SOUTHERN SPORTS COMPLEX SITE

PUBLIC COMMENT PERIOD PROCESS REVIEW

Public Comment Advertisement

Fauquier Time Democrat January 16, 2002

Fauquier Citizen January 17, 2002

Adjacent Land Records Research

Eleven Records Found

Adjacent Owner Letters Mailed

January 16, 2002

Site Map On Display in Front Office

January 15-31, 2002

Comments Received for 15 days

5 responses – attached

Parks and Recreation Board Review of Comments

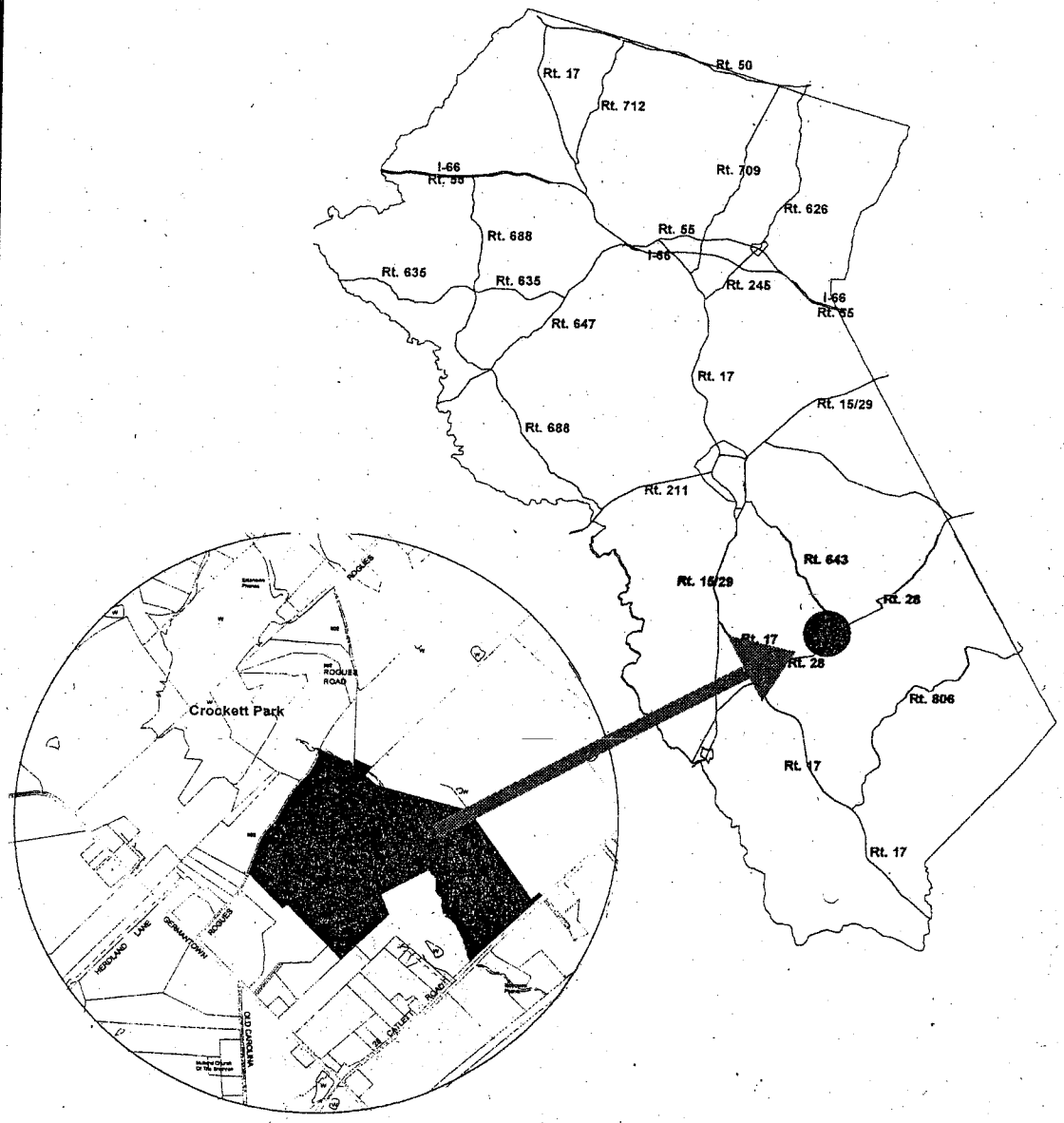
February 6, 2002 (distributed February 1, 2002)

