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Marshall Minute

April 2019

MBRA Community Meeting

**Tuesday, April 9th
7:30 to 8:30 pm**

Marshall Community Center
4133A Rectortown Road
Marshall, VA 20115

**Join us for FREE door prize
raffle and refreshments
Starting at 7:15 pm**

*See old friends; meet new ones, and
have a great time hearing from*

Our featured guest speaker:

Mr. Tony Flay, Tree Surgeon

International rugby player and coach,
born & raised in Rotorua, New Zealand,
outdoor capital of the world; an
American citizen for 20 years; family
owned and operated tree business for
30 years! Call (703) 507-1075

www.awflaytreesurgeon.com

Trip to Virginia Safari Park! Saturday, April 27, 2019, 7am-7pm

Marshall Community Center
4133A Winchester Road, Marshall
Private tour through Virginia's only drive
through Safari Park!
Call 540-422-8580

Want to view the draft of the County's RURAL LANDS PLAN?

See link on homepage of MBRA website:

www.MarshallVirginia.org

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**Have questions or speaker suggestions?
Contact Mary Wilkerson, MBRA President**

(540) 364-3400; mbraeditor@gmail.com
Editor: Mary Wilkerson; Copyright April 2019



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Marshall Ruritan Dance Saturday

**April 20th 7 pm—12 midnight
DJ begins at 8 pm; BYOB**

**\$15/couple; \$20 at the door; Snacks,
Ice, Cocktail Mixers for sale onsite:
8400 Salem Avenue, Marshall
Call 540-364-9586**

THE GREAT HISTORIC MARSHALL SPRING SIDEWALK SALE April 5, 6, & 7

Come take advantage of markdowns &
promotions! Brochures/maps available at
these fifteen area businesses:

- Bella Villa Antiques & Vintage Rentals
- Big Dog Pots Pottery
- Bunting & Nadler Gallery
- David's Oriental Rugs (Dustin Noel Aliff)
- Designer Finds
- Domestic Aspirations
- Flying Heron Herbs Spices & Teas
- Joan Of Art Custom Framing
- Marshall Antique Tag Sale
- Middleburg Humane Foundation
- Resale Boutique
- My Atelier
- Robin's Nest Antiques and Collectibles
- Silent Blessings
- 3 Hens' Treasures
- Total Restorations

The Anglican Church of St. John the Baptist invites you to Easter Services! Winchester Rd & Main St in Marshall

Palm Sunday (April 14) 10:30am:
Liturgy of the Palms, Procession & Mass

Holy Wednesday (April 17) 10am:
Mass

Maundy Thursday (April 18) 6:30pm:
Maundy Thursday Liturgy, Procession to
the Altar of Repose

Good Friday (April 19)
noon until 3pm: The Three Hour
Meditations

6:30 pm: Liturgy with Veneration
of the Cross

Holy Saturday (20 April 20):
8 pm: Easter Vigil

Easter Day (April 21):
8am: Low Mass; **10:30am:** Sung Mass

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Don't Miss These April Events at Tri-County Feeds, Fashions, & Finds:

**April 5 – 10 am to 3 pm - Nutrena
Nutrition Consultation with Doug Leavitt**

**April 6 – 11 am to 12 pm – Pups to
Perfection with Crest Hill Dog Training**

**April 6 – 1 pm to 2 pm – Parkour aka
Urban Agility with Crest Hill Dog Training**

**April 13 – 1 pm to 3 pm – Flower
Arranging 101 with Wollam Gardens**

**April 19 – 10 am to 3 pm - Nutrena
Nutrition Consultation with Doug Leavitt**

April 21—Closed for Easter

Phone: 540-364-1891 **See website:**
<http://www.tricountyfeeds.com/>
7408 John Marshall Hwy, Marshall, VA

March 12th Meeting Notes:

Mary Wilkerson, President, called the meeting to order about 7:35pm.

Announcements: Joe Sarsour announced that he just learned that a gas station will be coming in at the Marshall Exit.

Mary introduced our first speaker of the evening, **Andrew Hopewell, Fauquier County's Assistant Chief of Planning**. Andrew has been with the County for nearly five years focusing on our long-range planning. He has been involved in updates to the Comprehensive Plan related to Natural Resources, Heritage Resources, Catlett, Calverton, and Midland. He has also been involved in the County's efforts to bring sewer services to Catlett and Calverton. More recently he has been focused on the County's Rural Lands and Villages. Prior to coming to Fauquier County, Andrew worked on similar topics in Spotsylvania County.

