

**MINUTES OF
FAUQUIER COUNTY PLANNING COMMISSION
NOVEMBER 17, 2016**

**Work Session
10:00 a.m.
Remington Lions Club
11326 James Madison Highway, Bealeton, Virginia**

The Fauquier County Planning Commission held a Work Session on Thursday, November 17, 2016, beginning at 10:00 a.m., at the Remington Lions Club, 11326 James Madison Highway, Bealeton, Virginia. Members present were Ms. Adrienne Garreau, Chairperson; Mr. John Meadows, Vice-Chairperson; Mr. Bob Lee, Mr. Ken Alm, and Mr. Matthew Smith. Also present were Ms. Kimberley Fogle, Ms. Tracy Gallehr, Ms. Kimberley Johnson, Ms. Holly Meade, Mr. Andrew Hopewell, Mr. James Sawyer, Mr. Adam Shellenberger, Ms. Wendy Wheatcraft, Mr. Ben Holt, Ms. Heather Jenkins, Mr. Myles Busching, Ms. Katherine Merten and Mr. Whitney Wright.

SPECIAL EXCEPTION – SPEX-16-005872 – VINT HILL VILLAGE, LLC (OWNER)/VONCANNON GENERAL STORE (APPLICANT) – VONCANNON GENERAL STORE

Ms. Holly Meade reviewed the application.

REZONING/SPECIAL EXCEPTION – REZN-16-005320 & SPEX-16-005322 – MINTBROOK DEVELOPERS, LLC (OWNER/APPLICANT) – MINTBROOK COMMERCIAL VILLAGE CENTER

Mr. Adam Shellenberger reviewed the application.

SPECIAL EXCEPTION – SPEX-16-006017 – WAYNE & LINDA HEFLIN (OWNERS/APPLICANTS) – HEFLIN PROPERTY

Mr. Ben Holt reviewed the application.

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.

**SPECIAL EXCEPTION – SPEX-16-006016 – HISTORIC AUBURN, LLC
(OWNER/APPLICANT) – STARKE ADAPTIVE USE**

Ms. Wendy Wheatcraft reviewed the application.

APPROVAL OF MINUTES – OCTOBER 20 2016

Planning Commission members discussed the minutes.

MARSHALL CODE

Ms. Kimberley Johnson provided an update.

COMMUNITY CONVERSATIONS

Ms. Kimberley Fogle provided a summary of the Community Conversations meetings.

Planning Commission members and staff continued their work session with Culpeper County, at 1:00 p.m. at the Remington Lions Club, 11326 James Madison Highway, Bealeton, VA. A summary of the meeting can be obtained from the Planning Division, 10 Hotel Street, 3rd Floor, Warrenton, VA, 20186. See attached minutes.

The meeting was adjourned at 3:00 p.m.

<p><i>Regular Meeting 6:30 p.m. Warren Green Meeting Room 10 Hotel Street, Warrenton, Virginia</i></p>

The Fauquier County Planning Commission held its regular meeting on Thursday, November 17, 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, Vice-Chairperson; Mr. Bob Lee, Mr. Ken Alm, and Mr. Matthew Smith. Also present were Ms. Kimberley Fogle, Ms. Tracy Gallehr, Ms. Holly Meade, Ms. Kimberley Johnson, Mr. Adam Shellenberger, Ms. Wendy Wheatcraft, Mr. Ben Holt and Ms. Heather Jenkins.

1. **APPROVAL OF MINUTES** – October 20, 2016

On motion made by Mr. Matthew Smith and seconded by Mr. John Meadows, it was moved to approve the October 20, 2016 minutes.

The motion carried unanimously.

2. **WITHDRAWN - 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)

Ms. Adrienne Garreau announced that this item has been withdrawn.

***Public Hearings
6:30 p.m.
Warren Green Meeting Room, First Floor, 10 Hotel Street
Warrenton, Virginia***

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 Ms. Adrienne Garreau, it was moved to postpone this item for 30 days, with the public hearing left open.

