1,692,080.00	1,284,762.14

Cash in the Bank	**Jun 30, 2026**		**Jul 31, 2026**
	2,037,768.35	LGIP -(Fund Balance)	2,037,768.35
	282,310.14	LGIP(ARPA/Utilities)	15,010.14
	1,077,586.03	LGIP(Wellness Quarter)	1,111,878.84
	1,636,326.46	F & M Bank- Checking(Sweep Acct)	1,285,893.73
	100.00	Farmers & Merchants Payroll Acct.	100.00
Total:	5,034,090.98		4,450,651.06

Comparative Statement of Appropriations with Expenses

For the Month Ended July 31, 2026

		For the Month Ended 7/31/26		For the 1 Month Ended 7/31/26	
		Estimated	Actual	Estimated	Actual
Town Council					
Personal Services		0.00	0.00	0.00	0.00
Fringe Benefits		0.00	0.00	0.00	0.00
Other Charges		175.00	291.32	175.00	291.32
	Total:	175.00	291.32	175.00	291.32
Manager's Office					
Personal Services		53,525.00	57,766.47	53,525.00	57,766.47
Fringe Benefits		15,825.00	15,402.64	15,825.00	15,402.64
Contractual Services		1,725.00	994.78	1,725.00	994.78
Other Charges		1,750.00	1,853.10	1,750.00	1,853.10
Capital Outlay		0.00	0.00	0.00	0.00
	Total:	72,825.00	76,016.99	72,825.00	76,016.99
Legal Services	**Total:**	2,900.00	1,641.10	2,900.00	1,641.10
Independent Auditor	**Total:**	0.00	0.00	0.00	0.00
Treasurer's Office					
Personal Services		25,375.00	24,724.77	25,375.00	24,724.77
Fringe Benefits		7,432.00	7,385.76	7,432.00	7,385.76
Contractual Services		1,000.00	246.55	1,000.00	246.55
Other Charges		500.00	342.31	500.00	342.31
Capital Outlay		0.00	0.00	0.00	0.00
	Total:	34,307.00	32,699.39	34,307.00	32,699.39
Police Department					
Personal Services		92,575.00	89,918.45	92,575.00	89,918.45
Personal Services (overtime)		8,000.00	8,741.26	8,000.00	8,741.26
Fringe Benefits		27,600.00	25,556.55	27,600.00	25,556.55
Auto Repair		650.00	0.00	650.00	0.00
Gas, Oil, Tires, etc.		2,100.00	2,986.16	2,100.00	2,986.16
Contractual Services		18,975.00	14,527.86	18,975.00	14,527.86
Other		3,000.00	3,370.37	3,000.00	3,370.37
Capital Outlay		0.00	0.00	0.00	0.00
	Total:	152,900.00	145,100.65	152,900.00	145,100.65
Public Works Department					
Personal Service		18,425.00	19,712.70	18,425.00	19,712.70
Fringe Benefits		5,700.00	6,165.75	5,700.00	6,165.75
Contractual Services		1,700.00	10,962.75	1,700.00	10,962.75
Contractual - Consulting		0.00	436.25	0.00	436.25
Other		650.00	73.14	650.00	73.14
Capital Outlay		0.00	0.00	0.00	0.00
	Total:	26,475.00	37,350.59	26,475.00	37,350.59

Comparative Statement of Appropriations with Expenses

For the Month Ended July 31, 2026

	For the Month Ended 7/31/26 Estimated	Actual	For the 1 Month Ended 7/31/26 Estimated	Actual
Highways, Streets, Bridges & Sidewalks				
Personal Services	17,200.00	16,413.79	17,200.00	16,413.79
Fringe Benefits	5,875.00	6,045.89	5,875.00	6,045.89
Contractual Services	8,750.00	21,845.91	8,750.00	21,845.91
Street Paving	0.00	0.00	0.00	0.00
Capital Outlay(Equipment)	0.00	0.00	0.00	0.00
Other Charges	4,575.00	1,197.49	4,575.00	1,197.49
Crosswalks Gen Oak/BRCC	0.00	0.00	0.00	0.00
Crosswalks Main Street	0.00	0.00	0.00	0.00
Gen Oak Connector Phase II	10,000.00	339.00	10,000.00	339.00
Capital Outlay	12,000.00	0.00	12,000.00	0.00
Total:	58,400.00	45,842.08	58,400.00	45,842.08
Street Lights **Total:**	8,825.00	17,014.70	8,825.00	17,014.70
General Properties				
Personal Services	23,900.00	21,755.83	23,900.00	21,755.83
Fringe Benefits	8,235.00	8,602.19	8,235.00	8,602.19
Contractual Services	7,900.00	8,710.34	7,900.00	8,710.34
Contractual Services - Consulting	0.00	0.00	0.00	0.00
Other Charges	1,750.00	904.64	1,750.00	904.64
Capital Outlay	500,000.00	417,286.46	500,000.00	417,286.46
Total:	541,785.00	457,259.46	541,785.00	457,259.46
Parks				
Personal Services	30,200.00	41,071.26	30,200.00	41,071.26
Fringe Benefits	8,875.00	10,628.19	8,875.00	10,628.19
Contractual Services	5,000.00	7,367.27	5,000.00	7,367.27
Other Charges	4,500.00	5,037.26	4,500.00	5,037.26
Capital Outlay - Riverwalk	6,000.00	3,478.50	6,000.00	3,478.50
Capital Outlay (or Contingency)	6,000.00	0.00	6,000.00	0.00
Capital Outlay/Equipment	0.00	0.00	0.00	0.00
Total:	60,575.00	67,582.48	60,575.00	67,582.48
Recreation				
Personal Services	37,750.00	25,071.85	37,750.00	25,071.85
Fringe Benefits	11,425.00	4,966.24	11,425.00	4,966.24
Contractual Services	5,650.00	5,265.70	5,650.00	5,265.70
Other Charges	4,150.00	631.19	4,150.00	631.19
Classes & Camps	4,000.00	2,598.23	4,000.00	2,598.23
Capital Outlay	0.00	0.00	0.00	0.00
Total:	62,975.00	38,533.21	62,975.00	38,533.21

Comparative Statement of Appropriations with Expenses

For the Month Ended July 31, 2026

		For the Month Ended 7/31/26		For the 1 Month Ended 7/31/26	
		Estimated	Actual	Estimated	Actual
Community Development					
Personal Services		5,375.00	5,399.80	5,375.00	5,399.80
Fringe Benefits		1,850.00	1,180.96	1,850.00	1,180.96
Contractual Services		6,700.00	6,030.61	6,700.00	6,030.61
Current Printing Expenses		1,900.00	1,888.77	1,900.00	1,888.77
Other Charges		1,850.00	275.09	1,850.00	275.09
Employee Morale		2,575.00	1,479.98	2,575.00	1,479.98
Festivals		21,000.00	10,831.55	21,000.00	10,831.55
Donations		4,800.00	0.00	4,800.00	0.00
Entertainment		3,800.00	4,400.00	3,800.00	4,400.00
Passport Processing Expense		100.00	153.54	100.00	153.54
Capital		0.00	0.00	0.00	0.00
	Total:	49,950.00	31,640.30	49,950.00	31,640.30
Sipe Center					
Personal Services		12,350.00	15,574.78	12,350.00	15,574.78
Fringe Benefits		3,650.00	3,597.78	3,650.00	3,597.78
Other Charges		1,900.00	995.70	1,900.00	995.70
Contractual Services		3,300.00	1,757.97	3,300.00	1,757.97
Concessions		1,650.00	1,561.79	1,650.00	1,561.79
Movies		2,900.00	4,123.97	2,900.00	4,123.97
Live Performances		5,000.00	10,750.00	5,000.00	10,750.00
Capital		0.00	0.00	0.00	0.00
	Total:	30,750.00	38,361.99	30,750.00	38,361.99
Economic Development					
Personal Services		2,150.00	1,775.99	2,150.00	1,775.99
Fringe Benefits		475.00	496.83	475.00	496.83
Contractual Services		675.00	0.00	675.00	0.00
Other Charges		425.00	0.00	425.00	0.00
Capital Improvement		0.00	0.00	0.00	0.00
	Total:	3,725.00	2,272.82	3,725.00	2,272.82
Insurance	**Total:**	0.00	0.00	0.00	0.00
Fund Balance	**Total:**	0.00	0.00	0.00	0.00
Debt Service					
Debt Retirement		0.00	0.00	0.00	0.00
Interest Expense		2,817.00	3,098.92	2,817.00	3,098.92
	Total:	2,817.00	3,098.92	2,817.00	3,098.92
Bad Debt-General Fund	**Total:**	0.00	0.00	0.00	0.00
Total Expenditures General Fund:		1,109,384.00	994,706.00	1,109,384.00	994,706.00

