

**MINUTES OF
FAUQUIER COUNTY PLANNING COMMISSION
DECEMBER 15, 2016**

**Work Session
2:30 p.m.
Warren Green Meeting Room
10 Hotel Street, Warrenton, Virginia**

The Fauquier County Planning Commission held a Work Session on Thursday, December 15, 2016, beginning at 2:30 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. Tracy Gallehr, Ms. Kimberley Fogle, Ms. Kimberley Johnson, Ms. Holly Meade, Mr. Andrew Hopewell, Mr. Adam Shellenberger and Mr. Myles Busching.

SPECIAL EXCEPTION – SPEX-16-006008 – VIRGINIA ELECTRIC & POWER COMPANY (OWNER/APPLICANT) – WARRENTON SUBSTATION EXPANSION

Ms. Holly Meade reviewed the application.

SPECIAL EXCEPTION – SPEX-16-006012 – ATTAI ENTERPRISE, LLC (OWNER)/JAMES T. DRUNAGEL, JR. (APPLICANT) – SMITH EQUIPMENT BUILDING

Ms. Holly Meade reviewed the application and Planning Commission members discussed revisions.

SPECIAL EXCEPTION – SPEX-16-006000 – INDEPENDENCE REALTY, LLC (OWNER/APPLICANT) – 10273 SHENANDOAH PATH

Mr. Adam Shellenberger reviewed the application and Planning Commission members discussed revisions.

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 latest revisions to the proposed amendment.

PLANNING COMMISSIONERS' TIME

Planning Commission members discussed revisions to the November 17, 2016 minutes.

Ms. Holly Meade provided the Planning Commission members an update on converting to a paperless agenda.

Mr. Bob Lee discussed Fairfax County's protocol for Residential and Mixed Use Rezoning and inquired whether this was something we should look into. Counsel advised that it is not necessary, as the County already has protocol in place.

Mr. Bob Lee asked staff to notify the Planning Commission members when Andrew Painter is scheduled for the Board of Supervisors upcoming work session on Community Development Authorities.

CATLETT/CALVERTON/MIDLAND SERVICE DISTRICTS

Planning Commission members discussed potential changes to those Service Districts.

The meeting was adjourned at 5:15 p.m.

<p><i>Regular Meeting 6:30 p.m. Warren Green Meeting Room 10 Hotel Street, Warrenton, Virginia</i></p>
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The Fauquier County Planning Commission held its regular meeting on Thursday, December 15, 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. Tracy Gallehr, Ms. Kimberley Fogle, Ms. Holly Meade, and Mr. Adam Shellenberger.

1. **APPROVAL OF MINUTES** – November 17, 2016

On motion made by Mr. Matthew Smith and seconded by Mr. John Meadows, it was moved to approve the November 17, 2016 minutes as revised.

The motion carried unanimously.

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 Fogle 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 Ms. Adrienne Garreau, it was moved to forward this item to the Board of Supervisors with a recommendation of approval.

The motion carried unanimously.

4. **SPECIAL EXCEPTION – SPEX-16-006000 – INDEPENDENCE REALTY, LLC (OWNER/APPLICANT) – 10273 SHENANDOAH PATH** – An application for a Category 20 Special Exception to allow a private individual sewage treatment system which discharges into an open ditch. The property is located at 10273 Shenandoah Path, Cedar Run District. (PIN 7930-07-3082-000 and 7930-06-4868-000) (Adam Shellenberger, Staff)

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. Robert Faylor, Cedar Run District resident and adjoining property owner, spoke in opposition and explained that this proposed ditch impacts his property where there could be future divisions. Mr. Faylor noted that the discharge point is actually a large swale and not a

ditch, where there is often standing water. He does not want riprap across his pasture land as it is not cattle friendly and would also eliminate his ability to build houses in the future. Mr. Faylor requested that, if approved, there should be a requirement of daily monitoring.

Mr. Tom Warby, applicant's representative, stated that a manmade ditch is allowed and that riprap is recommended, but not required. Daily monitoring is possible with setting the system up to notify the service provider if a failure occurs. Mr. Warby concluded that there are no other options for this property and noted that they have just received permission for discharging into the VDOT drainage ditch without riprap on another site.

Mr. Ron Hoverter, applicant, requested to postpone action in order to evaluate this other option.

In that there were no further 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 up to 90 days, with the public hearing left open.

The motion carried unanimously.

5. **SPECIAL EXCEPTION – SPEX-16-006008 – VIRGINIA ELECTRIC & POWER COMPANY (OWNER/APPLICANT) – WARRENTON SUBSTATION EXPANSION** – An application for a Category 20 Special Exception to allow for an expansion of the existing substation. The property is located at 6259 Old Auburn Road, Cedar Run District. (PIN 6993-17-9974-000) (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.

Ms. Diana Faison, applicant's representative, stated that Dominion Power is agreeable to the proposed conditions and requested a recommendation of approval.

Merle Fallon, Esquire, speaking on behalf of Brookside, Vint Hill and the Rodgers' family, stated that they are not in opposition to a recommendation of approval; however, his clients were opposed to the previously proposed powerline in this vicinity. Mr. Fallon expressed their concern that it would be possible for future expansion at the Warrenton substation if this request is not limited and suggested the conditions may need to be amended at the Board of Supervisors' level.

In that there were no further 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, subject to the following revised conditions:

**WARRENTON SUBSTATION EXPANSION
SPEX-16-006008**

1. This Special Exception is granted for in the purpose(s), structure(s) and/or uses indicated on the Special Exception Plat titled “Warrenton Substation Expansion” dated October 14, 2016, and the Exhibit titled “Warrenton Substation Proposed Layout” as approved with this application and as modified by the associated conditions below.
2. The substation shall not exceed 230kv.
3. The substation shall be an unmanned facility.
4. The two large oak trees located on the property and identified on the original Site Plan (#17840) shall be preserved.
5. Landscaping, including screening and buffering, shall be required in accord with Article 7 of the Zoning Ordinance.
- ~~7.~~ 6. The applicant shall re-establish the front buffer with vegetation sufficient to screen the site, but in no instance less than that which would be required by the Zoning Administrator.
- ~~6.~~ 7. A 10 foot wide pedestrian trail shall be constructed along the frontage of the property in accord with the Connections Plan to connect to an already planned greenway to the east and an existing greenway easement to the west.

The motion carried unanimously.

6. **SPECIAL EXCEPTION – SPEX-16-006012 – ATTAI ENTERPRISE, LLC (OWNER)/JAMES T. DRUNAGEL, JR. (APPLICANT) – SMITH EQUIPMENT BUILDING** – An application for a Category 32 Special Exception to allow redevelopment of an existing building for various commercial purposes. The property is located at 8745 James Madison Highway, Cedar Run District. (PIN 6982-58-2756-000) (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.

Ms. Karen Corl, Cedar Run District resident, indicated she lives on Beach Road and raised concern for traffic, as well as concern for the placement of the entrance and exit on the property. Ms. Corl requested that the screening not block the sight distance when looking south on Route 29, along with extending the deceleration lane to turn onto Beach Road.

Mr. Thom Drunagel, applicant, stated that he wants to develop the property in a positive way and will work with the County to resolve issues.

Mr. Jim Carson, applicant's representative, requested to postpone action until the next regular scheduled meeting.

In that there were no further 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 until the next regular scheduled meeting, with the public hearing left open.

The motion carried unanimously.

In that there was no further business, the meeting was adjourned at 7:05 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