

**MINUTES OF
FAUQUIER COUNTY PLANNING COMMISSION
OCTOBER 23, 2017**

***Joint Work Session with the Town of Remington
7:00 p.m.
Remington Volunteer Fire & Rescue Department
200 East Marshall Street, Remington, VA 22734***

WELCOME AND INTRODUCTIONS

The meeting began at approximately 7:00 p.m. Ms. Adrienne Garreau, Chairperson, Fauquier County Planning Commission, introduced herself and requested that participants around the table introduce themselves: Mr. Devada R. Allison, Jr., Town of Remington Vice Mayor; Mr. Rob Walton, Chief of Zoning and Development Services of Fauquier County; Ms. Holly Meade, Chief of Planning Division of Fauquier County; Mr. John Meadows, Vice-Chairperson, Fauquier County Planning Commission; Ms. Gabrielle “Bria” Grumbacher, Remington Town Council; Mr. Evan H. “Skeet” Ashby, III, Remington Town Council; Mr. Gerald A. Billingsley, Town of Remington Mayor; Mr. Stanley L. Heaney, Sr., Remington Town Council; Mr. Van M. Loving, Remington Town Council; Mr. Marcus Bones, Town of Remington Planning Commission; Mr. Bob Lee, Fauquier County Planning Commission; Mr. Patrick T. Nelson, Jr., Remington Town Council; Mr. Ken Alm, Fauquier County Planning Commission; Ms. Kimberley Fogle, Community Development Director of Fauquier County; Ms. Adrienne Garreau, Chairperson, Fauquier County Planning Commission; Mr. Larry Miller, Parks and Recreation Director of Fauquier County; Mr. Matthew Smith, Fauquier County Planning Commission; Mr. Andrew Hopewell, Assistant Chief of Planning Division of Fauquier County; Ms. Kimberley A. Bowrin, Remington Town Clerk/Treasurer; Mr. Chris Butler, Fauquier County Board of Supervisors; Ms. Mary Root, Fauquier County Architectural Review Board; Ms. Julie Bolthouse, Piedmont Environmental Council (PEC); and Ms. Meredith Meixner, Planning staff for Fauquier County.

TRAILS

Mr. Larry Miller provided an update on projects in the Remington area, to include the Riverton Trail, Tinpot Run Connector Trail, Pierce Connector Trail, and the Rappahannock Station Battlefield Park which will include recreational river access.

VISION

A. Existing Zoning:

Mr. Andrew Hopewell discussed the zoning districts within the Remington Service District, the County's vision and how it blends with the Town of Remington's plan. He emphasized the need for the future development to match up with the designated future land use and not just the current zoning.

Mr. Gerald Billingsley stated that they want to develop within Town limits as the hub with pathways and sidewalks, from the surrounding residential development, designed to lead into Remington to the core commerce area of Main Street.

Mr. Devada Allison indicated that there are no activities for families in Remington and expressed the dire need for parks, amenities, trails and sports fields. Youth sports, travel sports and tournaments in the area would generate money and bring in tax revenue. Ms. Gabrielle Grumbacher agreed and noted that currently they cannot host any Warrenton Youth Sports Club (WYSC) or Fauquier County Soccer Club (FCSC) events.

Mr. Van Loving mentioned that he thought Lee's Glenn Subdivision was supposed to provide ball fields using proffer money, but they were not completed. Ms. Julie Bolthouse added that there are other developments that did not follow through with their proffered agreements and the County needs to hold the developers to those agreements.

Mr. Andrew Hopewell mentioned the Capital Improvements Program (CIP) and how funding for recreational projects must go through an appropriations process. Mr. Chris Butler stated that the Southern Sports Complex is part of the CIP; however, projects such as the Warrenton library, as well as water/sewer and intersection improvements have had higher prioritization than recreation.

B. Economic Development:

Ms. Julie Bolthouse discussed how the County and Town could benefit from providing recreational activities with river access and trails for people who would in turn spend money in the area on items such as dining and gas. Ms. Kimberley Fogle pointed out that Journey Through Hallowed Ground (JTHG) follows along business Route 29 which could potentially bring more tourism through Remington.