The motion carried unanimously.

4. **SPECIAL EXCEPTION – SPEX-16-005872 – VINT HILL VILLAGE, LLC (OWNER)/VONCANNON GENERAL STORE (APPLICANT) – VONCANNON GENERAL STORE** – An application for a Special Exception to allow retail sales in the Planned Commercial Industrial Development (PCID) zoning district. The property is located at 7167 Lineweaver Road, Scott District. (PIN 7915-74-7317-000) (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 Ms. Adrienne Garreau 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 conditions:

**VONCANNON GENERAL STORE
SPEX-16-005872**

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. The Special Exception shall be granted for retail and antique sales. These uses shall be clearly delineated on the Site Plan.
3. Parking, lighting and landscaping shall be addressed with the required Site Plan.

The motion carried unanimously.

5. **SPECIAL EXCEPTION – SPEX-16-006016 – HISTORIC AUBURN, LLC (OWNER/APPLICANT) – STARKE ADAPTIVE USE** – An application for a Category 7 Special Exception to allow the adaptive use of an existing structure. The property is located at 4485 Old Auburn Road, Cedar Run District. (PIN 7913-19-2730-000) (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.

Mr. Barry Starke, owner, stated that no one has expressed any concerns; therefore, he asked for a recommendation of approval.

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

On motion made by Mr. Matthew Smith 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:

**STARKE ADAPTIVE USE
SPEX-16-006016**

1. This Special Exception is granted only for the purpose(s), structure(s) and/or uses indicated on the Special Exception Plat “Historic Auburn LLC Adaptive Use Plat” dated October 17, 2016, and received in the Planning Office on October 17, 2016, as approved with this application and as modified by the associated conditions below.
2. Both structures on the property shall be used for residential purposes.
3. No more than three (3) parking spaces shall be provided behind the structure to be adaptively used. The applicant shall screen off-street parking with landscaping or architecturally compatible fencing along the west side of this parking area.
4. The exteriors of both structures shall retain their character and architectural style. The applicant shall complete the rehabilitation of the smaller building in a manner that conforms to the *Secretary of the Interior’s Standards for Rehabilitation*. If historic weatherboard siding cannot be repurposed, lapped wood siding or concrete fiberboard siding shall be used.
5. The adaptive use shall require a Site Plan.
6. All required building and zoning permits shall be obtained.

The motion carried unanimously.

6. **SPECIAL EXCEPTION – SPEX-16-006017 – WAYNE & LINDA HEFLIN (OWNERS/APPLICANTS) – HEFLIN PROPERTY** – An application for a Category 20 Special Exception for a private individual sewage treatment system that discharges into a drainageway. The property is located at 7550 Frytown Road, Center District. (PIN 6994-37-9397-000) (Ben Holt, Staff)

Mr. Ben Holt 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.

Mr. Philip Helm, applicant’s representative, indicated that he was available for any questions.

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

On motion made by Mr. Ken Alm 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 conditions:

**HEFLIN PROPERTY
SPEX-16-006017**

1. The Special Exception is granted only for the land indicated in this application as PIN 6994-37-9397, and is not transferable to other land.
2. This approval shall be granted for one private individual discharge sewage treatment system, for the remediation of the failed system, to serve an existing single family dwelling.
3. The Applicant shall submit evidence that all applicable permits, such as but not limited to Virginia Department of Health (VDH) and Department of Environmental Quality (DEQ), have been granted for the discharge sewage treatment system prior to any land disturbing activities associated with the Special Exception.
4. The on-site facilities and operation of the individual discharge sewage treatment system shall be in accordance with all applicable federal, state and local regulations at all times.
5. The individual discharge system shall be in accordance with the plat titled "*Physical Topographical Survey, Property of Wayne & Linda Heflin*" as drafted by Holmes Smith and dated September 7, 2016, unless alteration is required by DEQ or VDH.
6. Should the type of individual discharge system installed differ from the Advantex system described in application for SPEX-006017, it shall be a system of equivalent performance approved by DEQ and VDH and shall include telemetry to the operator.
7. The individual discharge system shall be designed to discharge a flow equal to or less than 600 gallons per day on monthly average.
8. Performance and maintenance of the discharge system shall comply with *Alternative Discharging Sewage Treatment Regulations for Individual Single Family Dwellings*, 12VAC5-640, as required by the Virginia Department of Health.
9. The Applicant shall install a water meter or an effluent meter to track water usage and submit reports to the Virginia Department of Health to ensure compliance with this Special Exception and submit reports to DEQ per VPDES permit conditions. Reports shall be submitted annually, unless otherwise directed by the Virginia Department of Health or Virginia Department of Environmental Quality.
10. Monitoring shall meet Virginia Health Department and Virginia Department of Environmental Quality standards.
11. A maintenance and monitoring contract with a licensed professional shall be retained at all times. The Applicant shall provide the Zoning Administrator with a copy of the contract annually.

12. A Site Plan shall be required for the use.

The motion carried unanimously.

7. **REZONING/SPECIAL EXCEPTION – REZN-16-005320 & SPEX-16-005322 – MINTBROOK DEVELOPERS, LLC (OWNER/APPLICANT) – MINTBROOK COMMERCIAL VILLAGE CENTER** – An application to amend portions of a previously approved Proffer Statement, Concept Development Plan (CDP) and Code of Development (COD) within the Mixed-Use Bealeton (MU-B) zoned portion of the project; and an application for a Category 1 Special Exception to allow up to 60 townhouse units within the Mixed-Use Bealeton (MU-B) zoned portion of the project. The properties are located within the Bealeton Service District on Marsh Road, Lee District. (PIN 6899-18-3742-000, 6899-17-2503-000, 6899-16-4132-000, 6899-16-3430-000, and a portion of 6889-99-3419-000) (Adam Shellenberger, Staff)

Mr. John Meadows recused himself.

Mr. Adam Shellenberger 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.

Mr. Russell Marks, applicant, summarized the proposed changes to the proffers and village center, and the implementation of workforce housing. Mr. Marks requested a postponement of thirty (30) days.

Mr. Shane Doran, Humanities Foundation representative, addressed the benefits of workforce housing.

Ms. Dana Jordan, Lee District resident and Mintbrook homeowner, indicated **that her family purchased during Phase 1 of the subdivision with the understanding of what the original plans were and** she is concerned for her property value if workforce housing is approved. Ms. Jordan expressed further concern for the current lack of parking and the impacts of more residents.

Ms. Sandy Vannoy, Lee District resident, shared her concern for water and traffic impacts to the area if more homes are approved.

Ms. Lindsay Winter, Lee District resident and Mintbrook homeowner, agreed with previous speakers regarding impacts to property values and traffic. **Ms. Winter noted that a change has already been made to the original plan to remove garages, which is impacting the availability of parking spaces.**

Ms. Emily Nelson, Lee District resident and Mintbrook homeowner, also expressed concern for property values and the loss of community feel with the proposed design. Ms. Nelson stated **that they moved into Mintbrook from Northern Virginia specifically for the town center feel**

that was initially planned and this new proposal feels ~~it would be~~ similar to a strip mall. ~~and the want the town center feel.~~

Ms. Tammy Rogers, Lee District resident and Mintbrook homeowner, requested that the Planning Commission postpone action in order for the public to have more time to understand the proposed changes.

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

On motion made by Ms. Adrienne Garreau and seconded by Mr. Matthew Smith, it was moved to postpone this item for up to ninety (90) days, with the public hearing left open.

The motion carried 4-0, with Mr. John Meadows recusing himself.

