

**MINUTES OF
FAUQUIER COUNTY PLANNING COMMISSION
OCTOBER 20, 2016**

**Work Session
1:00 p.m.
Warren Green Meeting Room
10 Hotel Street, Warrenton, Virginia**

The Fauquier County Planning Commission held a Work Session on Thursday, October 20, 2016, beginning at 1:00 p.m., in the Warren Green Meeting Room, 10 Hotel Street, Warrenton, Virginia. Members present were Ms. Adrienne Garreau, Chairperson; Mr. John Meadows, Mr. Ken Alm, and Mr. Matthew Smith. Also present were Ms. Tracy Gallehr, Ms. Kimberley Fogle, Ms. Kimberley Johnson, Ms. Holly Meade, Mr. Andrew Hopewell, Mr. Adam Shellenberger, Ms. Wendy Wheatcraft, Ms. Heather Jenkins and Mr. Larry Miller. Member absent was Vice-Chairperson; Mr. Bob Lee.

ZONING ORDINANCE TEXT AMENDMENT - TEXT-16-005927 – A Zoning Ordinance Text Amendment to Article 11 to provide flexibility in telecommunication facility setbacks.

Ms. Kimberley Johnson reviewed the proposed amendment and Planning Commission members discussed revisions.

SPECIAL EXCEPTION – SPEX-16-005832 – MARY JO POHZEHL (OWNER)/CALVERT CROSSLAND & VERIZON WIRELESS (APPLICANTS) – CASANOVA TOWER

Ms. Wendy Wheatcraft reviewed the application and Planning Commission members discussed revisions.

SPECIAL EXCEPTION – SPEX-16-005691 – EARNEST C. DODSON, LINDA A. BREEDEN & DIANE E. WILLIAMSON, TRUSTEES (OWNERS)/EARNEST C. DODSON (APPLICANT) – VIRGINIA M. DODSON TRUST

Ms. Holly Meade reviewed the application.

POSTPONED – WAIVER – WAIVER-16-005926 – FREDERICK & SHERRIE KOCH (OWNERS/APPLICANTS) – KOCH PROPERTY

Planning Commission members briefly discussed the request.

ZONING ORDINANCE TEXT AMENDMENT – TEXT-16-005663 – A Zoning Ordinance Text Amendment to Articles 3, 5 and 15 to change the approval process and approval standards for kennels.

Ms. Kimberley Johnson reviewed the proposed amendment and Planning Commission members discussed revisions.

PARKS & RECREATION DEPARTMENT

Mr. Larry Miller updated the PC on various projects.

VINT HILL INTRODUCTION

Ms. Holly Meade provided an overview of the project.

MINTBROOK INTRODUCTION

Mr. Adam Shellenberger provided an overview of the project.

PLANNING COMMISSIONERS' TIME

Ms. Adrienne Garreau noted she received a Proclamation from the Board of Supervisors for National Planning Month.

Planning Commission members discussed the Prince William County invitation to resume the joint work session.

Mr. Ken Alm indicated he has an article to share regarding farming practices.

Ms. Holly Meade stated that Virginia Tech has upcoming Planning Commission training opportunities.

The meeting was adjourned at 4:05 p.m.

***Regular Meeting
6:30 p.m.
Warren Green Meeting Room
10 Hotel Street, Warrenton, Virginia***

The Fauquier County Planning Commission held its regular meeting on Thursday, October 20, 2016, beginning at 6:30 p.m. in the Warren Green Meeting Room, 10 Hotel Street, Warrenton, Virginia. Members present were Ms. Adrienne Garreau, Chairperson; Mr. John Meadows, Mr. Ken Alm, and Mr. Matthew Smith. Also present were Ms. Tracy Gallehr, Ms. Kimberley Fogle, Ms. Holly Meade, Ms. Kim Johnson and Ms. Wendy Wheatcraft. Member absent was Vice-Chairperson; Mr. Bob Lee.

1. **APPROVAL OF MINUTES** – September 15, 2016

On motion made by Mr. Matthew Smith and seconded by Mr. Ken Alm, it was moved to approve the September 15, 2016 minutes.

The motion carried unanimously, with Mr. Bob Lee absent.

2. **WAIVER – WAIVER-16-005926 – FREDERICK & SHERRIE KOCH (OWNERS/APPLICANTS) – KOCH PROPERTY** – An application to waive the requirements of Section 4-18 of the Fauquier County Subdivision Ordinance related to an irregular shaped lot. The property is located off Meetze Road and Rogues Road, Cedar Run District. (PIN 7901-56-2691-000) (Heather Jenkins, Staff)

On motion made by Mr. Matthew Smith and seconded by Mr. John Meadows, it was moved postpone this item, per the applicant’s request.

The motion carried unanimously, with Mr. Bob Lee absent.

<p style="text-align: center;"><i>Public Hearings 6:30 p.m. Warren Green Meeting Room, First Floor, 10 Hotel Street Warrenton, Virginia</i></p>

1. **CITIZENS’ TIME**

No one spoke.

2. **ANNOUNCEMENTS**

None.

3. **ZONING ORDINANCE TEXT AMENDMENT – TEXT-16-005663** – A Zoning Ordinance Text Amendment to Articles 3, 5 and 15 to change the approval process and approval standards for kennels. (Kim Johnson, Staff)

Ms. Kimberley Johnson reviewed the staff report, a copy of which is attached to and made part of these official minutes.

Ms. Adrienne Garreau opened the public hearing.

In that there were no speakers, Ms. Adrienne Garreau adjourned the public hearing.

On motion made by Mr. Matthew Smith and seconded by Mr. John Meadows, it was moved to postpone this item for thirty (30) days, with the public hearing left open.

The motion carried unanimously, with Mr. Bob Lee absent.