Mr. Gerald Billingsley highlighted that the current commercial land use designation in the Comprehensive Plan is located in the center of the Service District. This has the potential to pull business away from the core commercial area in the Town of Remington. He indicated this may have evolved from a previous notion that a VRE station had previously been planned there. Mr. Andrew Hopewell verified that the zoning is Residential-1 (R-1), which is not compatible with the Comprehensive Plan's future land use designation.

Ms. Kimberley Fogle explained that the County will be reviewing the Remington Service District to update the land use designations and asked Council members for their input on the areas along Lucky Hill Road. Council members agreed that hi-tech industrial and office uses would be more appropriate, as long as Remington's small town, community feel is preserved and the infrastructure can support balanced growth. Ms. Kimberley Fogle added that the next community citizen committee will likely be formed closer to the year 2020 as part of the update process.

Members discussed what the Town can do now to help the process in order to bring businesses and activities for families to the area. Mr. Andrew Hopewell suggested that they partner with organizations, such as PEC, to obtain grants for projects that the Board of Supervisors may match funding for. With limited staffing and budget, the Town of Remington may need assistance from its citizens to research available grant opportunities. Ms. Julie Bolthouse indicated that the Path Foundation is interested in partnering with the Town to create a tot-lot adjacent to the new Town Hall location.

TRANSPORTATION

Mr. Joe Korpsak, a long-time business owner on Main Street, stated that he is not supportive of more growth around the Town due to the amount of traffic on Main Street and would be interested in widening Main Street so commerce can move through. Mr. John Meadows raised the idea of changing Main Street to allow only one-way traffic. Mr. James Steele contended that he prefers the traffic both ways and moving slow through Main Street, as this allows drivers to see his business. Others agreed that maintaining two-way traffic would benefit business and would be safer for pedestrians. Ms. Adrienne Garreau stated that traffic is a universal issue for small towns and villages that can be mitigated to make it more pleasant for drivers and accommodate walking traffic.

TRANSITION ZONES & GATEWAY ENHANCEMENT

A general discussion was held related to slowing traffic in the County to help signify that you are entering the Town. Suggestions included staggering the reduction in speed limits down to 25 mph at the Town limit, signs, creating transition zones, textured asphalt, and a four-way stop at business Rt. 29 and Main Street. Mr. Andrew Hopewell also recommended additional traffic calming methods of designing the environment and landscaping so that driving at certain speeds may feel too fast.

Members also discussed the need for signage identifying the gateway to the Town of Remington, beyond the typical exit signs along Route 29. Mr. Chris Butler also suggested the blue Go Virginia signs listing restaurants and gas stations as an option.

NEXT STEPS & CONCLUSION

Ms. Adrienne Garreau summarized key elements from their discussions:

- Developing sports fields and activities for families
- Bringing the surrounding residents into Town as their center
- Seeking non-residential development on the North end of the Service District that does not compete with the Town
- Seeking grants for the benefit of the community
- Implementing Main Street improvements with a four-way stop, safe street crossings, etc.
- Placing signage

Mr. Chris Butler asked if the Town of Remington has its own CIP that may provide funding and work with the County for some of the enhancement projects. Mr. Gerald Billingsley replied that the Town’s CIP funding is allocated towards the water system.

Ms. Julie Bolthouse inquired about the land adjacent to the new Town Hall building. Mr. Van Loving said that they may build a gazebo, picnic area and display an anchor that was found in the river from a historic barge with a plaque.

Ms. Adrienne Garreau concluded the meeting and indicated that County staff will work with Ms. Kimberley Bowrin to ensure that we have captured our ideas and prioritize what we can work on sooner than later.

In that there was no further business, the meeting was adjourned at 9:00 p.m.

A tape recording of the meeting, as well as the associated staff reports and attachments for each agenda item, are retained on file in the Department of Community Development's Planning Office, 10 Hotel Street, Third Floor, Warrenton, Virginia, for a period of one year.

THE AGENDA MAY BE MODIFIED ON ADOPTION BY THE PLANNING COMMISSION IN THE FORM OF ADDITIONS, DELETIONS OR REVISIONS