

Monitor

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HEADS UP! BUS AND TRAIN SERVICE MAY BE ON THE WAY— BRINGING UNBRIDLED GROWTH!

The Board of Supervisors has been considering since early this year the possibility of joining the Potomac Rappahannock Transportation District (PRTD). The Commission members of the PRTD had a work session with the Board in January of this year, but a decision to join the PRTD was postponed to gain more detailed information.

Whether or not to join the PRTD could be the most important decision to be made by this Board of Supervisors. The financial consequences (big tax increases) could be enormous.

There are two major parts of this decision— bus service and train service. The Board has to decide if Fauquier County should join the PRTD and contract to provide bus service from Bealeton on Rt. 28 as well as from Warrenton on Rt. 29. Also to be decided is how far these buses would go: to Fairfax County or all the way to Washington.

Perhaps the time has come when Fauquier County needs this kind of commuter bus service. But don't forget there is never a free lunch, and if the County joins the PRTD it will implement a 4% surcharge on fuel that you'll feel every time you fill your tank!

The second major part of the Supervisors' decision is whether to bring Virginia Rail Express (VRE) into Fauquier. VRE could use the existing railroad track parallel to the Rt. 28 corridor through Catlett, Calverton and Bealeton in southern Fauquier.

But the capital cost to bring in VRE would be huge—a

minimum of \$33 million to build the new double track needed, a new depot building and parking lot. The operating costs would also be very high. The County would need to subsidize the cost of each fare to the tune of \$2,000-\$3,000 per year!

Bringing VRE into Fauquier County prematurely would be a major mistake with far-reaching consequences. Consider neighboring Stafford County as an example. Stafford has been one of the fastest growing counties in the U.S. for several years, and one of the main reasons for this explosive growth was that Stafford brought VRE into Fredericksburg in the mid-1990s. If you look at ads for new homes in Stafford, one of their main selling points is how many minutes they are from the VRE station!

VRE would have the same effect on southern Fauquier. It would be a huge drawing card for more residential development. As other articles in this Monitor indicate, many more developments are already in the pipeline than we can reasonably pay for or accommodate on the existing roads.

The Board has scheduled another work session with the PRTD on 9/8/05 at the Warren Green Building in Warrenton. Be there—this is important!

For more information on bringing bus and rail service to Fauquier, go to our website <citizensforfauquier.org> and click on the link in the VRE story to read the in-depth study commissioned by CFFC.

Our Mission: To preserve the natural, historic and agricultural resources of Fauquier County and to protect the County's unique quality of life through education and leadership.



NOW SOME GOOD NEWS! NO MORE DENSITY CREDIT FOR FLOODPLAIN

Since the late 1970s Fauquier County has allowed what is known as a “density credit” for land that is in a floodplain. The County does not allow houses to be built in the floodplain; however, if there is land zoned for residential use that includes some floodplain, then the developer of this land could get a 50% “density credit” for that part of the zoned land actually in the floodplain. The “density credit” houses are built on the land above/adjacent to the floodplain.

At the July meeting of the Board of Supervisors the floodplain section of the Zoning Ordinance was changed so that this density credit is no longer available. This change will reduce the number of residential lots which can be built on the land adjacent to the floodplain. This reduction in housing lots will mean less runoff into the streams from rooftops, parking lots and roads, and less runoff translates into better quality water in Fauquier and less flooding. **CFFC commends the Board of Supervisors for making this decision which will protect not only our local streams and rivers but also the Chesapeake Bay.**

CFFC ANNUAL MEETING Meadow Room, Airlie House Airlie Conference Center Monday, Sept. 26, 7:00 p.m.

All members are cordially invited to join us for a report on CFFC’s activities and the current situation in Fauquier County. There will also be a screening of our dramatic presentation **“The Gathering Storm”**.

FIVE DEVELOPMENTS IN LINE FOR DECISIONS

Arrington Knolls - Warrenton Service Dist.

Centex Homes has requested a rezoning for 679 homes for an age-restricted community for persons 55 years or older. The 480-acre Arrington Knolls rezoning was unanimously denied by the Planning Commission in March.

Since then the rezoning has been postponed by the Board of Supervisors. However, it is our understanding that Centex is talking to officials of the Town of Warrenton about the possibility of this land being annexed into the Town. Should this happen, the subdivision could be served with central sewer.

Freedom Place - Bealton Service Dist.