Andrew reported on the proposed update to Fauquier County's Comprehensive Plan Rural Lands chapter. Andrew Hopewell began his presentation and apologized because he is unable to give the visual presentation that he planned to give tonight due to technical issues (laptop).

Andrew: Thank you for the opportunity to be here and speak with you. I do want to apologize; we did have a PowerPoint presentation, but we are having some technical difficulties, so you'll get to hear me speak for the next hour or so. It's just going to be verbal. I have the slides on paper here, so I want to make sure I try and convey as much of the information as possible to you just so that you get a good sense of what we're proposing with this update to the Rural Lands Plan.

The Rural Lands Plan is one of the chapters in our Comprehensive Plan. **The County's Comprehensive Plan is the County's vision for its future; what it wants to be, and so it's essentially the guiding document that we use in evaluating future land use proposals in the County.** The overall intent of this chapter is to work to protect the County's rural character, while growing its rural and agricultural economy to better serve the County's people and protect its heritage. Those are some pretty lofty goals there, but I think they are very important considering how much of the County is considered rural: it is all of the lands that

are outside of our Service Districts and outside of our Villages, and so **it is a significant portion of the County that this section of the Comprehensive Plan will be used to guide future development and future growth in the County.** I say "growth"; it's controlled. We are not advocating for significant growth, we want to preserve what makes Fauquier County so special in those parts.

Four Key Concepts the County is emphasizing in this Rural Lands chapter:

- 1) Enhance the farm economy
- 2) Protect the rural character, the environmental, cultural, and visual resources that we have in the rural lands
- 3) Maintain strict controls over new development in rural areas
- 4) Support appropriate tourism while minimizing impact, and that is looking at tourism through agritourism, ecotourism, and heritage tourism; 3 different facets of tourism that we can see in the rural lands.

Farm Economy: We have a fairly robust farm economy. In Virginia, Fauquier County is #5 in terms of dairy production; #8 in terms of beef production, and 36th among the localities in overall economic impact of agricultural sector. 54% of our County is in active farmland right now; 82% of those are family-owned farms. Those are trends that we want to see continue and be enhanced as we move forward toward the future.

Ways the County is looking to enhance the farm economy:

- Continue active support by providing agricultural assistance, community education, marketing strategies, and other programs,
- Look to support preservation of rural landbase for agricultural uses through land use taxation programs such as Purchase of Development Rights Program (PDR), conservation easements, sliding scale zoning, as well as the use of non-common open space easements.
- Utilize the homegrown logo branding, and influence signage on farms that are utilizing this to help build awareness of Fauquier's agriculture and agricultural production within the County.

-Continue education training programs that are presently available through the Fauquier Education Farm

-Continue to promote the Fauquier Farm Link program.

For the farms themselves:
We want to encourage on-farm value-added activities:

-Increase and allow a number of on-farm uses on working farms to help increase the value of the product that's created there.

-Streamline the permit and approval process and provide some support in application filing. We hear a number of times from our farming community that the application process to do various forms of development is too onerous, complicated, and is outside the realm of what they are familiar with. The County is looking for ways to provide assistance with that.

-Promote direct marketing efforts to increase awareness of the product within the County.

Wayside stands: Evaluate current zoning that allows farmers to more easily sell the produce that they are producing on their farms.

Equipment & Services: Encourage such businesses to locate within the County.

-Promote cooperative infrastructure such as cold storage, processing equipment co-ops, meat and produce processing, all with standards to make sure all of these are appropriate and not having adverse effects on neighboring lands.

-Encourage aggregation facilities where we are able to have a number of these farms come together with their produce and share some of the costs to help drive them down; take advantage of the economies of scale for production of their goods

-Support strong equine and other animal-related activities we have in the County, because Fauquier ranks 3rd in Virginia for revenue streaming from horses. One of the ways the County is supporting this is by partnering with Loudoun County to encourage the location of a quarantine facility at Dulles Airport, which would be only the 3rd one located on the eastern

March 12th Meeting Notes, continued:

seaboard of the U.S. It would be a great boost for availability & opportunities for horse-related events.

Transportation: Moving farm equipment and trying to help to facilitate the safe movement of farm equipment on our rural roads. We recognize that the farming community certainly needs to be able to move that equipment from one property to another, so we want to find ways to help to do that safely and not adversely impact our other drivers who are on those roads which, in some cases, are fairly small and narrow. So, we provide opportunities for pull-offs or opportunities to safely move the equipment.

Help to Protect the Environmental, Cultural, and Visual Resources: one of the key things is the viewsheds within the County; there are so many spectacular ones and we want to try to ensure we preserve those and do not see adverse impacts from future development that occurs. One of the ways that we are able to do that is using technology.