In that there was no further business, the meeting was adjourned at 7:21 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

***Joint Work Session with Culpeper County
November 17, 2016, 1:00 p.m.
Remington Lions Club
11326 James Madison Highway, Bealeton, Virginia***

WELCOME AND INTRODUCTIONS

The meeting began at approximately 1:00 p.m. Adrienne Garreau, Chairperson and Scott District representative of the Fauquier County Planning Commission, introduced herself and requested that participants around the table introduce themselves: Sally Underwood, Culpeper County Planning Commission; Wendy Wheatcraft, Preservation Planner for Fauquier County; Bob Burnett, Culpeper County Planning Commission; Matthew Smith, Cedar Run District representative of the Fauquier County Planning Commission; Laura Rogers, Culpeper County Planning Commission; Tracy Gallehr, Deputy County Attorney for Fauquier County; John Meadows, Vice-Chairperson and Lee District representative of the Fauquier County Planning Commission; Lou Price, Vice-Chairperson of the Culpeper County Planning Commission; Ken Alm, Center District representative of the Fauquier County Planning Commission; Sanford Reaves, Jr., Chairperson of the Culpeper County Planning Commission; Adrienne Garreau, Chairperson and Scott District representative; G. Robert Lee, Marshall District representative of the Fauquier County Planning Commission; Andrew Hopewell, Assistant Chief of Planning Division of Fauquier County; Kimberley Johnson, Chief of Zoning and Development Services of Fauquier County; Holly Meade, Chief of Planning Division of Fauquier County; Kimberley Fogle, Director of the Department of Community Development of Fauquier County; Sam McLearn, Director of Department of Development of Culpeper County; Morgan Green, Planning Assistant for Culpeper County; Peter Callan, Culpeper County Planning Commission; Walter Burton, Culpeper County Planning Commission; and Laura Loveday, Comprehensive Planner for Culpeper County.

Also present were: Mark Nesbit, VDOT; Joe Webb, VDOT; Brandie Schaeffer, Town of Warrenton; Perry Cabot, Concerned Culpeper Citizens; David Rhodes, Concerned Culpeper Citizens; Julie Bolthouse, Piedmont Environmental Council; Patrick Mauney, Rappahannock Rapidan Regional Commission; Marvin Hinchey, Hinchey & Baines, LLC; Lee Baines, Hinchey & Baines, LLC; Myles Busching, Planning staff for Fauquier County; Adam Shellenberger, Planning staff for Fauquier County; Ben Holt, Planning staff for Fauquier County and Joe Lenig, Virginia Broadband, LLC.

AREAS OF INTEREST AND PROTOCOLS

Adrienne Garreau reviewed the agenda and pointed out that maps and agendas have been provided.

LAND USE / TRANSPORTATION

Kimberley Fogle provided an overview of Fauquier County's Land Use and Transportation Planning. Fauquier County's goals are to promote growth within Service Districts while preserving the remaining land as rural, and to not widen the roads.

- Fauquier County is about 70% larger than Culpeper County and about half the population resides within nine Service Districts defined by varying characteristics such as residential, business or village. These Service Districts represent 10% of the land in Fauquier and the remaining 90% is planned as rural.
- In order to preserve its unique rural character, Fauquier County uses sliding scale zoning. This method helps to limit development potential outside of the Service Districts, specifically in the RA zoning.
- With the sliding scale, the County requires that if you develop a parcel over 30 acres, 85% will be placed into a Non-Common Open Space easement with the remaining development clustered on 15% of the land. This is the County's way of preserving the open space and farming characteristics of the rural areas.
- 54% of the County is in active farming and approximately 25% is protected in Conservation Easements. Much of the northern end is protected by Virginia Outdoors Foundation (VOF) easements and the majority of the southern end is protected by the Purchase of Development Rights (PDR) easements. The County purchases potential development from active farms in order to protect them in perpetuity, and they then qualify for land use taxation. The PDR program is funded by real estate taxes, Quantico and state matching grants.
- Fauquier County is currently updating its Transportation Plan and in each of the Service Districts will define a network of roads that will support future development, primarily in the commercial and industrial areas.
- Fauquier has no desire to widen roads and experiences many conflicts, especially on Route 28, with the agricultural community moving farm equipment. Route 29 carries a significant amount of traffic and bisects both Fauquier and Culpeper Counties. Opal has been experiencing serious accidents and VDOT is reworking median crossovers to better move tractor trailer vehicles through that area. The County is also in the process with VDOT in designing an interchange at the intersection of Routes 15/17/29 near Lord Fairfax Community College.
- Route 17, which intersects both I-66 and I-95, has had a significant increase of truck traffic because of the inland port north of Front Royal and the port at Norfolk receiving increased cargo due to the widening of the Panama Canal.

