

**MINUTES OF
FAUQUIER COUNTY PLANNING COMMISSION
AUGUST 18, 2016**

**Work Session
11:00 a.m.
Warren Green Meeting Room
10 Hotel Street, Warrenton, Virginia**

The Fauquier County Planning Commission held a Work Session on Thursday, August 18, 2016, beginning at 11:00 a.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 Johnson, Ms. Holly Meade, Mr. Andrew Hopewell, Mr. Rob Walton, Mr. Adam Shellenberger and Ms. Wendy Wheatcraft.

SPECIAL EXCEPTION/SPECIAL PERMIT – SPEX-16-005332 – 1720 VOYAGER, LLC AND FOLLOWING THE CHILD, LLC (OWNERS)/BETH ANN SLATER(APPLICANT) – MIDDLEBURG MONTESSORI SCHOOL

Ms. Wendy Wheatcraft reviewed the application.

SPECIAL EXCEPTION/SPECIAL PERMIT – SPEX-16-005347 – GENTLE HARVEST 2, LC (OWNER)/TOM KRAJEWSKI (APPLICANT) – GENTLE HARVEST

Mr. Adam Shellenberger reviewed the application.

ZONING ORDINANCE TEXT AMENDMENT – TEXT-16-005287 – A Zoning Ordinance Text Amendment to Sections 3-332 and 5-3200 to allow limited commercial uses in residential districts for properties that have historically been utilized for commercial uses.

Ms. Kimberley Johnson reviewed the proposed amendment.

ZONING ORDINANCE TEXT AMENDMENT – TEXT-16-005518 – A Zoning Ordinance Text Amendment to Sections 5-207 and 6-102 to bring Family Day Home provisions into compliance with the *Code of Virginia*.

Ms. Kimberley Johnson reviewed the proposed amendment.

ZONING ORDINANCE TEXT AMENDMENT – TEXT-16-005486 – A Zoning Ordinance Text Amendment to Articles 4, 5 and 13 related to the proffer policy and processing of applications for and related to residential rezonings.

Ms. Kimberley Johnson reviewed the proposed amendment.

COMPREHENSIVE PLAN AMENDMENT – COMA-16-005513 – A Comprehensive Plan Amendment to Chapter 6 related to the proffer policy and processing of applications for and related to residential rezonings.

Mr. Andrew Hopewell reviewed the proposed amendment.

COMPREHENSIVE PLAN AMENDMENT – COMA-16-004693 – Update Chapter 6 – Catlett-Calverton Service District

Mr. Andrew Hopewell reviewed the proposed amendment.

Planning Commissioners discussed initiating a revision to the amendment in order to include the Midland Service District.

HOUSING DEVELOPMENT AND SUBDIVISION IN THE RURAL AREAS

Ms. Kimberley Johnson provided an update.

APPROVAL OF MINUTES – JULY 19, 2016 AND JULY 21, 2016

Planning Commission members discussed the minutes.

PLANNING COMMISSIONERS' TIME

Planning Commission members discussed upcoming site visits.

The meeting was adjourned at 12:55 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, August 18, 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, Mr. Andrew Hopewell, Mr. Rob Walton, Mr. Adam Shellenberger and Ms. Wendy Wheatcraft.

1. **APPROVAL OF MINUTES** – July 19, 2016 and July 21, 2016

On motion made by Mr. Bob Lee and seconded by Mr. Ken Alm, it was moved to approve the July 19, 2016 and July 21, 2016 minutes.

The motion carried unanimously.

2. **AMENDED INITIATION OF A COMPREHENSIVE PLAN AMENDMENT TO CHAPTER 6: CATLETT, CALVERTON AND MIDLAND SERVICE DISTRICT PLAN - COMA-16-004693** – (Matthew Smith, Cedar Run District, Sponsor; Andrew Hopewell, Staff)

Mr. Hopewell reviewed the amended initiation, a copy of which is attached to and made part of these official minutes.

On motion made by Mr. Matthew Smith and seconded by Ms. Adrienne Garreau, it was moved to initiate this item, as amended.

The motion carried unanimously.

<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-16-005287** – A Zoning Ordinance Text Amendment to Sections 3-332 and 5-3200 to allow limited commercial uses in residential districts for properties that have historically been utilized for commercial uses. (Kim Johnson, Staff)

Mr. Rob Walton 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.

4. **ZONING ORDINANCE TEXT AMENDMENT – TEXT-16-005518** – A Zoning Ordinance Text Amendment to Sections 5-207 and 6-102 to bring Family Day Home provisions into compliance with the *Code of Virginia*. (Kim Johnson, Staff)

Mr. Rob Walton 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.

The motion carried unanimously.

5. **ZONING ORDINANCE TEXT AMENDMENT – TEXT-16-005486** – A Zoning Ordinance Text Amendment to Articles 4, 5 and 13 related to the proffer policy and processing of applications for and related to residential rezonings. (Kim Johnson, Staff)

Mr. Rob Walton 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. Ken Alm 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.

6. **COMPREHENSIVE PLAN AMENDMENT – COMA-16-005513** – A Comprehensive Plan Amendment to Chapter 6 related to the proffer policy and processing of applications for and related to residential rezonings. (Andrew Hopewell, Staff)

Mr. Andrew Hopewell 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. Ken Alm 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.

