

# HELP SUSTAIN FAUQUIER COUNTY AS A RURAL AND AGRICULTURAL COMMUNITY



The comprehensive plan for Vint Hill must be updated to reflect the changes that have already happened organically.

This will allow Vint Hill to be the economic engine it was set aside to be, ensuring Fauquier County will sustain its rural lifestyle.

# PROTECT FAUQUIER'S FUTURE

Ask your County Supervisor to support long-planned development in Service Districts that will provide economic balance and protect the County's rural character.



VINT HILL

(540) 422-2462

[connect@vinthillvillage.com](mailto:connect@vinthillvillage.com)



Let's Finish Vint Hill as Planned

## FAUQUIER COUNTY'S ECONOMIC ENGINE

Over its fifty years as a military base, Vint Hill was an economic center with 3,000 jobs and 1,000 residents.

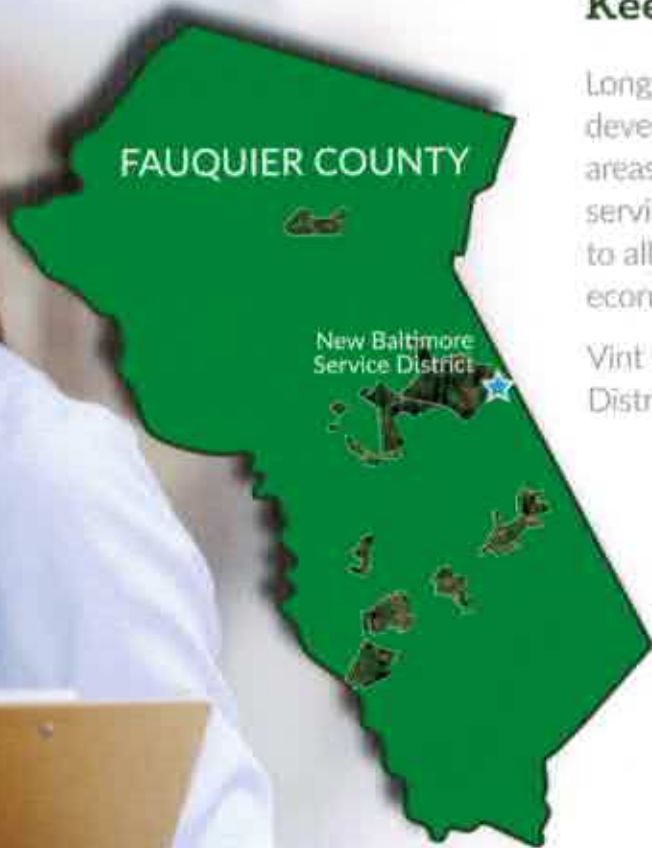
Since the base's closure in 1997, a consensus Preferred Reuse Plan has served as a conceptual guide for developing Vint Hill to replace the loss of jobs and tax revenue.

Completing the plan requires the creation of a Village Center with limited adjacent residential to attract new, quality employers and complete the infrastructure.

The first step is updating plans to include uses that have changed or are no longer needed.

As an economic engine for Fauquier County, Vint Hill will ensure we can maintain our rural, agricultural lifestyle. **YOU CAN HELP.**





## Designated Service Areas Keep Rural Land Rural

Longstanding county policy has directed development to the limited service district areas outlined here, which have access to services such as water and sewer in order to alleviate growth pressure and provide economic balance.

Vint Hill is in the New Baltimore Service District.

Completing the decades old plan for this small property will provide the economic engine, through jobs and tax revenue, to keep the rest of the County rural.

*Take a look at more details  
about updating the Comp Plan*







### Place Homes Near Village Center

Placing residential as initially envisioned - adjacent to existing residential and within one-half mile of the Village Center and park - provides attractive homes for empty nesters and young professionals, including our critical workforce.



### Attract Industrial & Office

A Village Center and appropriate residential will attract new employers and expand the county's tax base, alleviating the pressure for growth, sustaining our rural lifestyle.



### Confirm Village Center has Moved

The Village Center has organically developed along Aiken Drive, and the original planned location was developed as industrial.



### Improve & Support Existing Park

Vint Hill's community park and pool are part of the fabric of the village core and are not compatible with adjacent industrial development.



### Confirm School has Already Moved

The Vint Hill school site was swapped for the Auburn Middle School, constructed in 2005 and is not needed.

### Outdated Existing Plan



The County Comp Plan needs to be updated to reflect existing uses.



November 8, 2017

John McCarthy  
145 Menlough Dr  
Warrenton, VA 20186-3052

Dear John,

This letter is to share with you an opportunity to help Fauquier County sustain its rural character we all cherish. We hope you will join us in support.