Comparative Statement of Appropriations with Expenses

For the Month Ended July 31, 2026

		For the Month Ended 7/31/26		For the 1 Month Ended 7/31/26	
		Estimated	Actual	Estimated	Actual
Storm Water Management					
Personal Services		11,275.00	9,022.86	11,275.00	9,022.86
Fringe Benefits		3,425.00	3,638.38	3,425.00	3,638.38
Contractual Services		3,500.00	687.57	3,500.00	687.57
Other Charges		550.00	436.33	550.00	436.33
Capital Outlay		0.00	0.00	0.00	0.00
	Total:	18,750.00	13,785.14	18,750.00	13,785.14
Water Treatment					
Personal Services		34,276.00	34,459.35	34,276.00	34,459.35
Fringe Benefits		10,675.00	10,613.19	10,675.00	10,613.19
Contractual Services		12,500.00	18,229.06	12,500.00	18,229.06
Other Charges		2,500.00	3,866.23	2,500.00	3,866.23
Capital Outlay		0.00	0.00	0.00	0.00
	Total:	59,951.00	67,167.83	59,951.00	67,167.83
Water Distribution					
Personal Services		16,375.00	13,824.40	16,375.00	13,824.40
Fringe Benefits		5,291.00	5,178.51	5,291.00	5,178.51
Contractual Services		72,600.00	74,563.22	72,600.00	74,563.22
Contractual Services - Consulting		0.00	0.00	0.00	0.00
Other Charges		3,350.00	19,653.75	3,350.00	19,653.75
Water Hold Back Fund		0.00	0.00	0.00	0.00
Capital Outlay		0.00	0.00	0.00	0.00
Bad Debt-Water		0.00	0.00	0.00	0.00
	Total:	97,616.00	113,219.88	97,616.00	113,219.88
Sanitation & Waste Removal					
Personal Services		20,845.00	10,963.93	20,845.00	10,963.93
Fringe Benefits		7,375.00	6,646.03	7,375.00	6,646.03
Contractual Services		2,075.00	1,826.98	2,075.00	1,826.98
Contractual/Waste Management		28,500.00	28,490.18	28,500.00	28,490.18
Other Services		1,750.00	3,730.03	1,750.00	3,730.03
Landfill Fees		15,425.00	16,518.00	15,425.00	16,518.00
Capital Outlay		0.00	0.00	0.00	0.00
	Total:	75,970.00	68,175.15	75,970.00	68,175.15
Sewer Department					
Personal Services		10,600.00	11,176.22	10,600.00	11,176.22
Fringe Benefits		3,120.00	3,331.02	3,120.00	3,331.02
Contractual Services		3,750.00	5,677.50	3,750.00	5,677.50
Sewer Authority		85,300.00	81,873.03	85,300.00	81,873.03
Other Charges		1,850.00	4,023.06	1,850.00	4,023.06
Debt Service/Int Expense		1,801.00	1,981.28	1,801.00	1,981.28
Sewer Hold Back Fund		0.00	0.00	0.00	0.00
Capital Outlay		4,000.00	1,010.00	4,000.00	1,010.00
	Total:	110,421.00	109,072.11	110,421.00	109,072.11
Total Expenditures Enterprise Funds		362,708.00	371,420.11	362,708.00	371,420.11
TOTAL EXPENDITURES:	**Total:**	1,472,092.00	1,366,126.11	1,472,092.00	1,366,126.11
Excess Revenue Over Expenses:		219,988.00	(81,363.97)	219,988.00	(81,363.97)

BRIDGEWATER INDUSTRIAL DEVELOPMENT AUTHORITY

STATEMENT OF REVENUES

For the Month ended July 31, 2026

	Budget FY'27	Current Month 7/31/2026	Year to Date 7/1/2026 -6/30/2027
IDA Fees	3,000.00	0.00	0.00
Interest on Bank Deposits	0.00	0.00	0.00
Lease Proceeds/IDA Property	54,000.00	4,500.00	4,500.00
Bond /Principal & Interest	0.00	0.00	0.00
Miscellaneous Revenue	0.00	0.00	0.00
Transfer from Reserves	0.00	0.00	0.00
Total:	57,000.00	4,500.00	4,500.00

STATEMENT OF EXPENSES

For the Month ended July 31, 2026

	Budget FY'27	Current Month 7/31/2026	Year to Date 7/1/2026 -6/30/2027
Personal Service	1,000.00	0.00	0.00
Fringe Benefits	0.00	0.00	0.00
Other	0.00	0.00	0.00
Contractual Services	2,000.00	1,117.50	1,117.50
Capital	0.00	0.00	0.00
Legal Service	1,000.00	0.00	0.00
Insurance & Bonding	0.00	0.00	0.00
Debt Retirement	17,875.00	0.00	0.00
Interest Expense	20,585.00	0.00	0.00
Add to IDA Reserve	14,540.00	0.00	0.00
Total:	57,000.00	1,117.50	1,117.50
Excess Revenue over Expense		3,382.50	3,382.50

Cash in the Bank- IDA	**Jun 30, 2026**	**Jul 31, 2026**
United Bank - IDA Checking	15,339.73	18,722.23
Total:	15,339.73	18,722.23

TO: Town Council
FROM: J. Jay Litten, Town Manager
DATE: August 7, 2026

RE: August Staff Report

Treasurer's Report

[Council Action? Yes.]

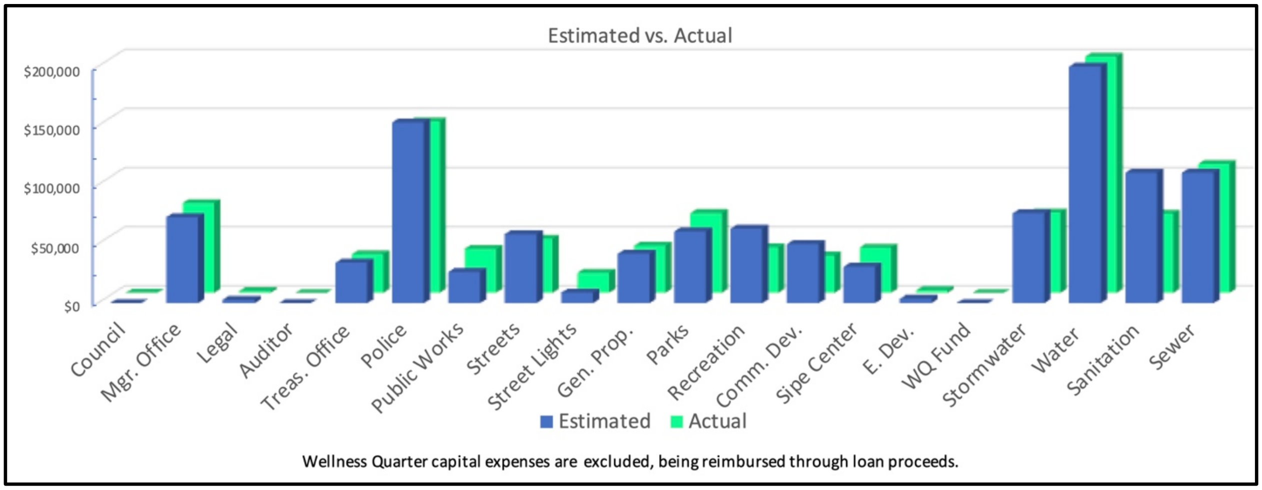
As always, we urge caution in analyzing the July Treasurer's Report. It's a bit like projecting an election winner when only Dixville Notch, NH, has turned in its results—it's hard to assess financial condition from one month. That said, everything looks fine. Key revenue metrics are shown below.

KEY REVENUE METRICS	Month	Year
CUT	216.6%	216.6%
MEALS	114.2%	114.2%
CUT+M	**131.4%**	**131.4%**
WATER	97.4%	97.4%
SEWER	102.1%	102.1%
W+S	**100.3%**	**100.3%**
OVERALL	**110.2%**	**110.2%**

KEY EXPENSE METRICS	
Operations Spending (excludes capital)	101.96%
Fully Loaded Cost Of Labor	96.30%

Frustrated with our inability to project CUT revenues, Robyn went to the source for FY27. She asked our largest utility remitter for a schedule of "rich" months and "lean" months. Alas, the utility missed on the very first month. It had forecast July as lean, and it turned out to be rich. We now expect August to be lean, which will bring our projections back to the ballpark.