Staff Comments

To be distributed by February 4, 2002

PUBLIC COMMENT PERIOD for Southern Sports Complex Site

The Fauquier County Parks and Recreation Board is considering the acquisition of a portion of the property owned by Dr. Paul Wampler for a sports complex and historical interpretation. The property is denoted in the following map and is also available at the Parks and Recreation office at 62 Culpeper Street in Warrenton.



Comments will be received for 15 days (January 16-31) and then reviewed at the February meeting of the Parks and Recreation Board prior to making a recommendation to the Board of Supervisors. Written comments should be addressed to 62 Culpeper Street, Warrenton, VA 20186 or emailed to parks@co.fauquier.va.us. Telephone comments may also be offered at 540-347-6896.

FAUQUIER COUNTY PARKS AND RECREATION

PUBLIC COMMENT PERIOD

For Southern Sports Complex Site

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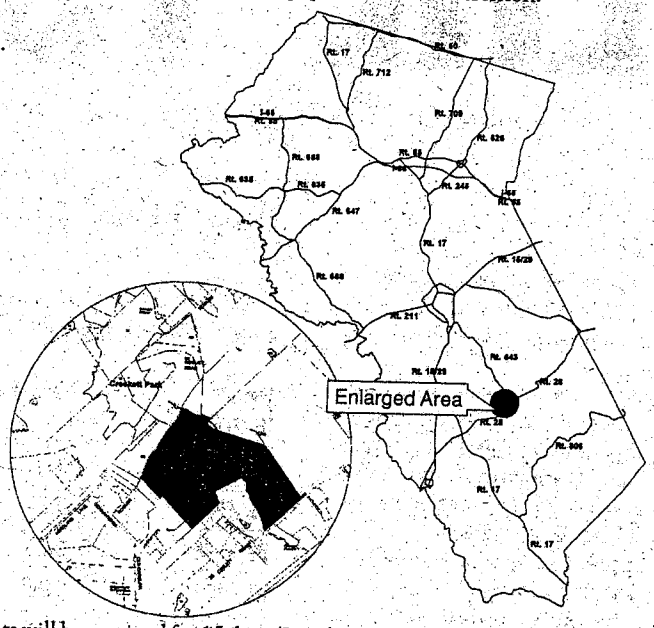

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FAUQUIER COUNTY PARKS AND RECREATION

FAUQUIER COUNTY PARKS AND RECREATION

January 16, 2002

Dear

Fauquier County is pursuing the acquisition of a portion of property owned by Dr. Paul Wampler. The Parks and Recreation Department is conducting a 15-day public comment period to obtain information from county citizens about this proposed acquisition. An advertisement will be placed in local newspapers beginning the week of January 16. The comment period runs from January 16-31, 2002.

County records indicate that you own property that abuts the Wampler property. The county wants to assure that all adjacent landowners are made aware of this proposal and have an opportunity to comment. A copy of the advertisement is enclosed to provide the details of this effort.

Please feel free to come by the Parks and Recreation office at 62 Culpeper Street and review a more detailed sketch of the proposed property lines and submit any comments you feel would be helpful. If you have any questions please feel free to call upon our staff or me.

