

**MINUTES OF
FAUQUIER COUNTY PLANNING COMMISSION
JULY 20, 2017**

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

The Fauquier County Planning Commission held a Work Session on Thursday, July 20, 2017, beginning at 10:00 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 Fogle, Ms. Kimberley Johnson, Ms. Holly Meade, Mr. Andrew Hopewell, Mr. Adam Shellenberger, Mr. Rob Walton, Ms. Wendy Wheatcraft and Ms. Marie Pham.

SPECIAL EXCEPTION – SPEX-17-007099 – COMMUNITY CHRISTIAN FELLOWSHIP (OWNER)/ST. MICHAEL’S ACADEMY (APPLICANT) – ST. MICHAEL’S ACADEMY

Mr. Adam Shellenberger reviewed the application.

SPECIAL EXCEPTION/SPECIAL PERMIT – SPEX-17-007342, SPEX-17-007355, & SPPT-17-007345 – PHYLLIS ANN GIROUX (OWNER/APPLICANT) – DEEP RUN FARM

Ms. Holly Meade reviewed the application.

APPROVAL OF MINUTES – JUNE 15, 2017

Planning Commission members discussed the minutes.

ZONING ORDINANCE TEXT AMENDMENT – Initiation of a Zoning Ordinance Text Amendment to Articles 3, 4, 5, 7, 10 and 12 related to the update of the Transportation Chapter of the Comprehensive Plan.

Ms. Marie Pham reviewed the proposed initiation.

SUBDIVISION ORDINANCE TEXT AMENDMENT – Initiation of a Subdivision Ordinance Text Amendment to Sections 2 through 8, and 10 related to the update of the Transportation Chapter of the Comprehensive Plan.

Ms. Marie Pham reviewed the proposed initiation.

ZONING ORDINANCE TEXT AMENDMENT – TEXT-17-007460 – A Zoning Ordinance Text Amendment to Article 6 to revise the setback requirement for accessory structures.

Mr. Rob Walton reviewed the proposed amendment.

COMPREHENSIVE PLAN AMENDMENT – COMA-17-006643 – A Comprehensive Plan Amendment to Chapter 6 – Opal Service District. Fauquier County seeks to review this service district to ascertain whether it should be amended to contain updated information and planning related to PIN 6981-45-6906-000.

Mr. Andrew Hopewell reviewed the proposed amendment.

MARSHALL CODE

Ms. Kimberley Johnson and Mr. Adam Shellenberger provided a summary of changes within the fourth draft of the Marshall Code.

COMMISSIONERS' TIME

No topics were discussed.

The meeting was adjourned at 11:30 a.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, July 20, 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 Fogle, Ms. Kimberley Johnson, Ms. Holly Meade, Mr. Andrew Hopewell, Mr. Adam Shellenberger, Mr. Rob Walton and Ms. Wendy Wheatcraft.

1. **APPROVAL OF MINUTES** – June 15, 2017

On motion made by Mr. Matthew Smith and seconded by Mr. John Meadows, it was moved to approve the June 15, 2017 minutes.

The motion carried unanimously.

2. **ZONING ORDINANCE TEXT AMENDMENT** – Initiation of a Zoning Ordinance Text Amendment to Articles 3, 4, 5, 7, 10 and 12 related to the update of the Transportation Chapter of the Comprehensive Plan. (Marie Pham, Staff)

3. **SUBDIVISION ORDINANCE TEXT AMENDMENT** – Initiation of a Subdivision Ordinance Text Amendment to Sections 2 through 8, and 10 related to the update of the Transportation Chapter of the Comprehensive Plan. (Marie Pham, Staff)

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

For purposes of good zoning practice, convenience, as well as public general welfare, on motion made by Ms. Adrienne Garreau and seconded by Mr. John Meadows, it was moved to initiate items 2 and 3.

The motion carried unanimously.