As you know, our rural preservation did not happen by accident. It's thanks to smart and careful planning that traces back to the late 1960s.

The County understood that the best way to control growth was by directing it to limited Service Districts where public services like water and sewer are available.

The enclosed fact sheet and map describes how the small Vint Hill site in the New Baltimore Service District has been planned as an important and much needed economic engine for Fauquier County, reducing the pressure for growth in rural areas.

Vint Hill has been developed with industrial and residential uses since 1943. In its heyday, the site was a thriving small town with some 1,000 military personnel living on the base, and up to 3,000 employees working there every day.

When the US government announced the base closure, the County commissioned a "Preferred Base Reuse Plan" that has served as the guide for the redevelopment of Vint Hill over the past 20 years.

The Vint Hill Economic Development Authority (EDA) was established in 1999 to "develop the former Vint Hill Farms Station for the economic, cultural, and social betterment of Fauquier County and the region."

Over time the EDA developed plans for a walkable neighborhood with basic services and a modest mixed-use community to complement a business center that would provide jobs and revenue.

In 2007 the County amended its Comprehensive Plan to recognize that a focal point of New Baltimore should be a Vint Hill Village Center. The County's adopted plan says that the need for such a hub has grown from the fact that the Preferred Reuse Plan itself incorporated a village core with a more compact development pattern, and a mix of residential and commercial uses, located within approximately a one-half mile radius.

After some progress, but lacking the funds to complete its mission, the EDA sold the remaining land in Vint Hill to Vint Hill Village, LLC in 2014, so that we could implement what has been planned for decades.

For us to finish what was started, we first need to update the Comprehensive Plan for Vint Hill so that it reflects the reality of what has already been done to date, and to permit us to move forward. Three such updates are required: two simply confirm land use changes that already exist, and the third specifies a location for the modest number of additional homes that have always been part of the plan.

**CONFIRM THE SCHOOL SITE HAS MOVED:** The proposed school was moved through an agreement between the EDA and the County, which built Auburn Middle School in 2005 and rezoned the designated school site for commercial and industrial development. But the Comprehensive Plan still shows a school site in Vint Hill, so it should be removed.

**CONFIRM THE TRUE LOCATION OF THE VILLAGE CENTER:** While the OVH data center has been built where the Village Center was originally planned, an actual village center has organically formed along Aiken Drive, with its coffee shop, winery, stores and restaurants.

**CONFIRM THE BEST LOCATION FOR A MODEST NUMBER OF HOMES:** The plan has always called for limited residential within a walkable one-half mile of the village core, and our update accomplishes this by placing the planned homes next to the existing park.

These updates do not approve any development. They simply allow us to start a planning and review process that will ultimately fulfill Vint Hill's designation as an employment and economic engine for the County.

Prospective quality businesses aren't looking for sterile worksites. They want to locate where there are nearby shops and restaurants, attractive outdoor spaces, and nearby homes for potential employees and County workers. That is what has been planned for Vint Hill, and that is what we are creating.

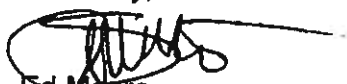
While our proposed amendments are minor, failure to approve them will set a troubling precedent. To preserve our carefully planned quality of life in Fauquier, the County Supervisors must make smart choices about balanced growth, to preserve the economic stability of the County, which has long been maintained by locating development in the Service Districts. The County predicts significant population growth in the next few years, and if that growth does not occur in the Service Districts, it will spread where it can.

You can help by letting the County know that fulfilling the decades-old plan for Vint Hill is the right thing to do to protect Fauquier's future.

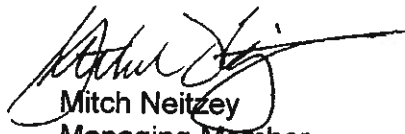
Over the coming days, I or one of my team members will reach out to you by phone. We look forward to speaking with you and hearing your thoughts and ideas. And in the meantime, if you have any questions please give us a call at (540) 422-2462, or send an email to [connect@vinthillvillage.com](mailto:connect@vinthillvillage.com).

Thank you in advance for your interest and input.

Sincerely,



Ed Moore  
President  
Vint Hill Village, LLC



Mitch Neitzey  
Managing Member  
Vint Hill Development, LLC

# Protect Fauquier's Future

Please share your thoughts, ideas and questions with us.



Yes, I support Vint Hill's long planned development to provide economic balance and protect the county's rural character.

Please contact me because I have questions and want to learn more.

Name

Address

City, ST ZIP

Phone

Email

Comment/Question