4. **ZONING ORDINANCE TEXT AMENDMENT - TEXT-16-005927** – A Zoning Ordinance Text Amendment to Article 11 to provide flexibility in telecommunication facility setbacks. (Kim Johnson, Staff)

Ms. Kimberley Johnson reviewed the staff report, a copy of which is attached to and made part of these official minutes.

Ms. Adrienne Garreau opened the public hearing.

In that there were no speakers, Ms. Adrienne Garreau closed the public hearing.

On motion made by Mr. Matthew Smith and seconded by Mr. John Meadows, it was moved to forward this item to the Board of Supervisors with a recommendation of approval.

The motion carried unanimously, with Mr. Bob Lee absent.

5. **SPECIAL EXCEPTION – SPEX-16-005691 – EARNEST C. DODSON, LINDA A. BREEDEN & DIANE E. WILLIAMSON, TRUSTEES (OWNERS)/EARNEST C. DODSON (APPLICANT) – VIRGINIA M. DODSON TRUST** – An application for a Category 27 Special Exception for a reduction in the common open space requirement. The properties are located on Covingtons Corner Road and Hair of the Dog Lane, Lee District. (PIN 6980-00-1243-000 and 6980-10-2526-000) (Holly Meade, Staff)

Ms. Holly Meade reviewed the staff report, a copy of which is attached to and made part of these official minutes.

Ms. Adrienne Garreau opened the public hearing.

In that there were no speakers, Ms. Adrienne Garreau closed the public hearing.

On motion made by Mr. John Meadows and seconded by Ms. Adrienne Garreau, it was moved to forward this item to the Board of Supervisors with a recommendation of approval, subject to the following conditions:

**VIRGINIA M. DODSON TRUST
SPEX-16-005691**

1. This Special Exception is granted only for the purpose(s), structure(s) and/or uses approved with this application, as qualified by these development conditions.
2. A non-common open space agreement shall be recorded on the 48.97 acres identified as PINs 6980-00-1243-000 and 6980-10-2526-000 at the time of lot consolidation.
3. Any uses on the property shall be consistent with non-common open space requirements, and obtain the necessary permits or be relocated.

The motion carried unanimously, with Mr. Bob Lee absent.

6. **SPECIAL EXCEPTION – SPEX-16-005832 – MARY JO POHZEHL (OWNER)/CALVERT CROSSLAND & VERIZON WIRELESS (APPLICANTS) – CASANOVA TOWER** – An application for a Category 20 Special Exception to construct a 140 foot monopole telecommunications tower and associated equipment compound. The property is located at 5348 Casanova Road, Cedar Run District. (PIN 7902-23-8746-000) (Wendy Wheatcraft, Staff)

Ms. Wendy Wheatcraft reviewed the staff report, a copy of which is attached to and made part of these official minutes.

Ms. Adrienne Garreau opened the public hearing.

Ms. Hillary Friedman, Casanova resident, spoke in favor of the proposed cell tower and said she needs improved internet in order to work from home.

Mr. John Simonton, Casanova resident, spoke in support of approving this cell tower and stressed the need to move forward with technology. Mr. Simonton shared concern for his daughter's education and the need for improved internet service to complete her assignments.

Mr. Steve Walker, Casanova resident, spoke in favor of the cell tower and stated that there is no cell or internet service at his home. The only access to the internet is by means of using a hotspot through his cell phone.

In that there were no further speakers, Ms. Adrienne Garreau closed the public hearing.

Mr. Ken Alm expressed concern about sending the telecommunication text amendment and the proposed cell tower to the Board of Supervisors at the same time, but will support the recommendation.

On motion made by Mr. Matthew Smith and seconded by Mr. John Meadows, it was moved to forward this item to the Board of Supervisors with a recommendation of approval, subject to the following revised conditions:

**CASANOVA TOWER
SPEX-16-005832**

1. This Special Exception is granted only for the purpose(s), structure(s) and/or uses indicated on the Special Exception Plat "Verizon Wireless Casanova Road Special Exception Plat" dated September 15, 2016, and received in the Planning Office on September 15, 2016, as approved with this application and as modified by the associated conditions below.
2. The installation of one security light **per wireless provider**, no more than 100 watts or equivalent, is permitted within the compound. The applicants shall be required to provide the details of the light fixture and a photometric plan with the Site Plan application, along with an explanation of how the light meets the requirement of Article 9 of the Zoning Ordinance, Performance Standards for glare.
3. Any equipment shelter or canopied pad to be constructed within the compound shall not contain more than 500 square feet of total gross floor area per telecommunications provider and shall not exceed 12 feet in height.
4. All telecommunications equipment, including ground equipment, shall be installed within the fenced compound.
5. The applicants shall install an eight (8) foot high board on board fence around the compound.
6. The applicants shall utilize break-point technology to construct the tower in order to reduce the fall zone setback requirement. Prior to construction, the applicants shall provide a certification of the fall zone by a registered professional **structural** engineer in Virginia.
7. Should the Board of Supervisors make a finding that the existing natural vegetation on the perimeter of the subject property is sufficient as the landscape buffer, the applicants shall not be required to provide landscaping around the facility, **as shown on the Special Exception plat. Existing trees within 200 feet of the telecommunications tower shall not be removed, except as may be authorized to permit construction of the facility and installation of vehicular access.**
8. **If existing trees measuring at least four (4) inches in diameter breast high (DBH) are removed outside of the compound to allow the construction of the facility and vehicular access, the applicants shall replace the removed trees with the installation of new trees along the south side of the compound. Tree plantings shall be at the minimum, 2 ¼ inch caliper for deciduous trees or a minimum height of six (6) feet for evergreen trees.**

The motion carried unanimously, with Mr. Bob Lee absent.

In that there was no further business, the meeting was adjourned at 6:54 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**