We developed GIS technology using mapping to be able to do some of these viewshed analyses and be able to identify what points are visible from other points, essentially, and so be able to estimate the impact of new development - things like cell towers which, with their heights, can be visible from long distances - but even other types of view structures that are going in and be able to demonstrate where they'd be visible from and what sort of mitigation strategies could be utilized to lessen or even completely alleviate those impacts. This way we hope to maintain the scenic quality and traditional form and settlement patterns in the County.

Historic Resources: We want to look to continue to inventory our historic resources. Fauquier County has one of the most robust historic districts within the entire state of Virginia; we actually have the most of them located here so we want to protect those.

-Evaluate what the defining characteristics in each rural historic district is,

-Explore the site planning design that's going to go on in there to try to ensure that they do not adversely impact the culture and the heritage of those sites.

Water Resources & Protection:

Continue to support efforts to improve the water quality that we have in our streams and moderate the impact of the groundwater withdrawals and aquifer recharge. Increasingly the County is looking to support best management practices around our well heads and water sources. This is going to become increasingly important and you all here know well the issues we have in the County in certain locations in terms of getting water. We want to make sure the water that is available is of the highest quality because it adds significant expense and difficulty not only to find the water but then to make sure the water is of a suitable quality for drinkability and usability.

Increasingly, we want to locate these in the areas that are outside of the Service Districts and areas where there is increased potential of contaminants and make sure that the waters in the areas that are draining to those are protected so that minimal contaminants get into the waters.

Other ways Fauquier is looking to increase availability of water: Support rainwater harvesting, capturing water that is coming off of rooftops, etc, and find uses for that to increase our availability. Also in the future, looking to find opportunities for impounded water, such as dams, to help increase the water supply we have at our disposal.

Septic & Wastewater Management:

Continue to evaluate the impacts of alternative treatment systems of groundwater quality to ensure they allow development to occur but not to adversely impact the groundwater.

Encourage the development of communal systems in certain cases where there are issues of failing systems, which is what is taking place in Catlett and Calverton. The soils are such that we have a number of failing systems there and so are looking into, in that instance, having a community system come in and alleviate those concerns.

Continue to evaluate the linkages between impaired streams and failing systems to prioritize where these alternative systems may be most appropriate and most beneficial to address the water quality issues.

Another environmental impact

Fauquier is looking at is Dark Sky Compliance and Dark Sky lighting to help preserve dark skies and the ability to see the stars, and reduce any of the light pollution that we have.

-Support & strengthen the standards that we have regarding lighting on properties to ensure that lights are down-lit, that they have shields across the top. As you travel down Rt. 29 just after you cross into Culpeper, the green house that is on the west hand side just lights up the sky, and that is one of the things we want to avoid in our community here and just be able to enjoy the stars at night.

Maintaining those strict controls over new development in the rural areas:

Again, what attracts many people and what many people find as the most important characteristics is the rural character of Fauquier County. We have had a long-standing practice of trying to channel the growth and development into our Service Districts so that we are able to protect our rural lands and keep them as rural.

Maintain Our Sliding-Scale Density & Non-Common Open Space, which are some of our zoning tools that we use to limit the development potential that could occur in rural lands.

Also, using Hydrogeologic testing to help protect the character, integrity, & agricultural potential of the land. Develop standards for design and layout of non-common open space. When these subdivisions do occur, there is the requirement for easements on some of the land for non-common open space. Ideally, we want to see these large tracts of lands that are going to be preserved be contiguous to one another for benefits to wildlife or wildlife habitats, migration corridors, and to preserve that large land mass of undeveloped land that helps to enhance the character so much.

Fauquier has done analysis of Rural Tourism businesses that have located here: Hotspot analysis of winery locations in the County using mathematical tools and spatial analysis to see where we have clusters of wineries. We do have agricultural and rural businesses that are located throughout the County. A lot more CSAs (Community Supported Agriculture) are located in the Southern part.

March 12th Meeting Notes, concluded:

We try to map those to enlarge them in the future because there is great benefit to locating them in similar areas, but we also want to make sure that impacts from them locating in proximity to one another are not too significant.

Support appropriate tourism while minimizing the impacts. Encourage the Historic, Cultural, and Natural Resource-based tourism. Support the wine rail farm tours, interpretive battlefield sites, and similar opportunities. The County wants to make sure that Rural Tourism activities in particular derive value from the resources on a property. Historic structures, agriculture, are not simply being plopped down there because that location is available; rather the County wants them to be specific to that location to take advantage of that location itself.