Sam McLearen highlighted Culpeper County's three growth centers and transportation improvements.

- Culpeper County is 90% agriculture/rural areas and has three growth centers noted in the Comprehensive Plan. The largest growth area is the Town of Culpeper, which is the primary village center and incorporated town with a population of about ~~48,000~~ 10,000. Second is the Brandy Station/Elkwood area containing an existing airpark, industrial uses, historic resources and a small potential for residential growth. The third is Clevenger's Corner near the intersection of Routes 211/229.
- The designated Rural Zoning in Culpeper allows any agricultural use, single family residential and a 3 acre minimum lot size; and Agricultural Zoning allows the same but with a 5 acre minimum. Both districts make up 90% of the county and only allow what the code defines as minor divisions which is 2 lots every 5 years. However, there has been a decrease in minor divisions within the past 5 years.
- Future Land Use – Culpeper's Comprehensive Plan identifies convenience centers that are mainly existing commercial centers, such as Rixeyville, a Planned Unit Development on the western side along Route 522 and Stevensburg. Low density residential development in the rural area is 1 dwelling per acre; higher density is 12 units per acre and is centered closer to the Town of Culpeper. Culpeper's goal is to primarily maintain the rural character, focus growth near the Town, and keep the industrial growth near the airport. The county no longer has UDA designated areas, but allows major subdivisions of 3 or more lots in residential zoning only.

CLEVENGER'S CORNER AND SOUTH WALES DEVELOPMENTS

Sam McLearen provided an update on the Clevenger's Corner and South Wales Developments.

- Clevenger's Corner was zoned by the Culpeper Board of Supervisors in 2005 and has the potential for many residential units and a small amount of commercial. The existing wastewater treatment facility serves the South Wales subdivision. In 2013 Centex Pulte filed a proffer amendment but has withdrawn the application recently and now the County is left with the PUD zoning.
- There is an upcoming 92 lot, by-right subdivision near Clevenger's Corner referred to as the Epstein Tract that will contain 20,000 square foot lots with 40% open space.
- Transportation improvements associated with the Clevenger's Corner development are planned and most residents will commute north and travel through Warrenton.
- The Comprehensive Plan calls for a western outer loop around Culpeper including Ira Hoffman Blvd, Route 229 to Route 522 and a possible future connection to Route 29. An expansion of Route 229 would be limited but a long term goal.

DIRECTING GROWTH / ATTRACTING BUSINESS

Andrew Hopewell led the discussion on directing growth and attracting business in Fauquier County.

- Fauquier's Service District concept is the primary directing factor in channeling growth into those areas with existing and future infrastructure.
- The Board of Supervisors has recently invested County funds to provide infrastructure and the best example is the extension of water services to the intersection of Route 29 and Route 17. This well will bring water to the northwest quadrant of Opal at the intersection with Route 29.
- The Economic Development goal is to help serve existing businesses within Fauquier County and bring in new businesses. The most recent is a data center and upcoming Veteran's Hospital in Vint Hill. They offer various incentives such as tax abatement and waiver of fees to entice targeted businesses to relocate within the County.
- Collaboration with Town of Warrenton by having their Economic Development Manager situated within the County's department has helped facilitate working together. An example of success is Wart Hog Brewery where the Town offered the site.
- The County works with the VA Economic Development Partnership which facilitates contact with Fauquier to bring in businesses. George Mason Enterprise Center has three locations now in the County – Warrenton, Vint Hill and Marshall. These incubation centers provide support for small businesses.
- The Fauquier Airport is in the Midland Service District and the Department of Economic Development undertook an infrastructure study to help make it a more viable location for industrial development.