The original application by Centex Homes on 223 acres of agriculturally zoned land requested a rezoning of 650 new homes. This property is located at the intersection of Rt. 17 and Rt. 28 across from Liberty High. Many people spoke against this rezoning at the public hearing. The Planning Commission suggested that Centex make the application more compatible with the existing Comprehensive Plan.

It is our understanding that Centex is taking the Planning Commission’s advice. They will submit a significantly different application with many fewer homes. Also, some of the land will be rezoned to office or small retail stores. There will be another public hearing before the Commission in the September-October timeframe.

Bowens Run - Bealton Service Dist.

The rezoning application by U.S. Homes for 195 new houses has been postponed by the Planning Commission. There is a dispute between the applicant and County Staff regarding the number of “by-right” lots allowed by the existing zoning on the 82 acres of this property. No information is available on when another public hearing will be scheduled.

Remington Heights - Remington Service Dist.

U.S. Homes Corp. is asking to rezone 165 acres from one house per acre to three houses to the acre for a total of 293 new homes. This property is located at the intersection of Strodes Mill Road and Lucky Hill Road in Lee District. One of the major problems with this proposed subdivision is that there are two major power lines bisecting the property. It is unknown when it will come back to the Planning Commission.



Belvoir Ridge - Marshall Service Dist.

Centex Homes is asking for a rezoning of 58 acres west of Belvoir Road and south of Rt. 55. The land is presently zoned for industrial use. However, the Comprehensive Plan was recently changed and indicates residential use would be preferred here.

A public hearing was held last month on this rezoning for a total of 87 new homes. Several citizens indicated that 87 units were too many to be accommodated by Belvoir Road and that a second entrance to the property should be opened off Rt. 55.

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REINING IN THE STORM IN FAUQUIER

The new buzzword in stormwater management is Low Impact Development (LID), a concept which admits that Mother Nature had it right in the beginning!

In the recent past, stormwater runoff from urban sites such as parking lots, roofs, sidewalks and streets has been transported as quickly and in as much volume as possible to the terminus. Envision gutters, culverts, stormwater drains, etc. The effect has been to wash all pollutants as fast and as efficiently as possible into our streams and rivers. Not so good!

Now, however, there's a new concept—Low Impact Development (LID) through which commercial and residential development is moving the stormwater more the way it did in predevelopment conditions, dispersing it back into the ground close to its source in small volume and at slow speeds. Envision grass swales rather than gutters, gardens in parking lots, pervious surfaces rather than acres and acres of paved parking lots. Envision green—living—roofs!

As you can imagine, engineers, builders and hydrologists make this much more complicated than we've explained here, and that's exactly why CFFC is inviting the government, development and citizen communities to come and learn about LID, its practices and applications and how we can implement appropriate technologies in Fauquier. It's a win-win for all concerned!

REINING IN THE STORM IN FAUQUIER

7:00 p.m. Wednesday, 12 October 2005

Rice Auditorium, Highland School

Citizens for Fauquier County

Post Office Box 3486
Warrenton, VA 20188



LITTER

The 2005 CFFC Spring **CLEAN UP FAUQUIER!** was tremendously effective, and the valiant heroes who stooped over and collected the stinking, soggy, repulsive, often unmentionable stuff know that it reaccumulates practically as soon as we've picked it up.

In an effort to attack this disagreeable phenomenon from another direction, CFFC is spearheading a countywide **LITTER PREVENTION TASK FORCE**. This is a group of Fauquier officials, representatives from VDOT and the Sheriff's Department, citizens groups, county Environmental Services managers, and just plain people who are concerned about the litter problem.



All these interested parties come to the table with ideas for initiatives that will curb the proliferation of litter on our scenic roadways. We are developing an expanded, upbeat antilitter campaign and an educational and hands-on program to take to middle and high schools. We have identified an innovative pilot project to try on selected rural roads. Also we plan to approach local and national

corporations for their help in funding local initiatives to address litter proactively. Advertisements, entreaties, threats; we're not afraid to use any means to stop slobs from despoiling our roadways.

In the meantime, the Fauquier County Department of Environmental Services is aggressively trying to prevent commercial haulers from letting their trash blow onto the roads entering and even leaving the landfill. If you see *any* vehicle littering, get the name from the side of the vehicle and *call* their office and complain! Businesses operating locally cannot afford to generate ill will; they will make their drivers secure

their loads.

CFFC will keep you updated on future litter prevention initiatives as they are developed. If you have a great idea for litter prevention, contact us at <<citizensforfauquier.org>>