

CITIZENS FOR FAUQUIER COUNTY

BOARD OF DIRECTORS

Meeting Minutes

Piedmont Environmental Council Board Room

March 12, 2018

Present: Les Cheek, David Norden, Kevin Ramundo, Chris Bonner, Doug Larson, Sue Scheer, Amy Trotto, Jessie Swan, Sally Semple, Susan Russell, Julie Bolthouse, Hope Porter, Jonathon Nuckles and Planning Commissioner Ken Alm. Absent: Mimi Abel Smith, Harry Atherton, Julie Broaddus, Rick Carr, Feroline Higginson, Yak Lubowsky, Mary Page, Jim Rich, Mary Root, Ginna Wilson, Jim Stone and Dave Mailler.

LAND USE – Julie Bolthouse

Planning Commission – 1.) A Subdivision Ordinance Text Amendment related to hydrogeological testing. In January, CFFC recommended that the PC postpone action and leave the hearing open to allow the WSA, the Virginia Department of Health, local hydrologists and other experts in the field time to review and provide comments. Since then, comments have been received from the WSA, the Virginia Department of Health (Office of Drinking Water) and the Fauquier County Health Department which resulted in a list of significant changes that have been incorporated into the proposed amendment. The proposed ordinance and current changes are consistent with CFFC's goals contained in our Planning Horizons document and need to be supported. CFFC recommends that the PC forward this to the BOS for public hearing and recommended adoption. **2.)** Great Meadow Foundation /Meadow Outdoors Foundation, Inc., A/K/A, applicant Mary Marshall Forte-Cedar Hill – an application for a Category 9 Special Exception to allow Class C events for up to six times per year with off-site parking at Great Meadow. The intention is to host weddings, reunions or corporate gatherings. This 102-acre property is located at the end of Enon Church Road which intersects with Rt. 17 opposite Old Tavern Rd. and Great Meadow. Most of the neighboring properties are zoned Rural Conservation (RC) or Rural Agricultural (RA). There are many pitfalls in allowing this to be approved: a.) attendees would be bussed in limousine-type vehicles from Great Meadow across a dangerous intersection to the site, b.) it could have an impact on water supplies, c.) all amenities, such as food, tents and porta-potties would need to be hauled in and out on a narrow gravel road and, d.) it will impact traffic, noise and dark skies. CFFC's other concern is that this type of event site could expand and become more permanent. We feel that we should push for rural events that are related to agriculture. **3.)** An application for a category 9 Special Exception to allow Class C events up to 12 times a year; This 10.14 – acre property is on Catlett Road. This application has the same problems as application 2 for a Special Exception. CFFC opposes these types of events in rural areas and will so advise the PC.

BOS - Mr. Cheek said that the BOS meeting was without much substance. The Remington data center was approved.

Blackthorne Inn – Kevin Ramundo

The Easton Porter Group (EPG) has resubmitted the application for a large resort on Rt. 50 with changes that are basically cosmetic. A week ago, Mr. Ramundo and representatives from other organizations met with the EPG to discuss the changes made in the application. Although the applicants reduced the number of events from 64 to 52, they added a new category of outdoor events which would be over and above the 52 events. Mr. Ramundo said that there are other significant problems that will affect this rural region of the County. **1.)** VDOT will have to add 400-foot right and left turn lanes into the property off of Rt. 50. These would lead to a doubling of the width Rt. 50 at its intersection with

Snakes Den Road and Gazebo Lane. 2.) Concern about the size of the proposed building for the dining room and pub because there is a limit to what degree a historic structure can be expanded under the County reuse ordinance. 3.) sewer system would require a pump and haul procedure. It is hoped that the BOS will put a cap on the 2014 application, which would greatly reduce the size of the facility. However, the EPG appears to be determined to fight for this. Mr. Ramundo said that the land use consultant for the EPG, Jim Carson, would like to come to a CFFC Board meeting to give a presentation on the Blackthorne Inn plans. Mr. Cheek approved having Mr. Carson come to the April Board meeting. Ms. Bolthouse added that we need to invite County staff to the meeting, also.

REGULAR SESSION

Mr. Cheek opened the meeting at 12:50 P.M. Jim Rich and Kevin Ramundo were elected to the Board for a one-year term. Jonathon Nuckles was elected to a 6-month advisory position. Since there was not a quorum, the elections will be ratified at the April meeting. The February minutes were approved and the March finance report was accepted. They will also be ratified in April.

CFFC BOS Budget Liaison Working Group – David Norden et.al.

The group identified the two major expenditures the County faces: schools and fire and rescue. The state funds needed for schools are impacted by the land use program in this way: Land placed in conservation like the PDR program is counted against the County when receiving money for school funding because the land is evaluated at full market value, and the more assets the County has, the less money in school funding. The County does not receive taxes at full market value on the land in the PDR program. If land is in conservation easement, then the value is not counted against the County. Ms. Swan said that there is a definite need for new firehouse facilities. However, she believes that the main reason there is a need for paid firefighters is because no one is making an effort to recruit volunteers. There are plenty of grants available to help finance fire and rescue, but no one is applying for them. Mr. Cheek said that he thought CFFC should weigh in, in support of a volunteer grant writer, local volunteer training classes and volunteer recruitment.

COMMUNICATIONS – Chris Bonner

Mr. Bonner said that the 50th Anniversary committee needs to meet to make recommendations as to how to use the articles written about CFFC's history. Ms. Scheer said there are many mistakes in the articles that need to be corrected before they are published and dispersed in any form. Mr. Bonner said that he would send all articles to the entire Board for comment.

FINANCE – Julie Broaddus

In the absence of Ms. Broaddus, Mr. Larson reported that the finance committee studied all expenses and income of CFFC over the last three years to determine, initially, annual charitable giving. In the process, the committee discovered that there was a need to examine all expenses and to create a budget and a finance committee to oversee the budget. The following proposals were made. 1.) determine the budget for Charitable Donations and Initiatives based on the Average Net Assets (ANA) over the last three years, 2.) Charitable Giving should represent 5% of the ANA, 3.) Charitable Giving be divided into two categories, (a) Mission Focused Giving and (b) Discretionary Giving with 90% to be Mission Focused and 10% Discretionary, and 4.) annually spend at least 5% of our ANA on Initiatives with a target of up to 20%. (Initiatives are projects that fit our mission, i.e., traffic studies, educational forums, etc.). The committee recommended Mission Focused Giving to the following organizations: Kitty Smith Conservation Award, Goose Creek Association, Buy Fresh, Buy Local Campaign, Fauquier Education Farm, Clifton Institute, Fauquier Heritage and Education Foundation. An annual contribution to PEC should be \$1000.00 in recognition of the support of the PEC staff and the use of the PEC meeting space

and would be included in the General Operating Expenses. The Committee is proposing a total budget for the year 2018 of \$22,900 - \$32,900.

The meeting was adjourned at 2:05 P.M.

Respectfully Submitted,
Susan Russell
Secretary