4. **RESOLUTION OF APPRECIATION – KIMBERLEY A. JOHNSON, CHIEF OF ZONING AND DEVELOPMENT SERVICES**

Ms. Garreau expressed appreciation for Ms. Johnson’s many years of service to Fauquier County and read the following statement:

Resolution of Appreciation

Kimberley A. Johnson

WHEREAS, Kimberley A. Johnson has served as Zoning Administrator, Subdivision Agent and the Chief of Zoning and Development Services, Department of Community Development from March 1, 2003 until August 4, 2017; and

WHEREAS, Kim Johnson demonstrated sustained courage, selfless commitment and unwavering perseverance to ensure that Fauquier County zoning was applied fairly and carefully balanced within the context of the County’s rural way of life; and

WHEREAS, Kim Johnson’s amazing analytical, methodical and heroic attention to detail enabled the Department to successfully address many zoning and development issues, and to design and implement the EnerGov permit tracking program; and

WHEREAS, Kim Johnson always found the professional way ahead in controversial projects, willingly taking on, among others, the challenging Winery Ordinance, Marshall Form-based Code and Telecommunications Ordinance; all with the certainty that comprehensive review and open discussion enable better decisions; and

WHEREAS, Kim Johnson continually demonstrates her creative approach to problem-solving and is now a recognized expert on all things animal, from animal units to kennels to backyard chickens; and

WHEREAS, Kim Johnson was successful in building the development services team, empowering her staff and building a culture that enables results-oriented collaboration;

NOW, THEREFORE, BE IT RESOLVED, That the Fauquier County Planning Commission, by this Resolution, does hereby express its gratitude to Kim Johnson for her significant and sustained contributions to the Fauquier County Planning Commission specifically and to planning and zoning in Fauquier County generally; and to commend her for her service and leadership to the citizens of Fauquier County; and, be it

FURTHER RESOLVED, That this Resolution be placed within the minutes of the Planning Commission in recognition of Kim Johnson’s service to Fauquier County for over 14 years.

Adopted this 20th day of July, 2017 by the Fauquier County Planning Commission.

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

No one spoke.

2. **ANNOUNCEMENTS**

None.

3. **ZONING ORDINANCE TEXT AMENDMENT – TEXT-17-006626 – MARSHALL CODE**
– A Zoning Ordinance Text Amendment to Articles 3 and 4 to create new Zoning districts and a Marshall Historic and Corridor District; and a Zoning map amendment to apply the new Zoning districts and Historic and Corridor District to portions of the Marshall Service District. Since the last published draft, staff is proposing that four parcels (PIN 6969-59-3097-000, 6969-59-3063-000, 6969-59-3010-000, and 6969-58-2977-000) change from Marshall Town to Marshall Residential; 16 parcels change from Marshall Town to Marshall Gateway (PIN 6969-78-6686-000, 6969-78-7661-000, 6969-78-9403-000, 6969-78-8867-000, 6969-79-9101-000, 6969-79-9322-000, 6969-89-1533-000, 6969-89-2875-000, 6969-89-3656-000, 6969-89-5596-000, 6969-89-5339-000, 6969-89-8553-000, 6969-89-9853-000, 6969-89-9485-000, 6969-89-9389-000, and 6969-99-0590-000); and two parcels (PIN 6969-89-9157-000 and 6969-88-9989-000) change from Marshall Residential to Marshall Gateway.

Ms. Kimberley Johnson summarized the intent of the proposed Marshall Code and highlighted the new elements of the fourth draft, a copy of which is attached to and made part of these official minutes.

Ms. Adrienne Garreau opened the public hearing.

Mr. J. Chris Cloud, Marshall District resident, stated that this experience has been enlightening, the changes are pragmatic and encouraging. Mr. Cloud questioned why the library and auditorium were not part of the proposed Historic District. He commented that a review board could be a good idea, but over time may become more powerful and inquired whether there are provisions for a conclusion date for such a board or an appeal process.

Mr. Roy Barnett, City of Fairfax resident, indicated that Form Based Code generally uses standards for building height in feet alone or number of stories, not both, and that the proposed minimum lot square footage would make a lot too deep. He questioned whether an Economic Impact Analysis has been done on the commercial standards and said that Winchester Road is a viable economic opportunity, but with limited parking and small maximum building square footage, it is not enough to support any type of commercial enterprise. Mr. Barnett asked that the commissioners take his comments into consideration.

Ms. Elizabeth R. Douglas, Marshall resident, stated that the original version of the Marshall Code allowed four houses per acre and the newest draft allows five. She noted that this would benefit a land owner or developer, but questioned how this would benefit the town.