Sincerely,

Carl A. Bailey
Chairman
Parks and Recreation Board

Administrative Office: 62 Culpeper Street, Warrenton, VA 20186-3289 • (540) 347-6896 FAX (540) 347-6898

Printed on Recycled Paper

SOUTHERN SPORTS COMPLEX SITE

PUBLIC COMMENTS RECEIVED DURING COMMENT PERIOD

NAME	TYPE OF RESPONSE
Kristin Wright	2 e-mails
Larry D. Burchard	Telephone Message
Marion J. Ganteaume	Letter
John Wright	e-mail

Miller, Larry

.,om: JWright624@aol.com
Sent: Tuesday, January 15, 2002 7:55 PM
To: lwmiller@co.fauquier.va.us
Subject: Proposed Ball Complex in Midland

Mr. Miller - Ray Graham suggested that I write you to express my strong concerns about this proposed Ballpark Complex on the Wampler property. I live on the corner of Germantown Road and Rogues Rd. and my property is just in front of that of Rob and Tish Ganteaume. The proposed ballpark in Midland would literally be in our back yards, and we are all very much against it.

I have concerns about the use of Rt. 602/Rogues Rd. as an entrance to the park, but Ray tells us that he does not plan for Rogues to be a primary entrance to the park. From what I understand, the county plans approximately 20 ballfields. According to information provided to the Midland Service District Citizens Planning Committee last year by Parks and Rec, that would be enough ball fields to support 200,000 residents. My understanding is that there are not nearly that many residents in the entire county (something like 60,000?). I also understand that the county is building two additional parks, which would support even more residents. I realize you are under considerable pressure from these soccer parents and ball clubs, but I think it is outrageous to ask your neighbors in Midland to entertain those kinds of crowds for daily practices and weekly games and tournaments throughout most of the year! Have you considered the noise and disruption this will mean to those of us that live on properties adjacent to the ball fields???

..e information provided me by Ray Graham also describes the rules concerning fundraising events, which are to permit special events from 8:00 am -11:00 pm twice weekly, with amplified music permitted until 10:00 pm. The 11:00 curfew is in direct conflict with county park regulations that say the parks will close at dusk. I find these provision totally unacceptable. Would you want such events taking place in your back yard? There are also provisions that allow lighted fields, and permit burning, within State laws. All of this causes me much consternation, and I feel that this peaceful, rural setting is about to be invaded by thousands of participants that are not residents of Fauquer.

Ray tells me that the parks will be primarily for use of the Fauquier ball clubs, but as space is available, space will be rented out to other ball clubs for a fee. If the information the county has provided is correct, of course there will be space available! You're building enough ball fields for all of the neighboring counties as well! Can you explain the rush to provide so many ball facilities to neighboring counties at the expense of Fauquier citizens?

I have a list of questions which I forwarded to Ray Graham earlier this week and I am also sending them to you. I hope you can provide me with some written answers, and I would welcome the opportunity to speak to you personally about this issue.

I feel very strong feelings about quality of life we currently enjoy in this quiet (except for the airport) Midland community. I love my home and the ·story of the Germantown settlement of 1718. I have researched those early nilies extensively, and I fear that this proposed ball complex will totally disrupt our home, our lives, and the sanctity of the Germantown cemetary and settlement. I don't think it is right for this community to take this sort of hit, so kids from Culpeper, Fairfax and Prince William will have a place o kick the ball around on weekends.

Please see my questions below:

1. Who/what are the names of the clubs to which the land will be leased?

2. Who will be responsible for managing the ball complex and enforcing its rules and regulations? Who will be responsible for maintaining the facility (trash removal, mowing, etc.)?

3. What and how many of each type of ball fields will the Midland ball complex have?

4. How many participants/players are expected on the fields on weekdays and how many on weekends? Will there be games on both Saturday and Sunday?

5. Will there be limits on who can use the park (children on teams only) or will the facility be open for use by adult ball teams as well?

6. Will the facility be used for any events other than ball games, such as fund raisers? If so, will alcohol be permitted on the premises? Will there be limits on the number of activities to be held each year?