There are no major surprises within any of our departments, though the balance among the departments will take a little time to settle down.



Noteworthy revenue:

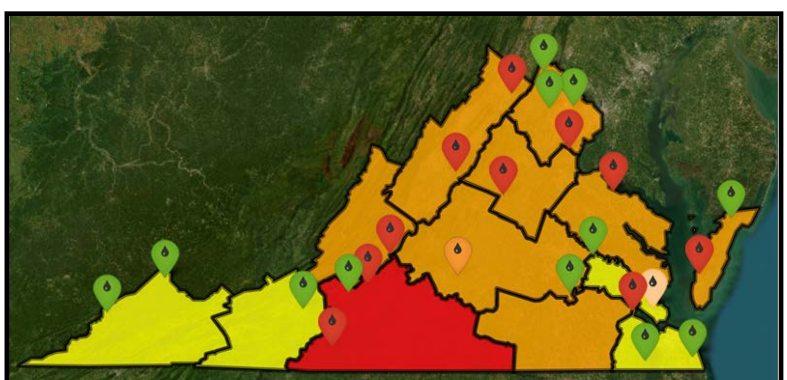
- $58,000 for a Community Development Block Grant for the design of the Fountainhead water, sewer, and stormwater upgrades. The work has been done, so the auditors may move the revenue back to FY26.
- $2,870 for a VESMP permit fee for the Bridgewater Fields subdivision, where D.R. Horton intends to build the remaining housing units.

Noteworthy expenses:

- $10,963 in Public Works, representing the annual software license for our "CMMS," or computerized maintenance management system.
- $417,000 to Harman Construction for Wellness Quarter. Note that Robyn has not yet taken a draw from the construction loan to reimburse this expense, so cash appears artificially low. And just so you know, we're still on target to be borrowing $6.1 million, instead of the authorized $6.7 million.

Drought Status
[Council Action? No.]

Continued low groundwater levels for our region prevented DEQ from lifting the drought warning for our region. With the regional warning in place, our local voluntary water-conservation advice will remain in place. We would like to use more water in several places,



We have shown DEQ's test wells in this map, because, for us, levels are the driver behind the drought warning.

especially at the mini-golf course, where our dry water features are a sad sight. But we cannot ask others to conserve water if we are unwilling to do so ourselves.

Community Wave
[Council Action? No.]

This idea came from Sergeant Will in the PD. He notes that Carlyle Whitelow's birthday is September 6 and that it has been five years since his passing. To commemorate the occasion, he is organizing a "community wave" on Friday, September 4 from 7:30 am-8:15 am. We are grateful to Dairy Queen for allowing us to use Carlyle's spot.

The event represents an opportunity to remember the man and also to rekindle the joy and love he inspired in all of us.

Zoning Code Amendments
[Council Action? Probably Not.]

We will have a joint public hearing with the Planning Commission on Tuesday night to receive comments on proposed amendments to our zoning ordinance. These amendments are in response to legislation adopted by the General Assembly this past spring. The changes include the following:

i) Allowing Accessory Dwelling Units (ADUs) as ordinary accessory uses in residential zones. ADUs are currently allowed in residential districts, but only through a special use permit. Our amendment would list an ADU as a matter-of-right in R-1, R-2, and R-3 districts. There can only be one ADU per parcel and ADUs cannot be sold separately or subdivided from the primary dwelling. The amendment also recommends incorporating a permit fee of $500 for an ADU as noted in § 15.2-2292(C) of the Code of Virginia.

ii) Updating the definition of single-family dwellings in A-1 and A-2 districts to include manufactured homes. Our code amendment updates the definition of single-family dwellings in A-1 and A-2 to include manufactured homes, and we've updated our definition of a dwelling to include manufactured homes.

iii) Large-scale solar facilities would require a special use permit in M-1 districts. When we say large-scale, we mean solar panels producing one megawatt or more of power – that's 1,000,000 watts of power – which would likely need a couple thousand solar panels. Requiring a special use permit in an M-1 district seemed appropriate, so that's how we've updated our ordinance. This has no impact on residential solar power installations.

Based on our review of the legislation, we don't have much wiggle room on these amendments; these changes put our code in alignment with state law. Planning Commission will meet Tuesday night, but we don't expect you to implement this until September.

TO: Alex Wilmer

FROM: J. Jay Litten, Town Manager

DATE: June 20, 2026

RE: Implementing 2026 Virginia Code changes relevant to Title Six.

As I mentioned, the General Assembly has changed quite a few provisions in the state statutes affecting our zoning ordinance. I have worked through them quickly and sketched out some rough provisions which would bring us into compliance. It's my first take, so I may want to tweak some things as we go, and the Ordinance Committee and Planning Commission might also have some thoughts.

I. SB 531. Accessory Dwelling Units.

Essentially this bill requires us to allow ADU's as ordinary accessory uses in R-1 zones. I've tried to implement it cleanly by removing our ADU provision from the special-use category and building in the new provisions to our accessory-structure section. I'm also recommending that we charge the full $500 permit fee, just to lessen the incentive for real-estate speculators to squeeze-in every ADU they can.
The statute is in Exhibit A. My Proposal is in Exhibit B.

II. HB 888. Parking Requirements Near Mass Transit.

By its title, it wouldn't seem that this bill would have any application in Bridgewater, but I found it to be surprisingly broad. Ultimately, I decided no changes are required because our bus shelters don't qualify as a "building or enhanced structure."
The statute is in Exhibit C

III. HB 1279. Affordable Housing.

This very technical bill requires us to approve certain residential and mixed-use housing projects when proposed by 501(c)(3) or religious organizations. Because the statute is self-implementing, and because its provisions would greatly complicate our Code, my

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suggestion is that we simply annotate the Code in appropriate locations with the following note:

> Practice Note: With respect to mixed-use projects and residential projects proposed by a "Religious Organization" or a "501(c)(3) Property Tax-Exempt Nonprofit Organization," the provisions of Va. Code, § 15.2-2288.9 may supersede this Title. The Town interprets the statute as self-implementing, meaning that its provisions need not be enacted by the Council. Its presence is noted here in the Town Code as a service to readers.

The statute (in abbreviated form) is in Exhibit D

IV. HB 655. Manufactured Homes.

As I read this statute, in agricultural zones, we are required to accept manufactured homes to the same extent that we accept site-built homes, and in all other zones, we are required to accept ***certain*** manufactured homes. I thought it made sense to deal with the agricultural zones separately and then tweak the definition of "dwelling" to include those manufactured homes which we must accept generally.

The statute is Exhibit E, and my proposal is in Exhibit F

V. HB 711. Solar Facilities.

This bill establishes some rather elaborate SUP provisions for photovoltaic facilities generating one megawatt or more, and it requires us to implement the provisions in our Code, unless we want such facilities to be allowed as a matter of right. For all its verbosity, the bill does not seem to tell us ***where*** these SUP provisions must be applied, so I propose that we insert them in M-1, taking the position that these large-scale facilities are prohibited elsewhere. Moreover, because it is unlikely that we will ever see a request for such facility, I propose incorporating the statute by reference rather than cluttering up our Code.

The statute is Exhibit G Its early provisions relate to a separate issue: mandatory state provisions applying to smaller facilities. Even though they don't require any zoning changes, they're still interesting, so I haven't edited them out. My proposal is in Exhibit H

CHAPTER 895

An Act to amend the Code of Virginia by adding a section numbered 15.2-2292.3, relating to zoning; development and use of accessory dwelling units.

[S 531]

Approved April 13, 2026

Be it enacted by the General Assembly of Virginia:

1. That the Code of Virginia is amended by adding a section numbered 15.2-2292.3 as follows:

§ 15.2-2292.3. Development and use of accessory dwelling units.

A. As used in this section, "accessory dwelling unit" or "ADU" means an attached or detached dwelling unit on a residential dwelling lot that:

1. Provides complete independent living facilities for one or more individuals;

2. Is located on the same lot as a proposed or existing primary residence; and

3. Includes facilities for living, sleeping, eating, cooking, and sanitation.

B. Zoning ordinances for single-family residential zoning districts shall be deemed to include accessory dwelling units as a permitted accessory use, and no locality shall require compliance with any other requirements except as provided in this section.