Make sure such tourism activities are of an appropriate size and consider the infrastructure of the rural area, and not obstruct views of significant viewsheds. For example, ideally the County does not want multiple large wineries located on the same rural road because it will cause adverse effects in terms of traffic and safety concerns with a volume the road is not designed to handle.

The event facilities themselves should enhance the historic and agriculture nature of the county and make sure they contribute to their preservation and enhancement. Review our existing regulations to minimize impediments to these agritourism businesses while mitigating their impacts on adjoining properties in the community.

One way is potentially allowing larger farm markets through a special exemption process, which would be a Public Hearing process before the Planning Commission and Board of Supervisors. Maintain a focus on locally-produced products that are produced on site and not brought in from another location. Limit the agritourism enterprises to operating farms with defined minimum land cultivation.

Ecotourism: Identify potential assets that we have to be developed to support ecotourism area in the County. Recently, land at the Rappahannock was donated to the County. Partner with State and Federal lands to create more opportunities for these sorts of things. For example, partnering with the Appalachian Trail so we can have ecologically sound tourism opportunities located within our County.

Heritage Tourism: Continue to encourage the adaptive reuse of historic structures in appropriate locations. This can mean reusing existing homes, buildings, for different types of cottage industries, artists or craftsmen residences, those sorts of things; trying to preserve those structures that are so intrinsic to the rural countryside - finding new uses for them if they may no longer be viable as homesites. Also, build relationships with different agencies to support these heritage and cultural tourism opportunities in the County. Where appropriate, encourage rural hospitality businesses, such as B & Bs, country inns, with size and scale that help preserve rural character and minimize impacts but open up the countryside for accessibility to those wanting to visit.

Wineries, Breweries, Distilleries, & Cideries: Encourage and support them as part of the rural economy. Ensure they are truly compatible with the local farm economy and where they are located and situated to make sure that they are successful, while making sure the infrastructure is appropriate to support them. Develop consistent regulations for all forms of alcohol-related events; they are not quite uniform now. Make sure they are fair and equal.

Other types of rural businesses: **The County feels that general commercial uses should be directed to the towns and Service Districts and should not be located in Rural Lands;** only those businesses that derive their value and goods from the Rural Lands themselves should be located here.

Continue to support expansion of Broadband while minimizing impacts of cell towers - visual impacts in particular. Provision of Broadband is becoming a necessity for trends for education, medicine. Continue to promote the County's Enterprise Centers. Provide opportunities for home businesses to start out there and hopefully grow and expand in the County. For where they have contractor and vehicle-oriented home businesses, minimize the visual impacts on the neighboring community. Consider small-scale supportive uses within our Villages and Service Districts, such as country stores, small business offices, and daycare. These are not in Rural Lands but rather more settled areas.

The goal of all of this is to bring about the vision that we have for Rural Lands, which is that Fauquier County

honors and protects its natural and cultural resources, agricultural heritage and rural landscape while building a sustainable rural economy. Andrew explained that they have had a number of work sessions with the Planning Commission and anticipate that this draft plan goes before them for Public Hearing on April 18th so if there are aspects you want to speak on, you have the opportunity to come speak to them. The full document will be available approx. a week before that and he can get it to you before then if you would like it.

Q: How does this draft change the existing chapter?

A: In terms of the way it is written, it is essentially a complete re-write; in terms of a lot of the core principles, it's not a significant change from where we are now. It provides more guidance on a number of these things, especially with scope, scale, and level of appropriateness.

Q: Can you talk more about viewsheds and who determines what viewsheds should be protected and what that means for the area?

A: Sure, obviously viewsheds are a very subjective matter and we recognize that. So, we reached out to our Planning Commission and to our Architectural Review Board initially to ask them to help us identify what they thought were some key viewsheds in the County. We have gone ahead and highlighted those, recognizing that that is not a comprehensive list by any means. One of the things that we're able to do with the new technology is, when we get development proposals in, enter the heights and location of those developments, then work backwards from there and identify where those are going to be visible from. Certainly with things like our Scenic Byways, we are going to be very considerate of what development is going in locations that are visible from there. Not necessarily to prohibit the development but to make sure it is appropriate & architecturally designed so it is going to fit into that character and countryside that exists right now. More Q&A followed regarding Conservation Easements, Comp Plan revisions, Water, Service Districts origin, & the 1972 trip to England that influenced Fauquier County's choice to imitate Britain's planning here in this County. More info, see video: www.MarshallVirginia.org *Minutes by Mary-Elizabeth Wilkerson, Secretary.*

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