Ms. Roni Robins, representative for the Marshall Shopping Center, expressed concern for their ability to enhance the existing shopping center if it falls within the Historic Corridor overlay. Ms. Robins raised additional concern for the economic vitality of Winchester Street due to safety with on street parking and the limited 5,000 square foot building size.

Ms. Linda Suter, Delaplane resident, stated that previous speakers provided good examples of unintended consequences to implementing the Marshall Code. Ms. Suter pointed out that this new draft still includes a Marshall Review Board and Historic District which allows members that do not have to live, work or own property within the Historic District. She expressed concern that one member will be appointed by the Marshall Business and Residents Association (MBRA), which is not a non-profit and could be influenced by their own political agenda. In conclusion, Ms. Suter expressed continued concern for whether the Historic District will affect property owner's insurance, as well as concern that this is a living document that could grow.

Ms. Anne Michael Greene, Marshall property owner, thanked everyone involved for the hard work in perfecting the Marshall Code draft and explained that since the 2003 Comprehensive Plan Amendment to the Marshall Service District, there has been a discussion in Marshall of updating the code to reflect the Service District Plan. This was further explained in the 2011 amendment to the Service District Plan, which gave a directive to create a flexible zoning plan that would provide property owners the ability to have a variety of uses without requiring additional Special Exceptions or Special Permits. In addition, the Board of Supervisors publicly appointed a citizen committee to help construct a draft of the Historic District Light. The Marshall Code draft today is the vision document and a result of years of advisory committee meetings, many public community meetings and one-on-one meetings with staff. Ms. Greene added that public comments have been heard, where many of the comments have been incorporated into the document and no one can argue that the Marshall Code has not been vetted publically. She reiterated that the Marshall Review Board is required to be made up of five people that are stakeholders in Marshall and requested a recommendation of approval of this latest version of the code.

Mr. R. Paul Lawrence, Marshall property owner, agreed with Ms. Greene's comments and emphasized that the goal of the Marshall Code is to make it easier for property owners to do things. The code is an implementation tool that preserves the character of Marshall's community and reflects what has been approved in the Comprehensive Plan. Mr. Lawrence highlighted that the lifelong residents want to maintain Marshall as a relationship community and not a transactional community like Fairfax or Manassas.

Mr. Joe Sarsour, Marshall property owner, stated that he wishes Marshall to remain as is, but the town is very divided between the old residents that want the code and the new generation that is against it. Mr. Sarsour encouraged the commission members to look at the code more before forwarding to the Board of Supervisors.

Mr. Kevin Greeley, Marshall property owner, spoke in opposition and stated that the County should focus on revising the County zoning rules instead. Mr. Greeley indicated that the proposed code will stymie growth and expressed concern with the requirement that his business will have to secure a 25 year agreement with other businesses in order to share parking. He strongly urged the Commission to request denial and revamp existing zoning.

Ms. Mary Wilkerson, Delaplane resident and Marshall business owner, spoke on behalf of the Marshall Business and Residents Association (MBRA) and indicated that they have not taken a position on the Marshall Code. The MBRA board is reviewing the latest draft of the code with the intention of meeting with staff and then releasing a statement near the end of August. Ms. Wilkerson then referenced her comments from the previous meeting in that other business owners are hesitant to speak against the proposed code due to repercussions it may have on their businesses. She remarked that the Chief of Zoning and Development Services called the President of the MBRA to complain about MBRA members speaking against the code that are not residents of the Marshall Service District. Ms. Wilkerson questioned whether all public comments are considered valid and stated that personally, she feels the current zoning is less problematic than this complex new code.

Ms. Kimberley Johnson stated for the record that the Chief of Zoning and Development Services did not place a call to the President of the MBRA, nor did any other staff member.

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

Mr. Bob Lee stated that the Form Based Code represents the recommendation of the citizens and committees who recommended the Comprehensive Plan. The Planning Commission has reached a point to move the fourth draft as amended with strong recommendation for the Board of Supervisors to continue to work with the citizens.

