

**MINUTES OF
FAUQUIER COUNTY PLANNING COMMISSION
MARCH 16, 2017**

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

The Fauquier County Planning Commission held a Work Session on Thursday, March 16, 2017, beginning at 10:30 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 Supervisor Rick Gerhardt, Ms. Tracy Gallehr, Ms. Kimberley Fogle, Ms. Kimberley Johnson, Ms. Holly Meade, Mr. Andrew Hopewell, Mr. Rob Walton, Ms. Wendy Wheatcraft and Mr. Ben Holt.

Mr. Rob Walton introduced Ms. Lucia deCordre as the new Senior Planner with Zoning and Development Services.

FAUQUIER COUNTY BROADBAND EFFORTS

Supervisor Rick Gerhardt provided a briefing on the Fauquier County Broadband efforts.

MARSHALL CODE

Ms. Kimberley Johnson and Ms. Wendy Wheatcraft discussed the background of the proposed Marshall Historic and Corridor Overlay District.

CATLETT, CALVERTON AND MIDLAND SERVICE DISTRICT PLANS

Mr. Andrew Hopewell provided an update on the proposed Comprehensive Plan Amendment.

TRADITIONAL NEIGHBORHOOD DESIGN

Ms. Kimberley Johnson led the discussion.

10TH ADDITION TO THE COBBLER MOUNTAIN, 13TH ADDITION TO THE UPPERVILLE, AND 22ND ADDITION TO THE MIDDLEBURG/MARSHALL AGRICULTURAL AND FORESTAL DISTRICTS

Mr. Ben Holt reviewed the additions.

ZONING ORDINANCE TEXT AMENDMENT – TEXT-17-006450 – A Zoning Ordinance Text Amendment to Article 4 Part 6 to require a Special Exception for a Data Center not utilizing underground utilities and for an Electrical Substation

Ms. Kimberley Johnson reviewed the latest revisions to the proposed amendment.

SUBDIVISION ORDINANCE TEXT AMENDMENT – TEXT-17-006623 – A Subdivision Ordinance Text Amendment to Section 3-2B to add siblings as an eligible grantee for a Family Division

Ms. Kimberley Johnson reviewed the proposed amendment.

ZONING ORDINANCE TEXT AMENDMENT – TEXT-17-006627 – A Zoning Ordinance Text Amendment to Section 14-101 to clarify the long standing role of the Planning Commission as it pertains to the Capital Improvements Program

Mr. Andrew Hopewell reviewed the proposed amendment.

APPROVAL OF MINUTES – FEBRUARY 16, 2017

Planning Commission members discussed the minutes.

COMMISSIONERS' TIME

Ms. Holly Meade indicated that the Planning Commission will convert to a paperless format at the next meeting and it will likely be a heavy agenda.

Planning Commission members discussed the upcoming agenda items and decided to do a site visit at Howling Hill Kennels.

Ms. Adrienne Garreau inquired when the Planning Commission will tour Villages within Fauquier County and Ms. Holly Meade replied that it would be in a couple months.

Ms. Tracy Gallehr stated that the Virginia FOIA Advisory Council has proposed changes in legislation that would revise the motion for closed meetings and would also require a hard copy of

materials provided in advance of a public hearing to be made available to the public. If approved, these changes would take effect on July 1, 2017.

The meeting was adjourned at 2:40 p.m.

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

The Fauquier County Planning Commission held its regular meeting on Thursday, March 16, 2017, 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 Johnson, Ms. Holly Meade, Mr. Andrew Hopewell and Mr. Rob Walton.

1. **APPROVAL OF MINUTES** – February 16, 2017

On motion made by Mr. Matthew Smith and seconded by Mr. John Meadows, it was moved to approve the February 16, 2017 minutes.

The motion carried unanimously.

2. **ZONING ORDINANCE TEXT AMENDMENT – TEXT-17-006450** – A Zoning Ordinance Text Amendment to Article 4 Part 6 to require a Special Exception for a Data Center not utilizing underground utilities and for an Electrical Substation (Kim Johnson, Staff)

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

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.

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. **SUBDIVISION ORDINANCE TEXT AMENDMENT – TEXT-17-006623** – A Subdivision Ordinance Text Amendment to Section 3-2B to add siblings as an eligible grantee for a Family Division (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.

After discussion, 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-17-006627** – A Zoning Ordinance Text Amendment to Section 14-101 to clarify the long standing role of the Planning Commission as it pertains to the Capital Improvements Program (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.

Mr. Bob Lee noted that the CIP is never better than when there is a Citizen CIP Committee.

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.