C. Any person proposing an ADU shall first obtain an ADU permit from the locality, for which the locality may charge a fee of no more than $500. Such fee shall be in addition to any other applicable fees, including inspection, site, or building permit fees, that may be required in connection with the ADU. A locality shall issue the permit if the applicant demonstrates that the ADU complies with the requirements of this section and the local codes and ordinances referenced herein.

D. Localities may require the following:

1. A lease term for the rental of an ADU of 30 consecutive days or longe

EXHIBIT
A
TOB

2. Replacement of a primary dwelling's required parking if the construction of the ADU eliminates such parking;

3. Dedicated parking for the ADU;

4. Limits on floor area, lot coverage, and impervious area of an ADU of no less than (i) 350 square feet on lots less than 2,500 square feet and (ii) 500 square feet on lots 2,500 square feet or greater;

5. Compliance with (i) building codes, including the requirements of the Uniform Statewide Building Code (§ 36-97 et seq.), for an accessory dwelling unit if the ADU is attached or for a dwelling unit if the ADU is detached; (ii) water, sewer, septic, emergency access, flood zone, and stormwater requirements; (iii) historic and architectural districts and corridor protection restrictions; and (iv) Air Installations Compatible Use Zone restrictions;

6. Owner occupancy of the ADU or the primary dwelling, but not both, only at the time an application is submitted to construct or convert an accessory dwelling unit;

7. That the ADU shall be no more than 500 feet from the primary dwelling;

8. No ADUs on a residential lot that has more than one dwelling unit; and

9. No ADUs sold separately or subdivided from the primary dwelling.

E. Localities shall not require the following:

1. Rear or side setbacks for the ADU that are greater than the setback required for the primary dwelling or the setback required for accessory structures on the residential lot, whichever is less;

2. Restrictions for ADUs that are more restrictive than those for single-family dwellings within the same zoning area with regard to height, rear or side setbacks, lot size or coverage, or building frontage;

3. A restrictive covenant concerning an ADU on a lot or parcel zoned for residential use by a single-family dwelling;

4. Improvements to public streets as a condition of allowing an ADU, except as necessary to reconstruct or repair a public street that is disturbed as a result of the construction of the ADU; or

5. Consanguinity or affinity between the occupants of an ADU and the primary dwelling.

F. Nothing in this section shall be construed to supersede or limit contracts or agreements between or among individuals or private entities related to the use of real property, including recorded declarations and covenants, the provisions of condominium instruments of a condominium created pursuant to the Virginia Condominium Act (§ 55.1-1900 et seq.), the declaration of a common interest community as defined in § 54.1-2345, the cooperative instruments of a cooperative created pursuant to the Virginia Real Estate Cooperative Act (§ 55.1-2100 et seq.), or any declaration of a property owners' association created pursuant to the Property Owners' Association Act (§ 55.1-1800 et seq.).

G. Nothing in this section shall apply to any existing permits for an ADU approved by the locality prior to July 1, 2027.

H. Nothing in this section shall be construed to restrict a locality's passage prior to July 1, 2027, of an ADU ordinance, or a subsequent amendment thereof, that substantially complies with the requirements of this section.

I. Nothing in this section shall apply to a locality that adopted an ADU ordinance prior to January 1, 2026.

2. That the provisions of this act shall become effective on July 1, 2027.

6-401(12) *Building, Accessory:* A subordinate structure customarily incidental to and located upon the same lot occupied by the main structure. # *Except for Statutory ADU's, as described in § 6-512, no* such accessory structure shall be used as a Dwelling Unit.

6-502(f) Accessory Uses and Buildings, provided such uses are incidental to the principal use and do not include any activity commonly conducted as a business. *Statutory ADU's, as described in § 6-512, are also allowed in this zoning district.* Any Accessory Building shall be located on the same lot with the principal building.

6-503(j) #

§ 6-511. Height Regulations. No Building or other Structure shall exceed 35 feet in Height. #

§ 6-512. Accessory Buildings and Generators. # Accessory Buildings shall not # be located

(i) Wholly or partially in the Front Yard.

(ii) Within 7 feet of an Interior line.

(iii) Within 5 feet of a Rear Lot line.

(iv) Within 20 feet of any public Street, or

(v) Within the limits of a utility easement.

A "Statutory ADU" is a type of Accessory Building allowed only in R-1 zones. It consists of an attached or detached dwelling unit on the same Lot as an existing (or proposed) primary residence. The Statutory ADU must meet all other requirements of this section and

***(i)** Provide complete independent living facilities for one or more individuals, including facilities for living, sleeping, eating, cooking, and sanitation;*

***(ii)** Not be leased for periods of less than 30 consecutive days;*

***(iii)** Be served by its own dedicated parking, compliant with Chapter 21;*

***(iv)** Not coexist on a Lot with more than one other Dwelling Unit, and*

***(v)** Never be sold separately or subdivided from the primary residen*

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No Statutory ADU shall be constructed without first being granted a permit in addition to all other permits required by this Title.

[Practice Note at 6-302 reminding us of the permit requirement. Adoption ordinance should plug in the fee of $500.]

CHAPTER 1075

An Act to amend the Code of Virginia by adding in Article 1 of Chapter 22 of Title 15.2 a section numbered 15.2-2209.4, relating to minimum off-street parking requirements in certain areas.

[H 888]

Approved April 22, 2026

Be it enacted by the General Assembly of Virginia:

1. That the Code of Virginia is amended by adding in Article 1 of Chapter 22 of Title 15.2 a section numbered 15.2-2209.4 as follows:

§ 15.2-2209.4. Minimum off-street parking requirements; designated areas; administrative reductions.

A. As used in this section:

"Bus rapid transit" means a rubber-tired bus transit system with features such as frequent service, dedicated lanes, traffic signal priority, and enhanced stations.

"Designated area" means any parcel located within one-half mile of the entrance to a mass transit or public transportation station or facility. For purposes of this definition, "mass transit or public transportation station or facility" means a building or enhanced structure where members of the general public board or disembark mass transit or public transportation.

"Mass transit or public transportation" means passenger transportation on a fixed route by rubber-tired, rail, or other surface conveyance providing shared-ride service to the general public on a regular and continuing basis, including bus rapid transit or other high-capacity transit service as identified by the Virginia Department of Rail and Public Transportation. "Mass transit or public transportation" does not include school buses, microtransit, charter or sight-seeing services, a vehicular ferry service that serves as a link in the highway network, or a human service agency or other client-restricted transportation.

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"Microtransit" means a flexible, on-demand, dynamically routed shared-ride passenger transportation service that operates similarly to traditional public transit but with greater adaptability to individual trip needs.

B. Any locality that has adopted a zoning ordinance pursuant to this chapter shall not require, as a condition of zoning approval, minimum off-street parking for residential, multifamily, or mixed-use development located within a designated area in amounts exceeding the following:

1. One-half of one parking space per dwelling unit for multifamily or mixed-use residential development; and

2. One parking space per dwelling unit for one-family and two-family dwellings and townhouses.

C. No locality shall adopt or enforce any provision of a zoning ordinance that imposes minimum off-street parking requirements for residential, multifamily, or mixed-use development located within a designated area in excess of the limitations set forth in subsection B.

D. Any locality with a population greater than 600,000 may by ordinance impose off-street parking requirements exceeding the limits in subsections B and C for residential, multifamily, or mixed-use development within one-half mile of a locality-managed fixed-route bus stop, provided that the ordinance includes an administrative process allowing an applicant, in connection with a pending rezoning, special exception, proffered condition amendment, site plan, or subdivision plat, to obtain a reduction of at least 25 percent in minimum off-street parking requirements for such development within 1,000 feet of such bus stop. An administrative reduction shall be granted upon the applicant's demonstration that (i) all dwelling units serve households at or below 70 percent of area median income, using income averaging; (ii) due to the unique characteristics of the site or uses on the site, the spaces proposed to be eliminated are unnecessary or infeasible; or (iii) a written shared parking agreement ensures availability of equivalent spaces within 1,000 feet of the subject property.

E. Any locality with a population greater than 20,000 shall, by ordinance, establish an administrative review process in which developers may request a reduction of minimum off-street parking requirements of not less than 20 percent for residential, multifamily, or mixed-use development proposed on parcels not located within a designated area. The ordinance shall include criteria to determine eligibility for, and prescribe procedures for the submission and review of, the administrative reduction authorized by this subsection.

CHAPTER 1096

An Act to amend and reenact §§ 15.2-2201 and 15.2-2286 of the Code of Virginia and to amend the Code of Virginia by adding a section numbered 15.2-2288.9, relating to affordable housing; religious organizations and other nonprofit tax-exempt properties.