7. How many spectators are anticipated for the ball games and sporting events?

8. How many vehicles are anticipated during the week and on weekends? What parking accommodations will be provided? What will be done to prevent parking on neighboring private properties?

9. What will be the hours for the ball facility? Will there be limits on the hours for events (not before a certain time in the morning, or after a certain time in the evening)? Will the complex be closed at a certain time, and how will such hours be enforced? What types of security measures will be taken to prevent the park from being used at night?

10. What other facilities besides ball fields are planned (pavilion, rest rooms, hiking trails, buildings, etc.)?

11. Does the county plan to use a sheriff to direct traffic at the park entrance at peak hours for games days and other events?

12. Will there be limits on noise (decibel limits) such as those imposed on private events like wedding receptions at the Black Horse Inn? What noise abatement initiatives will be implemented and who will be responsible for enforcing them?

13. What measures will be taken to protect and preserve the Germantown cemetery and settlement? Will there be any sort of commemorative marker designating that area?

14. When and in what format will a public hearing take place to allow citizens to express their opinions on the proposed complex?

15. Are lights planned for this ballpark complex? What hours will they be in use, and where will they be located? How far from existing residents' properties?

You may provide your response to me by e-mail to JWright624@aol.com or by mail. I can also be reached at (202) 564-4467 until 3:00 pm weekdays, or on 439-8171 at home. I hope that you will reconsider the acquisition of the Wampler property for this ball park, and not rush finalize the third park,

just because the money is currently available and the ball clubs are pressuring the county to do so. Please consider the price your neighbors in Midland will pay if this deal goes through.

Kristin Wright
5308 Germantown Rd.
Midland, VA 22728

PUBLIC COMMENT

Southern Sports Complex Site

Name: Larry D. Burchard

Address: 4378 Silver Spur Lane

Bealeton, VA 22712

Phone Number: 439-1112

Date Submitted: 1/17/02 (Phone Call)

Comments: Would to see a public shooting range added

J.S.

(If more space is need, please use back)

January 18, 2002

Board Of Supervisors
62 Culpeper Street
Warrenton, VA 20186
Carl A. Bai;ley, Chairman

Dear Mr. Bailey,

In reference to a public statement made by the Fauquier County Parks to purchase property owned by Dr. Paul Wampler, for a sports complex and historical interpretation.

As a concerned landowner in Midland, with adjoining property to Dr. Wamplers', I am at a loss to understand the meaning of " Historical Interpretation "

To my knowledge, there isn't any significant value to any historical interpretation on Dr. Wamplers land. Some burial artifacts and stones, which were the remains from a previous building built perhaps over seventy years ago.

We in Midland, and I can say all over the Virginia landscape, have encountered numerous relics of all sorts. This does not mean that the value of our properties will be of any significant value in real estate transactions.

So, tell me how is this " Historical Interpretation going to be addressed ? When the real purpose of this requisition, is to put a ball park in my back yard .

If Dr. Wampler was so concerned about the preservation of this historical land mark, for beautifying Virginia's landscape, why go down the road and have his farm property, stampeded by ruckus sport complexes, blaring music and flood lights glaring till late evening. Plus hazardous activities going on, endangering the properties of the local residences.

We have Crocket Park adjacent to the proposed sport complex. I live close by and have observed very little attendance since it's inception. Much to the disappointment of the Park Commission.

So what is the urgency of putting another sports complex on the same residential area, close to homes with families and children whom have lived here for the reasons they came here in the first place. Rural quiet, peace and beauty.

There are a number of open field properties that can be used for ball parks which would be in the proximity and accessible to the majority who are in such need, for this kind of facility.

All the schools in Fauquier County have various sports played in their fields, which accommodate viewers as well as the players. This includes facilities of water and waste. The sports complex, in which the County Park commission proposes, is a huge undertaking of serious manipulations. A complex of this sort, sounds more on the scale of a "Big City Ball Park ". Where all various kinds of activities are scheduled. Aside from sport games. This undertaking borders more on political overtones, rather than the issue of caring for the children and the community in our peripheral area.