Sam McLearen explained how Culpeper County uses similar strategies as Fauquier to attract businesses. Culpeper County has joined forces with the Town of Culpeper Economic Development and shares offices.

- Historically Culpeper has seen Industrial development near the airport with very successful businesses. Some commercial development has located near the industrial zoned areas, such as the data center, Terramark, which is the biggest. Belmont distillery is very successful in an agricultural area. Agri-tourism is increasing in Culpeper County with wineries, breweries, distilleries, and a very successful farm tour every fall. Existing farms are Culpeper's biggest business. The Town has its own Economic Development office working on bringing in business as well.
- Wedding events and home businesses are on the rise. The County does not require a business license for a home business and the internet is a big driver for advertising.

- Culpeper County developed the infrastructure for the airpark, including the roads, lots and zoning, which made it easier for businesses to locate there.
- Culpeper utilizes the State Stormwater Management staff for review of site plans in lieu of County staff.
- Lake Pelham and Mountain Run Lake are the main sources of water and the Town is working on well construction.

RAPPAHANNOCK RIVER AS A RESOURCE

Wendy Wheatcraft provided an overview of the cultural and natural resources along the Rappahannock River corridor.

- Fauquier and Culpeper share cultural and natural resources and its connection to tourism. Travel and tourism industry is the largest in the US and specifically heritage tourists spend more and generate more local revenue. Interestingly, art, cultural or heritage events or activities drives the decision for travel.
- The Rappahannock River is designated as a “scenic river” where the Hedgeman Rappahannock Historic District encompasses a canal, various fords, and the 1878 iron Waterloo Bridge.
- The Phelps Wildlife Management Area is shared by both counties and has the only official boat launch. Fauquier County Parks and Recreation owns 26 acres outside of Remington and has future plans for a park.

Laura Loveday explained that a community alliance from Brandy Station and Cedar Mountain is lobbying the General Assembly to acquire land near Remington on the Culpeper side to make a State Battlefield Park. She participated in a test float from Hazel River Beach to the Rector Tract below the Remington railroad bridge.

- Culpeper County recently lost a brewery business because Roanoke offered more natural tourism activities. In response, Culpeper opened a facility on Lake Pelham for boat rentals. They would support a state initiative with the alliance to develop heritage tourism opportunities.

Bob Lee added that a River Keeper was established and four jurisdictions signed an easement where they propose to have 5 boat launch facilities through to Fredericksburg.

Wendy also noted that Fauquier and Culpeper share 5 battlefields.

WATERLOO BRIDGE

Mark Nesbit, Virginia Department of Transportation, provided an update on the rehabilitation status of Waterloo Bridge.

- VDOT has reviewed options for rehabilitating the bridge and the goal is to keep in the existing condition as much as possible. In order to rehabilitate the bridge they need to use federal and state funds. VDOT would need to remove the deck and try to keep the historic nature but they no longer use iron. VDOT is not opposed but they don't have enough funds and have proposed to make this a revenue share project with both counties. \$4.3 - \$4.4 million is the estimate; however, both counties have declined due to budget constraints. Other bridges in the past had more leeway with funding and now with the Smart Scale process implemented in HB-2, it is difficult to get funding. This project has to meet certain criteria to be approved and is currently at a standstill. The last visual inspection was in October 2016.

Julie Bolthouse noted that TAP funding may be an option in addition to the revenue share programs and suggested to look at the Virginia Department of Conservation and Recreation or Game and Inland Fisheries taking over the site. PEC has found a donor to provide matching funds of \$500,000.

Sam McLearan added that Culpeper has no new direction for the bridge at this time.