[H 1279]

Approved April 22, 2026

Be it enacted by the General Assembly of Virginia:

1. That §§ 15.2-2201 and 15.2-2286 of the Code of Virginia are amended and reenacted and that the Code of Virginia is amended by adding a section numbered 15.2-2288.9 as follows:

§ 15.2-2201. Definitions.

As used in this chapter, unless the context requires a different meaning:

"501(c)(3) property tax-exempt nonprofit organization" means any organization exempt from taxation pursuant to § 501(c)(3) of the Internal Revenue Code of 1954 and whose real property taxes are exempt pursuant to § 58.1-3609.

•••

"Religious organization" means the same as that term is described in § 58.1-3617.

•••

§ 15.2-2286. Permitted provisions in zoning ordinances; amendments; applicant to pay delinquent taxes; penalties.

A. A zoning ordinance may include, among other things, reasonable regulations and provisions as to any or all of the following matters:

•••

17. For the administrative approval of development and construction of housing on land owned by 501(c)(3) property tax-exempt nonprofit organizations pursuant to § 15.2-2288.9.

B. Prior to the initiation of an application by the owner of the subject property, the owner's agent, or any entity in which the owner holds an ownership interest greater than 50 percent, for a special exception, special use permit, variance, rezoning or other land disturbing permit, including building permits and erosion and sediment control permits, or prior to the issuance of final approval, the authorizing body may require the applicant to produce satisfactory evidence that any delinquent real estate taxes, nuisance charges, stormwater management utility fees, and any other charges that constitute a lien on the subject property, that are owed to the locality and have been properly assessed against the subject property, have been paid, unless otherwise authorized by the treasurer.

§ 15.2-2288.9. Affordable housing; religious organizations and other tax-exempt properties.

A. Notwithstanding any contrary provision of law, general or special, any locality that has adopted a zoning ordinance pursuant to this article shall allow by right, and not require a rezoning or other legislative approval as a precondition to the review or approval of a site plan or subdivision plat, the development or construction of a mixed-use or residential project by a property tax-exempt religious organization or a 501(c)(3) property tax-exempt nonprofit organization.

B. Such mixed-use or residential project shall be permitted by right, notwithstanding the use, height, or density otherwise permitted under the local zoning ordinance. No locality shall require, as a condition of approval of a subdivision plat, site plan, or plan of development, that a special exception, special use permit, conditional use permit, or any other discretionary approval be obtained for such mixed-use or residential project. The review of such mixed-use or residential projects shall be conducted in accordance with the provisions of §§ 15.2-2258 through 15.2-2261.

C. Mixed-use or residential projects shall be permitted by right as described in subsection B, provided the proposed mixed use or residential project meets all of the following conditions:

1. The property has been owned continuously by the property tax-exempt religious organization or 501(c)(3) property tax-exempt nonprofit organization for five years prior to the development application.

2. At least 60 percent of the mixed use or residential project's total housing units are for affordable housing at 80 percent or less of the area median income, as defined by *the U.S. Department of Housing and Urban Development income limits and rent schedules, for rental units and up to 120 percent of the area median income for for-sale units, and such affordability is recorded and preserved for a minimum of 30 years by deed restrictions or other legally binding requirements.*

3. All housing built is subject to local real property taxation following completion.

4. The housing is open to the general public and follows nondiscrimination rules as provided by the Virginia Fair Housing Law (§ 36-96.1 et seq.).

5. The property is served by or within an area planned for public water and sewer and the mixed-use or residential project complies with all environmental, historic, siting, and archeological local, state, and federal laws and regulations applicable to similar projects, including local environmental, historic, and archaeological standards and siting provisions contained in zoning and land use codes; Department of Environmental Quality laws and regulations related to wetland protection, stormwater management, and erosion and sediment control; Department of Transportation laws governing highway access and secondary streets; and Department of Health laws governing water and wastewater.

D. If a mixed-use or residential project meets the requirements of subsection C, local zoning ordinances shall be deemed to allow, at a minimum (i) a building height of 45 feet, or the height of the tallest existing building within 500 feet, whichever is greater, excluding any building granted any additional height above what is permitted by right in the zoning district in which that building is located via a special exception approval; however, for a property located within a designated historic district established as of January 1, 2026, the maximum permitted building height shall be controlled by the regulations governing the historic district; (ii) a density of 20 units per acre, or the most intensive existing residential unit density within 500 feet of the property line of the proposed project, whichever is greater; however, a locality may by ordinance establish higher minimum residential densities for properties within a revitalization area, transit area, or area located within a small area plan or sector plan; (iii) setbacks of 10 feet or the smallest setback allowed for any existing property within 500 feet, whichever is less; (iv) construction of mixed-use and residential developments with a variety of housing types, including detached, attached, and multifamily housing units; and (v) residential use of at least 70 percent of the gross floor area, and the remaining uses, not to exceed 30 percent of the gross floor area, may include public accessible ground-floor nonresidential facilities. Otherwise, the maximum permitted height shall be 45 feet. Permitted nonresidential uses shall include religious worship space, child day centers as defined in § 22.1-289.02, health clinics, coffee shops, or other uses that are ancillary to the operation or mission of the property tax-exempt religious organization or 501(c)(3) property tax-exempt nonprofit organization. No additional requirements shall *be imposed regarding floor-area ratio, minimum unit size, or minimum lot size. Residential parking requirements shall be limited to no more than one space per residential unit, or the fewest parking spaces required for the by-right residential parking standard under the local zoning ordinance, whichever is less. Parking requirements for all other permitted nonresidential uses shall be limited to no more than one space per 300 square feet, or the fewest parking spaces required for that use type under the local zoning ordinance, whichever is less.*

E. The provisions of this section shall not apply to property zoned for or adjacent to land zoned for industrial use.

F. Nothing in this section shall apply to any existing permits for a housing development on real property owned by a property tax-exempt religious organization or a 501(c)(3) property tax-exempt nonprofit organization approved by the locality prior to January 1, 2027.

G. Nothing in this section shall be construed to restrict a locality's passage prior to January 1, 2027, of an ordinance for the development of housing on real property owned by a property tax-exempt religious organization or a 501(c)(3) property tax-exempt nonprofit organization, or a subsequent amendment thereof, that substantially complies with the requirements of this section.

H. Notwithstanding the provisions of subsection A, this section shall not apply to any parcel located within the Air Installation Compatible Use Zones footprint in any locality in which a United States military air installation or an auxiliary landing field used in connection with flight operations arising from a master jet base is located. Additionally, nothing in this subsection shall be construed as limiting the authority of localities to adopt ordinances pursuant to §§ 10.1-2206.1 and 15.2-2306 designed to protect existing or future areas of historic or archaeological significance, historic sites, historic landmarks, and historic buildings and structures, or to establish local historic districts.

I. Nothing in this section shall apply to an application for a rezoning, special exception, or special use permit that is submitted prior to July 1, 2026.

J. Any residential or mixed-use project built pursuant to this section shall be deemed to be substantially in accord with the comprehensive plan of the host locality.

2. That the provisions of this act shall become effective on January 1, 2027.

3. That property tax-exempt religious organizations or 501(c)(3) property tax-exempt nonprofit organizations are encouraged to consult resources available on the Department of Housing and Community Development's website regarding

stimulating affordable housing and strategies on property owned by a property tax-exempt nonprofit organization.

4. That the provisions of this act shall expire on January 1, 2031

CHAPTER 19

An Act to amend and reenact §§ 15.2-2247 and 15.2-2290 of the Code of Virginia, relating to zoning; manufactured housing.

[H 655]

Approved March 31, 2026

Be it enacted by the General Assembly of Virginia:

1. That §§ 15.2-2247 and 15.2-2290 of the Code of Virginia are amended and reenacted as follows:

§ 15.2-2247. Applicability of subdivision ordinance to manufactured home parks.

Any locality may designate, by ordinance, the areas within its jurisdiction in which ~~manufactured homes may be located or~~ manufactured home parks may be established, notwithstanding the absence of a zoning ordinance in such locality. Such ordinance may also apply to any of the provisions of §§ 15.2-2241 through 15.2-2245 in the regulation and governing of the location, establishment, and operation of ~~manufactured homes or~~ manufactured home parks. The ordinance may apply to any park or portion thereof licensed as a campground pursuant to Title 35.1 ~~of this Code~~. In the event of irreconcilable conflict between the ordinance and state law, the state law shall supersede the ordinance.

§ 15.2-2290. Uniform regulations for manufactured housing.