More can be said for the cons of this acquisition, my only hope is that our side is considered and conscious thought is applied to the home owners way of life and their right to privacy.

Very truly yours,

Marion J. Ganteaume

Marion J. Ganteaume
5294 Germantown R.
Midland, VA 22728

Miller, Larry

rom: JWright624@aol.com
Sent: Thursday, January 24, 2002 6:42 AM
To: GracelandMidland@aol.com
Subject: (no subject)

ATT00055.html

I believe the issues surrounding the Germantown tract (Wampler) and its use as a sports field-complex may have been best described nearly 140 years. Second Lt. Charles H. Greenleaf, Fifth N.Y. Cavalry, Co. D wrote to his sister from
"Germantown, VA on Feb 17" [1864] before being mortally wounded.

"...our Company being in advance we saw a squad of twenty Rebel Cavalry drawn up in line on a hill on the left of the road.

We were ordered to charge them so drawing our sabres we did charge but they concluded not to wait for us but skedaddled. The Rebs took a course strait (sic) across the fields for the woods about two miles distant, and we after them. Now at this time of the year the sacred soil of Virginia is very soft and very stickey, and even in the fields a horse will sink into the mud up to his fetterlocks and when he throws his feet out on a gallop he also throws into the air behind him chunks of mud nearly as big as my cap."

This certainly reminds me of the description of this black-jack soil made by Jake Knupp at the Board of Supervisors meeting. This land is simply unsuitable for ballfields and has too much historic value.

Sincerely,
John Wright

Miller, Larry

From:	JWright624@aol.com
Sent:	Tuesday, January 29, 2002 5:51 PM
To:	parks@co.fauquier.va.us
Cc:	regraham@co.fauquier.va.us; mccamy@infi.net; winkelmann@erols.com; llweeks@co.fauquier.va.us; hatherton@co.fauquier.va.us
Subject:	Public Comment on Proposed Ball Field Complex - Wampler Property in Midland

Kristin Wright
5308 Germantown Rd.
Midland, VA 22728
(540) 439-8171

January 29, 2002

Mr. Larry Miller
Fauquier County Parks and Recreation
62 Culpeper St.
Warrenton, VA 20186

Dear Mr. Miller:

Thank you for your response to my previous e-mail concerning the proposed ball park complex on the Wampler property in Midland. After reading your response and that of Mr. Graham, I still have significant concerns. I understand that the period for public comment extends through January 31, 2002, and I would like to go on record with the following comments:

1. The numbers you provided to me for the projections for ball team participants for the coming years were apparently provided to you by the ball club itself and are not objective. They are not figures prepared independently by Fauquier County, and are inconsistent's with the estimates provided to the Midland, Calverton and Catlett Service Districts Citizen's Planning Committees just last year. The numbers provided by the ball club are exceeds the needs of county residents, and it according to Mr. Graham's correspondence, it appears that Fauquier will rent the excess space to outside organizations or counties. It is unreasonable to expect our Midland community of less than 200 residents to entertain crowds of 1800 people or more. This is also inconsistent with the guidance provided to the Planning Committees during the last 18 months which emphasized "scale". A complex of that scale is inappropriate for our quiet rural community. The traffic, noise, and eventual lighting would be extremely disruptive, and an invasion of the privacy we now enjoy.

2. I strongly object to the provisions of the fund raising activities provided to me by Mr. Graham. The terms of the agreement provide for fund raising events, twice weekly, with up to 1000 participants at each event. The provisions also allow for events to take place as late as 11:00 p.m., and allow for amplified music until 10:00 p.m. While I have already expressed my concerns about crowds in my backyard, I feel that these events would be extremely harmful to this rural and agricultural community. My home is probably a mile or so from Crockett Park, where events with amplified music (Battle of the Bands?) are already held once or twice a year for a full day on the weekend. The sound carries loud and clear to my property at the corner of Germantown Rd. and Rogues Rd. I can only imagine that amplified music at the Wampler Property would be even more invasive, as that property is much closer to my home. I currently get up at 3:45 each morning to complete my chores before going to work, and on weekends I am up by 5:00 to

work at the farmer's market. I know that some of my neighbors also keep such early hours as well. Imagine the impact these events would have if they are held until 11:00 pm! While you may argue that these events probably won't take place as often as twice weekly, the provisions yet have set forth permit such frequency, and there is nothing to stop it if they do.

