

**CITIZENS FOR FAUQUIER COUNTY
BOARD OF DIRECTORS**

Meeting Minutes

Piedmont Environmental Council Board Room

April 16, 2018

Present: Les Cheek, Julie Broaddus, David Norden, Jinna Wilson, Harry Atherton, Rick Carr, Sally Semple, Chris Bonner, Jim Rich, Dave Mailler, Kevin Ramundo, Doug Larson, Hope Porter, Jon Nuckles, Feroline Higginson, Mary Page, Sue Scheer, Mimi Abel Smith, Amy Trotto, Susan Russell, Julie Bolthouse, Planning Commissioners Ken Alm and Bob Lee, and Community Development Assistant Director, Holly Meade. Absent: Yak Lubowsky, Mary Root, Jim Stone and Jessica Swan.

Blackthorne Inn Outreach Discussion – Jim Carson, Civil Engineer and Brandon Davis, Business Development Director of the Eastern Porter Group (EPG)

Mr. Cheek introduced Mr. Carson and Mr. Davis. The purpose of this meeting was to discuss the content of future applications by redefining the scope of the operation by the EPG and to get input from the CFFC Board. Mr. Carson contended that there is a place for economic development in rural areas. CFFC agrees with that within reason, but feels the proposed scale in past applications was too large. CFFC cited concerns about water usage, sewer, traffic and quality of life.

LAND USE – Rick Carr

Planning Commission - 1.) A Zoning Ordinance Text Amendment to create a Short Term Rental (STR) Use, Develop Standards for Short Term Rentals and Develop a Definition. Short term rentals, such as Airbnb, have become popular in the nation and in Virginia. However, the County has no definition or standards for STR. The BOS has directed the staff to prepare a zoning text amendment which clearly defines and establishes standards for administrative and special permits (BZA zoning/action) for consideration. Although the present proposed draft ordinance is a good start, CFFC is concerned with STR extension into most residential districts as reflected in the current draft; more justification is needed. We need to: (a) better understand how other Virginia jurisdictions have effectively managed this transient use in their neighborhoods, (b) identify what potential applicant concerns there might be through the public hearing process, and (c) learn what reported problems/complaints existing STR's have generated. Care needs to be taken to avoid unintended consequences. CFFC is also concerned about the problem of enforcing the ordinance once it is put into place. Therefore, CFFC recommends that the public hearing remain open and action be postponed for the reasons cited. **2.) A Zoning Ordinance Text Amendment to allow Mobile Eating Establishments as a temporary use and standards and a definition of Mobile Eating Establishments.** This refers to the use of food trucks for various functions in the County. The report of the Department of Community Development states that the use location will require either a Zoning Permit for use of the site up to three days or an Administrative Permit approved by the Zoning Administrator for stays greater than three days, which will be valid for a year. CFFC is concerned about the enforcement of the rules and the need for regulations as to where the trucks can go. If an event is on a narrow, rural road, a food truck may be an impediment to traffic. CFFC recommends that this be forwarded to the BOS for adoption as presented or revised by the Planning Commission. **3.) Rezoning – North Forty Aspen, LP – an application to rezone approximately 10.1540 acres from Planned Residential Development (PRD) to Garden Apartments (GA) with proffers.** This rezoning had been considered by the PC and the BOS in 2017. CFFC reviewed the rezoning and provided recommendations to the PC. The BOS denied the rezoning in May of 2017. Key changes from

the original application are reflected in the Applicant's Proffer Statement to renovate the apartment complex, units and infrastructure, and provide per unit contribution to the County to mitigate capital costs to the new apartment building that have been identified through the County's fiscal model. This application will; (a) provide additional work force housing opportunities within Bealeton, (b) is compatible with the Service District Plan, and (c) is located in an area well served by schools, the County library, commercial uses and services, as well as public safety services. CFFC recommends approval of the rezoning to the BOS. 4.) A Comprehensive Plan Amendment related to Public Facilities and Utilities – this is purely a housecleaning exercise. CFFC recommends that the PC forward this to the BOS for approval. 5.) An Application for a Comprehensive Plan Amendment to remove approximately 1.15 acres from the Village of Calverton and an application to rezone approximately 1.15 acres from Commercial Highway (C-2) to Rural Agriculture (RA). The County staff recommends denial. Calverton was removed from Village Service District status on February 8, 2018. There is currently a home located on the property. CFFC supports the staff recommendation for denial of this application. 6.) Applications to rezone approximately 130.01 acres from Residential: 1 unit per acre (R-1) to Rural Agriculture (RA) adjacent to the Village of Calverton. The primary motivation of the applicants is to avoid the potential of being included in the Sewer Remediation District. To successfully achieve this removal, the BOS required that they rezone their property to RA. CFFC recommends that the PC forward this to the BOS for approval. 7.) Applications to rezone approximately 33.05 acres from Residential: 1 unit per acre (R-1) to RA and approximately 1.14 acres from Industrial Park (I-1) to RA adjacent to the Catlett Village District. The motivation for this application is the same as the above application 6. CFFC recommends the PC forward this to the BOS for approval.

Walker Drive – Ms. Semple gave a brief history on the Walker Drive proposed development, citing procedural problems by the Town and illegal proffers by the developers. She pointed out that the judge in previous hearings seemed most concerned about traffic issues. Ms. Semple said there will be another hearing on April 17th.

Mr. Cheek announced that Mr. Atherton would be participating as a panelist in a seminar on local government and conservation easements on April 21st.

REGULAR MEETING

Mr. Cheek opened the regular session of the Board meeting at 1:17 P.M. The minutes for February and March were approved and the finance reports from February and March accepted. Ginna Wilson was elected as treasurer. Mr. Ramundo and Mr. Rich were formally elected to a one-year term on the Board and Mr. Nuckles was elected to a six-month term as a Board Advisor..

Budget Liaison Group – Mr. Norden said that they had talked to the County about hiring a person to do volunteer recruiting and grant writing for fire and rescue. Supervisor Granger told them that the County used to have a person in that position, but it proved to be unsuccessful. Mr. Cheek said that he had tried through local media to expose the fact that paid first responders do not want volunteers recruited and prefer an all-paid staff. Unfortunately, the article did not elicit a response.

COMMUNICATIONS – Chris Bonner

Mr. Bonner reported that the articles written about CFFC's history are continuing to be edited. He proposed that we print a thousand copies of a thirty-two page magazine with the articles and pictures for a cost of \$6700.00. We would launch the publication through a reception which would include a panel discussion on the future of Fauquier County in September. Ms. Bolthouse said she would like to participate on the panel. The Board approved the expenditure. Mr. Bonner and Mr. Ramundo suggested that we invite the *Fauquier-Times* and *Fauquier Now* to run some of our articles and to have a pdf of our

magazine on line. They also felt that there was a need to redesign or add a new website for our 50th and to become visible on Facebook.

FINANCE COMMITTEE REPORT – Julie Broaddus

The findings and proposals of the Finance committee were discussed. Ms. Broaddus defined the difference between discretionary giving and mission-repeated donations. The Board unanimously approved a yearly contribution of \$1000.00 to PEC for allowing us to use their facility and some of their expertise. Another contribution of \$750.00 to PEC for their “Buy Fresh Buy Local” campaign was also approved.

Kitty Smith Conservation Award

Mr. Cheek asked the Board members to think about potential nominees for the 2018 Kitty Smith Conservation Award and to bring their suggestions to the May meeting.

The meeting was adjourned at 2:10 P.M.

Respectfully Submitted,

Susan Russell
Secretary