A. *Localities adopting and enforcing zoning ordinances under the provisions of this article shall provide that in all agricultural zoning districts, or districts having similar classifications regardless of name or designation, where agricultural, horticultural, or forest uses such as those described in § 58.1-3230 are the dominant use and where site-built housing is allowed, the placement of manufactured homes shall be permitted.*

B. Localities adopting and enforcing zoning ordinances under the provisions of this article shall provide that, in all ~~agricultural~~ zoning districts ~~or districts having similar classifications regardless of name or designation where agricultural, horticultural, or forest uses such as but not limited to those described in §~~ 58.1-3230 ~~are the dominant use~~, *other than zoning districts listed in subsection A, where site-built housing is allowed*, the placement of manufactured ~~houses~~ *be permitted for manufactured homes* that are ~~on a permanent foundation~~

to real property in accordance with § 46.2-653.1, (ii) constructed so that the certificate of occupancy is issued within five years following the date of manufacture listed on the home's data plate, and *(iii) placed* on individual
lots ~~shall be permitted, subject to development standards that are equivalent to those ap plicable to site-~~
~~built single family dwellings within the same or equivalent zoning district.~~ *Localities shall not adopt or enforce any zoning, land-use, or development regulation that treats manufactured homes differently or more restrictively than a single-family site-built dwelling allowed in the same zoning district. Nothing in this subsection shall be construed as limiting the authority of localities to adopt ordinances pursuant to §§ 10.1-2206.1 and 15.2-2306 designed to protect existing or future areas of historical or archaeological significance, historical sites, historical landmarks, and historical buildings and structures, or to establish local historical districts.*

~~B.~~ *C.* Localities adopting and enforcing zoning regulations under the provisions of this article may, to provide for the general purposes of zoning ordinances, adopt uniform standards, so long as they apply to all residential structures erected within the ~~agricultural~~ zoning district ~~or other districts identified in subsection A~~
~~of this section incorporating such standards~~. The standards shall not have the effect of excluding manufactured housing *built in compliance with the Virginia Manufactured Housing Construction and Safety Standards Law (§ 36-85.2 et seq.).*

~~C.~~ *D.* Local zoning ordinances adopting provisions consistent with this section shall not relieve lots or parcels from the obligations relating to manufactured housing units imposed by the terms of a restrictive covenant.

A-1:

6-1102(l) Single-family Dwellings*, including manufactured homes,* but not including residential subdivisions.

A-2:

6-1202(e) Single-family Dwellings*, including manufactured homes,* if incidental to the above listed uses.

Definitions:

(20) *Dwelling:* Any structure which is used—or proposed to be used—for residential purposes, except Hotels, Boarding Houses, Lodging Houses, tourist cabins, automobile trailers, mobile homes, and nursing homes. *The term includes manufactured homes that are (i) converted to real property in accordance with Va. Code, §46.2-653, (ii) constructed so that the certificate of occupancy is issued within five years folling the date of manufacture listed on the home's data plate, and (iii) placed on individual lots.*

EXHIBIT

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CHAPTER 1068

An Act to amend and reenact §§ 15.2-2241.2, 15.2-2288.7, and 15.2-2288.8 of the Code of Virginia, relating to local regulation of solar facilities; special exceptions.

[H 711]

Approved April 22, 2026

Be it enacted by the General Assembly of Virginia:

1. That §§ 15.2-2241.2, 15.2-2288.7, and 15.2-2288.8 of the Code of Virginia are amended and reenacted as follows:

§ 15.2-2241.2. Bonding provisions for decommissioning of solar energy equipment, facilities, or devices.

A. As used in this section, unless the context requires a different meaning:

"Decommission" means the removal and proper disposal of solar energy equipment, facilities, or devices on real property that has been determined by the locality to be subject to § 15.2-2232 and therefore subject to this section. "Decommission" includes the reasonable restoration of the real property upon which such solar equipment, facilities, or devices are located, including (i) soil stabilization and (ii) revegetation of the ground cover of the real property disturbed by the installation of such equipment, facilities, or devices.

"Solar energy equipment, facilities, or devices" means any personal property designed and used primarily for the purpose of collecting, generating, or transferring electric energy from sunlight.

B. As part of the local legislative approval process or as a condition of approval of a site plan, a locality shall require an owner, lessee, or developer of real property subject to this section to enter into a written agreement to decommission solar energy equipment, facilities, or devices upon the following terms and conditions: (i) if the party that enters into such written agreement with the locality defaults in the obligation to decommission such equipment, facilities, or devices in the timeframe set out in such agreement, the locality has the right to enter the real property of the record title owner of such property without further consent of such owner and to engage in decommissioning, and (ii) such owner, lessee, or developer provides financial assurance of such performance to the locality in the form of certified funds, cash escrow, bond, letter of credit, or parent guarantee, based upon an estimate of a professional engineer licensed in the Commonwealth, who is engaged by the applicant, with experience in preparing decommissioning estimates and approved by the locality; such estimate shall not exceed the total of the projected cost of decommissioning, which may include the net salvage value of such equipment, facilities, or devices, plus a reasonable allowance for estimated administrative costs related to a default of the owner, lessee, or developer, and an annual inflation factor.

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C. The owner, lessee, or operator shall hire a professional engineer licensed in the Commonwealth to update the decommissioning plan cost estimate and corresponding approved financial instrument every five years after the approval of the first decommissioning plan to adjust for inflation, account for advancements in technologies and processes for decommissioning, salvaging, or re-powering of renewable energy facilities, and make any other necessary changes. The decommissioning plan shall provide for the removal of the facility's equipment from the landowner's property and return of the property to a useful condition similar to the preconstruction condition unless otherwise agreed to by the landowner. After the decommissioning process is complete, the facility shall comply with all stormwater provisions in state law. The project shall provide an up-to-date decommissioning plan to the locality any time there is project ownership outside of the current developer. Notice shall be provided to the local government within 30 days of the sale or transfer of the lease or property, and a new financial guarantee shall be provided by the new leaseholder or property owner.

§ 15.2-2288.7. Local regulation of solar facilities.

A. An owner of a residential dwelling unit may install a solar facility on the roof of such dwelling to serve the electricity or thermal needs of that dwelling, provided that such installation is (i) in compliance with any height and setback requirements in the zoning district where such property is located and (ii) in compliance with any provisions pertaining to any local historic, architectural preservation, or corridor protection district adopted pursuant to § 15.2-2306 where such property is located. Unless a local ordinance provides otherwise, a ground-mounted solar energy generation facility to be located on property zoned residential shall be permitted, provided that such installation is (a) in compliance with any height and setback requirements in the zoning district where such property is located and (b) in compliance with any provisions pertaining to any local historic, architectural preservation, or corridor protection district adopted pursuant to § 15.2-2306 where such property is located. Except as provided herein, any other solar facility proposed on property zoned residential, including any solar facility that is designed to serve, or serves, the electricity or thermal needs of any property other than the property where such facilities are located, shall be subject to any applicable zoning regulations of the locality.

B. An owner of real property zoned agricultural may install a solar facility on the roof of a residential dwelling on such property, or on the roof of another building or structure on such property, to serve the electricity or thermal needs of that property upon which such facilities are located, provided that such installation is (i) in compliance with any height and setback requirements in the zoning district where such property is located and (ii) in compliance with any provisions pertaining to any local historic, architectural preservation, or corridor protection district adopted pursuant to § 15.2-2306 where such property is located. ~~Unless a local ordinance provides otherwise, a~~ *A* ground-mounted solar energy generation facility to be located on property zoned agricultural and to be operated under § 56-594 or 56-594.2 shall be permitted, provided that such installation is (a) in compliance with any height and setback requirements in the zoning district where such property is located and (b) in compliance with any provisions pertaining to any local historic, architectural preservation, or corridor protection district adopted pursuant to § 15.2-2306 where such property is located. Except as otherwise provided herein, any other solar facility proposed on property zoned agricultural, including any solar facility that is designed to serve, or serves, the electricity or thermal needs of any property other than the property where such facilities are located, shall be ~~subject to any applicable zoning regulations of the locality~~ *considered pursuant to § 15.2-2288.8 unless otherwise permitted by right.*