BROADBAND

Laura Loveday illustrated how Culpeper is addressing the need for broadband in their area.

- Culpeper was awarded \$75,000 for a broadband study that was just completed. Culpeper is not a great place for commuters and citizens would rather have internet to work from home and telecommute. Retired 50-60 year olds and families are in most need for internet service.
- The County needs to make updates to the Zoning Ordinance to assist with utility pole installation or requiring developers going through the rezoning process to set up the infrastructure for internet needs.
- Interested in discussing a regional broadband committee between Fauquier, Culpeper, Orange, Madison and Rappahannock to address the problem. We could benefit from implementing a regional broadband authority.
- Culpeper is not seeing many applications for cell towers now, and is looking into options for attracting private industries to regenerate interest in this region. Considering a partnership to bundle our regional infrastructure to make it more affordable and entice private carriers.

- The County owns four structures with carriers; three are E911 towers, and the Clevenger's Corner water tower. Another water tower is soon to be built at the airpark. Culpeper is also looking for additional grant funding.

Andrew Hopewell highlighted how Fauquier is addressing its broadband needs.

- Fauquier has recently held Community Conversations meetings and has received much feedback on the need for better broadband, not only from the business perspective, but also the educational perspective.
- Fauquier also used Design 9 to perform a broadband study and develop a strategic plan which is due to be completed in one month. It is likely that they will suggest partnering with other jurisdictions with a regional broadband authority. Running fiber optic throughout the County is a cost prohibitive approach and is not feasible. Possible recommendations may be a hybrid approach with fiber and adding additional towers. It really comes down to what people will pay and in five years Fauquier could have the finest broadband in the country if the citizens and residents step up to the plate.
- In the meantime, Comcast is working to provide increased service in the Morrisville area.

Kim Johnson commented that the County amended the Comprehensive Plan related to telecommunications and has begun a Telecommunication Zoning Ordinance update to make it easier for broadband. Currently, there are 3 tiers, by-right towers or existing structures; over 80 feet triggers the need for a Special Exception; and if over 145 feet a Special Exception is required with more stringent standards. The County wants to make it easier and build in incentives with additional by-right opportunities. Fauquier is also looking for a more comprehensive analysis beyond just broadband by our consultant, Cityscape.

GENERAL QUESTIONS AND ANSWERS

Members of the group discussed various topics.

Laura Rogers – What is the status of the turn lane onto Route 17 at the Opal intersection?

- Mark Nesbit – VDOT is closing the southbound lane to Route 17 and will only allow local traffic through. The target date is November 29th.

Kim Johnson – Are private streets allowed in Culpeper?

- Sam McLearn – Culpeper does allow it in some industrial zones, PUD developments, family divisions and 10 acre divisions. There are no standards currently.

Kim Johnson – Does Culpeper allow mass drainfields?

- Sam – We have no regulations for them; all subdivisions have individual drainfields. Rural areas have 100% reserve for drainfields.

Adrienne Garreau – Do you have transit?

- Sam – The Town has bus service and the trolley and the County has On Demand buses.

Julie Bolthouse – Where is most of your growth in Culpeper?

- Sam – Most of it is in the north and west of town.

Adrienne Garreau – Rt. 28 is a challenge because we want to retain 2 lanes. Do you have similar dynamics in Culpeper?

- Sam – Yes, Route 3 has a widening project currently, but Route 15 has significant farming traffic.

Ben Holt – Do your home based businesses require a Special Permit?

- Sam – No, and no business license is required.

Kim Johnson – What do you require for a contractor business?

- Sam – Culpeper recently amended its Zoning Ordinance to make it more difficult. The Board of Zoning Appeals (BZA) does not review, they only review variances and appeals.

CONCLUSION AND NEXT STEPS

Adrienne Garreau concluded the discussion and noted that there are opportunities for future collaboration, specifically the Rappahannock River, and broadband.

The meeting was adjourned at 3:01 p.m.