5. **10th ADDITION TO THE COBBLER MOUNTAIN AGRICULTURAL AND FORESTAL DISTRICT** (Ben Holt, Staff)
 - AGFO-17-006398 – Thomas Garson & Janet Sue Hays, Trustees (Owners/Applicants), PIN 6938-44-6646-000 and 6938-54-2293-000, located at 11216 Silo Road, Marshall, Virginia

6. **13th ADDITION TO THE UPPERVILLE AGRICULTURAL AND FORESTAL DISTRICT** (Ben Holt, Staff)
 - AGFO-17-006459 – J. Jacob Porter (Owner/Applicant), PIN 6044-70-4869-000 and 6044-81-3471-000, located on Greystone Road, Upperville, Virginia

7. **22nd ADDITION TO THE MIDDLEBURG/MARSHALL AGRICULTURAL AND FORESTAL DISTRICT** (Ben Holt, Staff)
 - AGFO-17-006508 – Enrique Solari-Garat & Ariana V. Carles, Trustees (Owners/Applicants), PIN 6093-22-9336-000, located at 1769 Zulla Road, Middleburg, Virginia

Mr. Andrew Hopewell reviewed the staff reports, copies of which are 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 items 5, 6 and 7 to the Board of Supervisors with a recommendation of approval.

The motion carried unanimously.

The meeting was adjourned at 6:49 p.m.

Joint Work Session with the Town of Warrenton
7:00 p.m.
Warren Green Building, Second Floor Conference Room
Warrenton, Virginia

WELCOME AND INTRODUCTIONS

The meeting began at approximately 7:00 p.m. Ms. Adrienne Garreau, Chairperson, Fauquier County Planning Commission, introduced herself and requested that participants around the table introduce themselves: Mr. John Meadows, Vice-Chairperson, Fauquier County Planning Commission; Ms. Anna Maas, Town of Warrenton Planning Commission; Mr. Bob Lee, Fauquier County Planning Commission; Ms. Christine Dingus, Town of Warrenton Planning Commission; Ms. Kimberley Johnson, Chief of Zoning and Development Services of Fauquier County; Mr. Andrew Hopewell, Assistant Chief of Planning Division of Fauquier County; Ms. Brandie Schaeffer, Director of Planning and Community Development for the Town of Warrenton; Mr. Ali Zarabi, Town of Warrenton Planning Commission; Mr. Ken Alm, Fauquier County Planning Commission; Mr. Jeremy Downs, Town of Warrenton Planning Commission; Mr. Matthew Smith, Fauquier County Planning Commission; Mr. John Kip, Vice-Chairperson, Town of Warrenton Planning Commission; Ms. Denise Harris, Planning and Community Development, Town of Warrenton; Ms. Holly Meade, Chief of Planning Division of Fauquier County; Ms. Tracy Gallehr, Deputy County Attorney for Fauquier County; Mr. Rob Walton, Assistant Chief of Zoning and Development Services of Fauquier County; Mr. John McCarthy, Piedmont Environmental Council; and Ms. Meredith Meixner, Planning staff for Fauquier County.

Mr. John Kip provided an overview of the Town of Warrenton's Planning Commission.

Ms. Adrienne Garreau provided an overview of Fauquier County's Planning Commission.

OVERVIEW OF CURRENT PLANNING ACTIVITIES

Ms. Brandie Schaeffer discussed the Town's planning initiatives for the Farmer's Market, developing a Sign Ordinance, implementing a Parking Study, Zoning Enforcement challenges, the Main Street reboot, and Urban/Village area development.

Ms. Kimberley Johnson discussed the County's planning initiatives for developing a Traditional Neighborhood Design Ordinance, a Historic District for Marshall, and the draft Marshall Code.

Mr. Andrew Hopewell discussed the County's update to the Villages chapter of the Comprehensive Plan, developing a Broadband and Wireless Master Plan in the Telecommunication Ordinance, updates to the Transportation Plan, developing a Private Street Policy and the recently completed Capital Impacts Model.

COMPREHENSIVE PLANS

Ms. Denise Harris provided an overview of the revisions to the Town's Comprehensive Plan, Virtual Town Hall webpage, Student Postcard Project, Urban Development Area (UDA) grant, Trails and Walkability grant from the PATH Foundation, Complete Street Assessment and the Trails Plan.

Mr. Andrew Hopewell summarized the County's recent housing market study and the future needs for live/work housing.

Ms. Holly Meade provided a brief update on projects near the boundary with the Town of Warrenton, to include the Arrington property, Assembly of God parcel and the Huffman/Elmore gateway parcel.

Ms. Brandie Scheaffer provided a brief update on projects near the boundary with Fauquier County, to include the Weissenberg property, Walker Drive parcels and St. Leonard's Farm.

Ms. Brandie Scheaffer discussed implementing an Industrial Planned Use Development (IPUD) on Walker Drive.

A general discussion was held related to industrial uses as categorized by each jurisdiction.

Mr. Bob Lee raised the idea of a Development Area Authority similar to that in Berryville, Virginia.

TRANSPORTATION

Ms. Holly Meade provided an update on the planned interchange at Rt. 29/LFCC, indicating that work would commence in 2018 with an expected completion in 2020.

Ms. Denise Harris provided an update on improvements to the intersection at Frost Street/Broadview Avenue and to the Broadview Access Management Corridor, where construction funds will likely be available by 2022.

NEXT STEPS

Ms. Adrienne Garreau concluded the meeting and indicated that a discussion of the gateways will be added to a future meeting. Planning Commission members agreed that meeting periodically would be beneficial.

In that there was no further business, the meeting was adjourned at 9:00 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**