C. An owner of real property zoned commercial, industrial, or institutional may install a solar facility on the roof of one or more buildings located on such property to serve the electricity or thermal needs of that property upon which such facilities are located, provided that such installation is (i) in compliance with any height and setback requirements in the zoning district where such property is located and (ii) in compliance with any provisions pertaining to any local historic, architectural preservation, or corridor protection district adopted pursuant to § 15.2-2306 where such property is located. ~~Unless a local ordinance provides otherwise, a~~ *A* ground-mounted solar energy generation facility to be located on property zoned commercial, industrial, or institutional shall be permitted, provided that such installation is (a) in compliance with any height and setback requirements in the zoning district where such property is located and (b) in compliance with any provisions pertaining to any local historic, architectural preservation, or corridor protection district adopted pursuant to § 15.2-2306 where such property is located. Except as otherwise provided herein, any other solar facility proposed on property zoned commercial, industrial, or institutional, including any solar facility that is designed to serve, or serves, the electricity or thermal needs of any property other than the property where such facilities are located, shall be ~~subject to any applicable zoning regulations of the locality~~ *considered pursuant to § 15.2-2288.8 unless otherwise permitted by right.*

D. An owner of real property zoned mixed-use may install a solar facility on the roof of one or more buildings located on such property to serve the electricity or thermal needs of that property upon which such facilities are located, provided that such installation is (i) in compliance with any height and setback requirements in the zoning district where such property is located and (ii) in compliance with any provisions pertaining to any local historic, architectural preservation, or corridor protection district adopted pursuant to § 15.2-2306 where such property is located. ~~Unless a local ordinance provides otherwise, a~~ *A* ground-mounted solar energy generation facility to be located on property zoned mixed-use shall be permitted, provided that such installation is (a) in compliance with any height and setback requirements in the zoning district where such property is located and (b) in compliance with any provisions pertaining to any local historic, architectural preservation, or corridor protection district adopted pursuant to § 15.2-2306 where such property is located. Except as provided herein, any other solar facility proposed on property zoned mixed-use, including any solar facility that is designed to serve, or serves, the electricity or thermal needs of any property other than the property where such facilities are located, shall be subject to any applicable zoning regulations of the locality.

E. Nothing in this section shall be construed to supersede or limit contracts or agreements between or among individuals or private entities related to the use of real property, including recorded declarations and covenants, the provisions of condominium instruments of a condominium created pursuant to the Virginia Condominium Act (§ 55.1-1900 et seq.), the declaration of a common interest community as defined in § 54.1-2345, the cooperative instruments of a cooperative created pursuant to the Virginia Real Estate Cooperative Act (§ 55.1-2100 et seq.), or any declaration of a property owners' association created pursuant to the Property Owners' Association Act (§ 55.1-1800 et seq.).

F. A locality, by ordinance, may provide by-right authority for installation of solar facilities in any zoning classification in addition to that provided in this section. A locality may also, by ordinance, require a property owner or an applicant for a permit pursuant to the Uniform Statewide Building Code (§ 36-97 et seq.) who removes solar panels to dispose of such panels in accordance with such ordinance in addition to other applicable laws and regulations affecting such disposal.

§ 15.2-2288.8. Special exceptions for solar photovoltaic projects.

A. ~~Any~~ *Unless otherwise provided by right, each* locality ~~may grant~~ *shall require* a special exception pursuant to ~~§~~ *§§ 15.2-2204,* 15.2-2286, *and 15.2-2288.7 or a siting agreement pursuant to § 15.2-2316.7* and include in its zoning ordinance ~~reasonable~~ regulations and provisions *consistent with this section* for a special exception as defined in § 15.2-2201, for any solar photovoltaic ~~(electric energy)~~ project ~~or energy storage project~~. For the purposes of this section, ~~"energy storage project" means energy storage equipment and technology within an energy storage project that is capable of absorbing energy, storing such energy for a period of time, and redelivering such energy after it has been stored~~ *"solar photovoltaic project" means a ground-mounted solar facility with a generating capacity of one megawatt or more that is designed to serve, or serves, the electricity or thermal needs of any property other than the property where such facility is located.*

Any special exception granted pursuant to this section is an amendment to the zoning ordinance pursuant to subdivision A 7 of § 15.2-2286 and shall comply with the following criteria. Where numerical ranges are attached to criteria, localities may choose to establish an ordinance that specifies any number within the applicable range that they deem appropriate for their community. In the issuance of a special exception, a variance from these ordinance criteria may be implemented only with a written agreement of the locality, the property owner or their agent, and the applicant. Nothing in this section shall (i) be construed to relieve projects of the responsibility to comply with all relevant state and federal laws, regulations, and permits, including those related to tree canopy; (ii) require a locality to approve a special exception application considered pursuant to this section; (iii) be construed to prohibit a locality from permitting a solar photovoltaic project or energy storage project by right; or (iv) prohibit the owner of a proposed solar photovoltaic project and a locality from entering into a siting agreement that provides less stringent restrictions than those specified under this subsection.

1. Setback distances shall be measured from the nearest edge of the equipment as follows: (i) between 150 and 200 feet from the nearest point on the outer wall of existing occupied community buildings and dwellings on nonparticipating properties; (ii) between 50 and 100 feet from the outside edge of the roadbed of any road abutting the property; (iii) for projects not greater than 25 megawatts, 50 feet from the edge, and for projects greater than 25 megawatts, 100 feet from the edge, of tidal wetlands or nontidal wetlands, as defined in 9VAC25-830, or from the top of bank of perennial streams, as defined in § 62.1-44.122; (iv) for projects of any capacity within Chesapeake Bay Preservation Areas, between 100 and 125 feet from the edge of tidal wetlands, nontidal wetlands, or from the top of bank of perennial streams; and (v) between 50 and 75 feet measured from the nearest shared property line for nonparticipating properties. Nothing in this subdivison shall preclude the owner of a nonparticipating property from waiving the foregoing setback requirements by written agreement. Setbacks shall not be required for internal boundaries *between adjacent participating parcels. For purposes of clauses (iii) and (iv), "equipment" is limited to solar panels, racking equipment, and inverters.*

2. Fencing for the facility shall comply with § 55.1-2804, the latest version of the National Electrical Safety Code or any applicable successor standard regarding requirements for limiting access to facilities, and the Uniform Statewide Building Code (§ 36-97 et seq.). Vegetative visual screening requirements shall not be required to exceed three feet at planting, shall be between 25 and 50 feet wide, and shall allow for consideration of preexisting natural or manmade visual barriers.

3. The height of solar panels shall not exceed 25 feet above ground when the arrays are at full tilt, except in cases where a height variance is necessary to allow for agrivoltaics activity below or in proximity to the panels. For purposes of this section, "agrivoltaics" means the same as that term is defined in § 10.1-1197.5.

4. Visual impacts of facilities on public parks, scenic rivers and byways, and historic structures or sites listed on or eligible for the National Register of Historic Places or a county register of historic places shall be minimized. A locality may request a viewshed analysis as part of the special exception application to assure that visual impacts are minimized through solar panel placement, height, landscaping, and screening. Such analysis shall account for existing vegetation and planned visual buffers. Such screening may be accomplished on any property with the consent of the property owner.

5. The facility shall implement light intensity dimming solution technology that provides a means of tailoring the intensity level of lights according to surrounding visibility.

6. The facility shall comply with all Department of Environmental Quality stormwater regulations as established in 9VAC25-880.

7. The facility shall minimize new impervious surface on the site and under its solar panels.

8. Land disturbance, including site grading, construction, and landscaping, shall be conducted in compliance with a stormwater pollution prevention plan. Topsoil shall not be removed from the project site. Topsoil shall be returned to disturbed areas from stockpiles as quickly as site conditions allow, unless returning soil would cause adverse impacts to topsoil integrity or is otherwise not practicable for construction activities. Site stabilization shall occur as the site is developed, following appropriate stabilization timelines as identified in the General VPDES Permit for Discharges of Stormwater from Construction Activities, and shall not be delayed until site construction is completed. The facility shall decompact soil as necessary and feasible for re-vegetation after construction has concluded.

9. When all land-disturbing activities at the construction site have been completed, the facility shall initiate permanent stabilization to provide vegetative ground cover that provides a minimum level of coverage over the project site. An ordinance may require up to 75 percent vegetative cover with no significant bare areas that is mature enough to survive and will inhibit erosion. The use of native and naturalized plants shall be encouraged and invasive plants as established pursuant *to § 10.1-104.6:2 shall be prohibited. For projects or portions of projects not used for animal grazing, co-located crop production, native and naturalized pollinator plant species, or native and naturalized meadow species shall be planted, except for in the area directly beneath panels, and maintained throughout the solar project's life. The seed mix shall include a diversity of species with varied bloom times. Mowing shall be limited and performed on a schedule that promotes the establishment of the native plantings, controls invasive species, and minimizes impacts to wildlife. All trees and shrubs at the time of planting shall accommodate adequate screening or buffering at the end of five years of planting. Vegetation used to establish a visual screen shall not be trimmed to stunt upward and outward growth or to otherwise limit the effectiveness of the visual screen.*

10. The facility shall provide for wildlife passage where needed by limiting fencing to the areas in reasonable proximity to arrays and interconnection equipment to the extent practicable and consistent with safety and security requirements. The facility shall prioritize open wildlife access to riparian areas, wetlands, streams, and other areas not in proximity to panels.

