

**CITIZENS FOR FAUQUIER COUNTY  
BOARD OF DIRECTORS**

Meeting Minutes

Piedmont Environmental Council Board Room

February 12, 2018

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

**SPECIAL PRESENTATION**

Ms. Bolthouse introduced Marco Sanchez, Communications Coordinator for PEC, who gave a talk and power point presentation on the use of social media to promote an organization's message and to attract new members. Mr. Sanchez felt that Facebook would be a viable avenue for CFFC to increase awareness of our mission and drive action.

**LAND USE – Rick Carr**

The Planning Commission Hearing is on Tuesday, February 27, 2018 on the Remington Technology Park Rezoning, while the Board of Supervisors Hearing for action is on March 8, 2018. Remington Technology Park – An application to rezone approximately 234 acres from Residential: 1 Unit per acre (R-1) to Business Park (BP). The applicant is proposing six data center buildings to be built in phases as reflected in the Concept Development Plan (CDP). The area designated as “Light Industrial/Employment Center” on the Remington Service District Land Use Plan includes the proposed Remington Technology Park parcels. In addition, A Zoning Ordinance Text Amendment to allow Data Centers as a use in the Business Park District when using Recycled Water for Cooling and served with Underground Power Lines. CFFC has noted several problems with this application: 1.) The third entrance cited as an emergency access crosses an active railroad line, 2.) The application does not have much information detail about infrastructure, 3.) Due to location, there is competition for the wastewater from the FCWSA Remington Plant, 4.) CFFC has not seen any filed documentation on whether Dominion can effectively meet the buildout power needs for the Remington Technology Park as proposed, and if any additional and/or offsite improvements will be needed to meet that need, 4.) Special protection attention needs to be evident during the clearing and construction phase to allow as much retention of tree stands, wetlands and natural features as possible, and 5.) The property is located in an area affected by the Rappahannock I and II and other Civil War movements. To become part of the established Community effort, the applicant needs to include collaboration and contributions for historic/educational signage in the County's planned park in Rappahannock Station. CFFC supports the rezoning of the property from R-1 to Business Park, however, the Proffer Statement needs refinement as reflected in CFFC's commentary.

Board of Supervisors – A Fox Haven Proffer Amendment Application for BOS Public Hearing and action on March 8, 2018. The proposed changes to the proffer include the elimination of a cash contribution and allow the construction of 66 homes per year, rather than the previous restriction of 33 homes per year. This applicant is the current owner of land involved in the Remington Technology Park rezoning, and has noted that the proffer change is critical to the Business Park rezoning for data centers. CFFC is not supportive of eliminating the cash proffers. There are probably a number of ways for the developer to recover any per unit cash proffer obligations by including them in lot sales to home builders. CFFC is also concerned with the applicant's stated need to couple the Fox Haven Proffer

Amendment to their “fast-tracked” Remington Technology Park. We only support revising the Fox Haven Proffer Amendment Application in the following manner: 1.) to increase the number of homes constructed to 66 per year, and 2.) change the timing of the cash payment of \$14,730 per unit from issuance of building permit to issuance of the certification of occupancy for the completed home(s). Blackthorne Inn - Mr. Ramundo reported that a new application for the Blackthorne Inn is imminent and feels it will not be much different from the first one. He and his group will be meeting with the developers of this project on February 26<sup>th</sup>.

#### **REGULAR SESSION**

Mr. Cheek opened the regular session of the Board meeting at 1:40 P.M. The January minutes were approved and the February Finance report was accepted. Mr. Cheek told the Board that a young man, Jonathon Nuckles, is interested in becoming involved with our organization. It was decided to ask him to attend the next three or four meetings before we decide if he would be a good fit as a Board Advisor.

BOS Workshop on Fiscal Issues – Mr. Cheek attended this workshop and came away with the realization that the BOS is under pressure to raise funds to reconcile their promises with revenue sources, thus our request for a full-time zoning inspector will come to naught. Some of the costly initiatives are: affordable high-speed broadband for the whole County, the professionalization of Fauquier’s fire and emergency services, the need to protect and conserve drinking water supplies, the creation of a sewage treatment system for Catlett and Calverton, the construction of one or more multi-million dollar fire stations, Midland airport improvements, and the renovation or replacement of Warrenton’s middle schools, to name a few. The BOS is facing the following unfavorable fiscal developments: State support of local school funding will drop by \$6 million dollars; changing patterns of consumer spending have devastated receipts at Fauquier’s non-service-related retail establishments, assuring a smaller County share of State sales tax returns; a 2017 State law threatening localities with legal liability for errors in negotiating proffers from developers has brought major construction in the County to a standstill; and the County’s School Division is insisting upon \$33 million dollars for school renovation and replacement. To fund the needs of the County, the BOS will propose an 11.7% increase to the average homeowner’s real estate tax bill. The question arose as to whether or not CFFC could be of any help to the BOS. It was determined that we would put together an in-house working group to explore what advice we were able to offer without conflicting with our mission. This will be open for more discussion at the March Board meeting.

Protocols for CFFC charitable contributions – Julie Broaddus

Ms. Broaddus reported that she and her committee have created a framework on how to spend our money in a way that fits our mission. To keep this framework in place, Ms. Broaddus said that she would like to put in place a Finance Committee that would meet a few times a year to keep our spending on track and to provide context to our giving. A vote was taken and the Board unanimously approved. Ms. Broaddus asked to have Mr. Mailler, Mr. Larson, Ms. Russell and Ms. Wilson on the committee. They all accepted.

The meeting was adjourned at 2:40 P.M.

Respectfully Submitted,

Susan Russell  
Secretary