3. From the terms of the agreement that were provided to me, it appears that the ball clubs would be responsible for enforcing the County's rules and regulations themselves, and that causes me much consternation. It sounds as if the property, after purchase, will just be turned over to the ball clubs with little, if any oversight from the County. Who will then be responsible for ensuring that the rules governing county parks are enforced, such as no carrying of lit cigarettes, no alcohol, observation of closing times, parking conditions, etc? How can we be assured that teens won't use the property after hours for inappropriate activities, or it won't be used for impromptu games for adult teams and others from other counties? When the sound from amplified music, PA systems, or cheering crowds exceeds 60 decibels at my property line, who will be held accountable, and who will enforce these regulations? The information provided to me by you and Mr. Graham provides no assurances any effort will be made to enforce the rules covering such a park.

4. Although we all hope that users of such a ball park would behave appropriately, I have very real concerns about violence taking place on park property, especially with such large crowds anticipated. Last November there was an incident of malicious wounding during one of the soccer tournaments held in Fauquier County, where a boy from Maryland put a Fauquier youth in the hospital. Another incident in Culpeper County last year resulted in a melee among adult soccer players, with one man stabbed and killed. It is my understanding that the park would also be available to adult teams at times. Finally, we are all aware of the "Rink Rage" case in the news over the past weeks where Thomas Junta beat and killed another hockey father, Michael Costin. While we like to think that such events would never happen in our own back yard, there is a very strong possibility that they could. Furthermore, I am concerned for the security of my own home, property and livestock. With hundreds of youth and vehicles having regular access to our property via the Rogues Rd. entrance to the park, I fear my animals and property might be at risk. I worry that the safety and security of my home will be compromised by so many people, both Fauquier residents, and those from neighboring counties.

5. In your e-mail you indicate that lighting is eventually anticipated for the complex, but that funding restrictions would mean it would be a number of years before lighting is in place. That statement is little consolation to me, as I don't expect to be excited about stadium lighting in ten years, any more than I am today. Once the acquisition of the property has taken place and the wheels are in motion, I am certain that your office will have even less concern or respect for views of your neighbors in the Midland community concerning this ballpark.

There are a number of other issues which make the Wampler property a poor choice for such a complex; including flooding, the Weaver family cemetery, Germantown settlement, and the possibility of a slave cemetery (the Weaver's owned nearly two dozen, and it is possible they are buried on the Wampler farm as well). I understand that Mr. Graham has stated that the Weaver cemetery and surrounding area has already undergone one or more archeological surveys; however, I have documentation that says no such surveys have ever been conducted. I would like the county to identify any such surveys and make them available for viewing by the public. Once the true historic areas and any flood areas are identified, the land suitable for ball fields may be less that anticipated.

Finally, I am disappointed that Parks and Recreation did so little to solicit public comment on this proposed ball park. I was only able to find the ads for Public Comment in the Times Democrat and the Citizen for one week, that January 17, 2002, although the period for comment extends through January 31, 2002. I thought it interesting that no information concerning the proposed park was provided in the ads, except the location of the property. No mention was made of the volume of people, fund raising provisions, frequency of events, hours of those events, amplified music, lighting or traffic concerns I have already brought to the attention of county officials. Perhaps this was an effort to obfuscate the county's plans to purchase the property, because no citizen input is really desired.

I sincerely request that Fauquier officials weigh all of these concerns carefully before you force the Midland community to live with a ball field complex we don't want or need. Thank you.

Kristin Wright