11. The facility shall comply with all applicable state and federal labor and employment laws, including apprenticeships and labor standards necessary to achieve any available tax credit bonuses found in 26 U.S.C. §§ 45Y and 48E.

12. A locality shall require an applicant to enter into a written agreement to decommission equipment, facilities, or devices pursuant to § 15.2-2241.2.

B. Any locality may grant a special exception pursuant to § 15.2-2286, and include in its zoning ordinance reasonable regulations and provisions for a special exception as defined in § 15.2-2201, for an energy storage project. For the purposes of this section, "energy storage project" includes energy storage equipment and technology within an energy storage project that is capable of absorbing energy, storing such energy for a period of time, and redelivering such energy after it has been stored.

~~B.~~ *C.* The governing body of such locality may grant a condition that includes (i) dedication of real property of substantial value or (ii) substantial cash payments for or construction of substantial public improvements, the need for which is not generated solely by the granting of a conditional use permit, so long as such conditions are reasonably related to the project.

~~C.~~ *D.* Once a condition is granted pursuant to subsection ~~B~~ *C*, such condition shall continue in effect until a subsequent amendment changes the zoning on the property for which the conditions were granted. However, such conditions shall continue if the subsequent amendment is part of a comprehensive implementation of a new or substantially revised zoning ordinance.

E. The governing body of such locality shall furnish the State Corporation Commission a record of special exception decisions reached pursuant to this section not more than 60 days after such decision is made. The record shall include (i) the reason for any adverse decision, (ii) any finding of nonconformity with the local comprehensive plan, and (iii) the date of the last revision to the comprehensive plan.

2. That the State Corporation Commission shall compile and maintain on the Commission's public website a searchable database of all solar photovoltaic project special exception decisions and the reasons for any adverse decisions made over a period of not less than five years. The Commission shall furnish to each locality a standardized form for submitting decision records by July 1, 2026.

3. That the provisions of this act shall apply to any ground-mounted solar facility with a generating capacity of one megawatt or more for which an application for local approval is filed on or after July 1, 2026, and any such project shall not be governed by any local ordinances inconsistent with this act. Any application for a solar energy facility that has been received and accepted by the relevant authority prior to July 1, 2026, shall be subject to any applicable local ordinances in place at the time the initial application was filed.

§ 6-1003*(c). Solar photovoltaic projects, within the meaning of Va. Code, § 15.2-2288.8, which is incorporated into this paragraph, mutatis mutandis.*

AFTER ACTION REPORT
2026 Lawn Party

August 7, 2026

We have compiled some notes about what we did well and what we did poorly this year. We would like to use our experience to make next year's event even smoother.

All in all, the 2026 Lawn Party was successful. We have room for improvement, but there were no significant traffic or neighborhood disruptions. We also understand that the Fire Company's revenues were up about 6% over 2025.

I. Parking.

1. We opened more street parking in the vicinity of Harrison Park this year.

   Also, in the past, we had shut off parking on some streets solely because they were on the parade route or the parade detour. This year, we allowed parking on those streets except during parade hours. For the most part, these changes went well.

2. One family, new to town, almost had their car towed because they were vacationing and didn't know that parking regulations change during the Lawn Party. Next year, we need to make sure that ***everyone*** in the neighborhood is told well in advance what is expected of them.

3. We also want to communicate better with the Fire Company. For example, people called us to ask where to park, and sometimes we didn't know the answer. Some confusion ensued.

   Eventually, our officers posted a note on Facebook about available public parking. Next year, it would be nice to have a definitive parking plan prepared in the spring. The Lawn Party is the Fire Company's event, but we would be glad to help with the report.

4. The buses from TA (for which we paid half) transported about 500 guests to and from Harrison Park. We're filing that result in the "*Nice, But We Can Do Better*" folder.

   We have an idea for a novel and fun mode of public transportation from Oakdale Park to the Lawn Party. See the rendering of the "Cannery Express," below. There is plenty of parking at Oakdale, and we think people would embrace a fun, five-minute ride from there to the Lawn Party.

Our idea was to apply for a County tourism grant to help fund the Cannery Express, which we could also use for various other events around town. But we told the Fire Company that we would not apply for the grant without their endorsement, and as of this writing, we haven't heard back from them.

II. Policing.

1. We hired 7 extra officers at $55 per hour, and we had no problems with serious criminal activity. Any congregation of people brings a few issues, but we saw nothing out of the ordinary.
2. The PD asked participants to limit tractor joyriding around town, because it violates state law. People were cooperative, and we were grateful. Quite a few people said their neighborhoods were more peaceful this year.

III. Parades.

1. We only know of one issue with parades. We need to find a way to prevent parade exhibitors from throwing candy to the crowd. We hate to be punctilious killjoys, but luring toddlers into the street is just not safe!

IV. Messaging.

1. We need to do better here. People expected us to take actions which we couldn't take. For example, there was a rule this year that tractors were not allowed to circle the grounds after 5:00 pm. Folks believed that we had adopted the rule and could change it.

   In fact, however, the rule was imposed by the informal group which runs the "Steam & Gas" side of the Lawn Party.
2. Likewise, some people believed that we have some plan to "push out" the Lawn Party. To the contrary, we want to be a ***better*** host for it. We need to assure Fire Company

leadership that the rumors are untrue. Then maybe we can work up a joint statement that we’re all just working together as best we can.

July 2026 Police Report- Bridgewater

Police Calls for service: 229 | Extra Patrols: 229

Case Reports: 8

Incident Reports: 39

Total Traffic Crashes: 9

DMV Crash Reports: 1

Arrests: 3

Summons: 14

Notable BPD activity:
We had a successful Lawn Party Week!

Thanks, Bridgewater Police Department.

Town of Bridgewater
POLICE DEPARTMENT
201 Green Street Bridgewater Viginia 22812
Phone: 540-828-2611 Fax: 540-828-0136
Email: Police@bridgewater.town

CRIME TRENDS

Town of Bridgewater

Group A Offense	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Total
Crimes Againsts Persons													
Homicide	0	0	0	0	0	0	0	0	0	0	0	0	0
Kidnapping/Abduction	0	0	0	0	0	0	0	0	0	0	0	0	0
Forcible Sex Offenses	0	0	0	0	0	0	0	0	0	0	0	0	0
Robbery	0	0	0	0	0	0	0	0	0	0	0	0	0
Aggravated Assault	0	0	0	0	0	0	0	0	0	0	0	0	0
Simple Assault/Intimidation	3	1	3	2	1	1	1	0	0	0	0	0	12
Non-forcible Sex Offenses	0	0	0	0	0	0	0	0	0	0	0	0	0
Crimes Against Property													
Arson	0	0	0	0	0	0	0	0	0	0	0	0	0
Extortion/Blackmail	0	0	1	0	0	0	0	0	0	0	0	0	1
Burglary	1	0	2	0	3	1	0	0	0	0	0	0	7
Larceny	4	3	2	1	1	0	0	0	0	0	0	0	11
Motor Vehicle Theft	0	0	0	0	0	0	0	0	0	0	0	0	0
Counterfeiting/Forgery	0	0	0	0	0	0	0	0	0	0	0	0	0
Fraud	1	2	0	2	2	3	1	0	0	0	0	0	11
Embezzlement	0	0	0	0	0	0	0	0	0	0	0	0	0
Stolen Property	0	0	0	0	0	0	0	0	0	0	0	0	0
Property Damage/Vandalism	1	0	1	0	0	0	0	0	0	0	0	0	2
Bribery	0	0	0	0	0	0	0	0	0	0	0	0	0
Crimes Againts Society													
Drug Offenses	1	0	0	0	0	0	1	0	0	0	0	0	2
Pornography/Obscene Material	0	0	0	0	0	0	0	0	0	0	0	0	0
Gambling	0	0	0	0	0	0	0	0	0	0	0	0	0
Prostitution	0	0	0	0	0	0	0	0	0	0	0	0	0
Weapon Law Violations	0	0	0	0	0	0	0	0	0	0	0	0	0