7. **SPECIAL EXCEPTION/SPECIAL PERMIT – SPEX-16-005332 – 1720 VOYAGER, LLC AND FOLLOWING THE CHILD, LLC (OWNERS)/BETH ANN SLATER(APPLICANT) – MIDDLEBURG MONTESSORI SCHOOL** – An application for a Category 5 Special Exception and Special Permit to allow a primary school and nursery school. The properties are located at 7296 and 7274 Rectors Lane, Scott District. (PIN 6073-89-6367-000 and 6073-89-9285-000) (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.

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

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

**MIDDLEBURG MONTESSORI SCHOOL
SPEX-16-005332**

1. This Special Exception and Special Permit are granted only for the purpose(s), structure(s) and/or uses indicated on the Special Exception and Special Permit Plat “Middleburg Montessori” dated July 6, 2016, and received in the Planning Office on July 6, 2016, as approved with this application and as modified by the associated conditions below.

2. The applicant shall comply with all Virginia Department of Health (VDH) requirements. The Operation Permit for the proposed school use at 7296 Rectors Lane shall be required prior to the release of the Site Plan.
3. The school use, including nursery and primary schools on both parcels, shall be limited to a maximum enrollment of one hundred thirty-eight (138) students.
4. The primary school use (6 to 14 years), including both parcels, shall be limited to a maximum enrollment of forty-nine (49) students.
5. The **enrollment number** of students on the school parcel currently designated as PIN 6073-89-6367-000, 7296 Rectors Lane, shall be limited to **thirty-eight (38) nursery school children (up to 6 years) and thirty (30) primary school students (ages 6 to 14) fifty-four (54) students.**
6. No more than four (4) non-related staff members shall be housed on PIN 6073-89-6367-000.
7. The number of people per school building shall not exceed the occupancy load of the structure.
8. The preschool on PIN 6073-89-9285-000 may include an office with a maximum of six (6) employees.
9. **Accessory** teacher training classes **on PIN 6073-89-6367-000 shall be permitted include no more ten (10) participants per class.**
10. The outdoor recreation area on the parcel currently designated as PIN 6073-89-6367-000, 7296 Rectors Lane, shall be constructed in accordance with Sections 5-503 and 5-504 of the Zoning Ordinance in the general area shown on the Special Exception and Special Permit plat. It shall be completely surrounded with a wood **picket** fence at least four (4) feet in height. The total size of the outdoor recreation area shall accommodate the required space per child at a given time: one hundred (100) square feet per nursery school child, two hundred (200) square feet per child in kindergarten through grade 3, and four hundred thirty (430) square feet per child in grade 4 through 12. **This area shall be supervised by at least one member of the faculty or staff when students are using the space.**
11. The applicant shall obtain an entrance permit and meet all Virginia Department of Transportation (VDOT) standards.
12. Off-street parking shall be effectively screened and located outside of the minimum front yard setback, which is fifty (50) feet from the centerline of Rectors Lane (Route 828).
13. **The applicant shall provide a suitable and safe student drop off area on PIN 6073-89-6367-000 prior to school use.**
14. The applicant shall retain **the** existing vegetation around the perimeter of the **property campus with the exception of minor maintenance and removal of dead vegetation.**

15. Non-scalable fencing shall be installed around the perimeter of both properties, running behind the stone wall. Students shall not be permitted to use this area for outdoor recreation until this fencing is completely constructed. This area shall be supervised by at least one member of the faculty or staff when students are using the space.
16. Access to the two parcels shall be limited to Rectors Lane (Route 828); no access shall be authorized on John S. Mosby Highway (Route 50).
17. The existing farm gate on PIN 6073-89-9285-000 shall remain locked at all times and shall include non-scalable wire fencing. No additional gates shall be installed along the north side of the subject properties.
18. The stone wall along the south side of the school properties shall be retained, except in the instance when it may become necessary to remove a small portion to install a commercial entrance to provide access to the school parcel currently designated as PIN 6073-89-6367-000, 7296 Rectors Lane. If the stone pillars are removed to install the new entrance, they shall be reconstructed.
19. A lighted path connecting the two parcels, the approximate location of which is shown on the Special Exception/Special Permit plat, shall be installed. The lighting shall be in conformance with Article 9 of the Zoning Ordinance.
20. All signs shall require appropriate permits. No additional signage shall be installed along John S. Mosby Highway (Route 50).
21. All required building and zoning permits shall be obtained.

The motion carried unanimously.

8. **SPECIAL EXCEPTION/SPECIAL PERMIT – SPEX-16-005347 – GENTLE HARVEST 2, LC (OWNER)/TOM KRAJEWSKI (APPLICANT) – GENTLE HARVEST** – An application for a Category 13 Special Exception to allow a drive-through facility associated with a commercial business and a Category 13 Special Permit to allow a fast food eating establishment. The property is located at 8372 West Main Street, Marshall District. (PIN 6969-58-7821-000) (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.

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

On motion made by Mr. Bob Lee 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:

**GENTLE HARVEST
SPEX-16-005347**

1. The Special Exception is granted for PIN 6969-58-7821-000, runs with the land as indicated in the application, and shall not be transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or uses indicated on the Gentle Harvest Special Exception Plat – Special Permit dated June 20, 2016 and received in the Planning Office on June 21, 2016, as approved with this application, as qualified by these development conditions.
3. The drive-through facility and café shall only be in operation at times when the associated retail use is open for regular business.
4. The drive-through facility shall only be used for customer pickup at scheduled times. Customers shall not be permitted to place orders at the drive-through window.

The motion carried unanimously.

In that there was no further business, the meeting was adjourned at 6:47 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**