Mr. John Meadows commented that there comes a time when due diligence has been done and the Board of Supervisors is ready for the commissioners to make a recommendation. Form Based Code is a way of writing a new ordinance for Fauquier County unique to the village of Marshall because it does not fit with what our ordinance has today. Mr. Meadows continued that he now understands how the code was written for the Historic District and the rest falls in place. He expressed concern for the future of the Culpeper Farmers Co-op and strongly recommended that the Co-op's front lawn should not remain in the Historic District. Additionally, Mr. Meadows spoke against the Marshall Review Board (MRB) and that five members of Marshall should not be responsible for the Historic District. He recommended that staff be charged with carrying out the review, since they were charged with the responsibility of writing the code.

Mr. Ken Alm expressed his appreciation for all the people who have voiced their concerns throughout this process and explained that the Commission's decision making is only as good as the information they receive. He commented that Marshall is not like Opal or Catlett; therefore, Form Based Code, which provides predictability and matches the vision of the Comprehensive Plan, is more appropriate than streamlined zoning. It also helps builders and developers know what the rules are and what Marshall should look like. Mr. Alm stated that this document could change over time based on what may or may not be working. In conclusion, he explained that the MRB is a result of those who worked on the Comprehensive Plan wanting the people of Marshall making the decisions.

Ms. Adrienne Garreau indicated that she is very impressed with the work and discussion amongst the Commission and staff over these many months. Ms. Garreau stated that she was

part of the committee of Marshall citizens who worked on the latest revision to the Comprehensive Plan and that it specifically calls for a Form Based Code as a means for getting the vision of Marshall realized. She spoke in support of the Historic District and agreed with Mr. John Meadows in that the Board of Supervisors needs to review the boundaries for further adjustments. Ms. Garreau remarked that all elements of the code are excellent planning tools and it is the Commission's job to advise the Board of planning issues; therefore, the MRB is a political decision that should be up to the Board of Supervisors.

Mr. Matthew Smith stated that he is excited about the flexibility the code provides for the property owners. He commented that the Historic District will be a blessing to the village of Marshall because without it, developers could construct fast, cheap and unattractive houses.

On motion made by Mr. Bob Lee and seconded by Mr. Ken Alm, 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-17-007460** – A Zoning Ordinance Text Amendment to Article 6 to revise the setback requirement for accessory structures. (Rob Walton, 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. **SPECIAL EXCEPTION – SPEX-17-007099 – COMMUNITY CHRISTIAN FELLOWSHIP (OWNER)/ST. MICHAEL'S ACADEMY (APPLICANT) – ST. MICHAEL'S ACADEMY** – An application for a Category 5 Special Exception for a Primary School, Grades K – 5. The property is located at 6317 Vint Hill Road, Scott District. (PIN 7916-66-8334-000) (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.

Ms. Adrienne Garreau expressed concern for the school's location on Vint Hill Road and said that the County's Transportation Planner along with VDOT are also concerned about the road. Ms. Garreau stated that the issues need to be resolved prior to the expiration of this approval in August of next year.

Mr. Ken Alm echoed Ms. Adrienne Garreau's concerns for the intersection and safety for the children.

Mr. Matthew Smith commented that he is glad the school has located in Fauquier County and hopes the school can find a place for their permanent home.

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:

ST. MICHAEL'S ACADEMY
SPEX-17-007099

1. The Special Exception is granted for and runs with the land indicated in this application as PIN 7916-66-8334-000, and is not transferable to other land.
2. The Special Exception is granted only for the purpose(s), structure(s) and/or uses indicated on the Special Exception Plat signed and dated June 30, 2017 and received in the Planning Office on July 10, 2017, as approved with this application, as qualified or as modified by the associated Conditions and as required by the Fauquier County Zoning Ordinance.
3. The educational use shall be limited to a Primary School (grades kindergarten through five). The school's enrollment shall not exceed 90 students. Additionally, there shall be no more than 15 faculty/staff members working at this location.
4. The hours of operation for the educational use are limited to between 7:00 a.m. and 6:00 p.m. Monday through Friday. At no time shall the school and church have simultaneous functions, events or other operations, other than typical administrative functions.
5. The school shall provide at least one 14 passenger bus/van, or larger, as an option to transport students to and from the property. The bus/van shall complete at least two (2) morning runs and two (2) afternoon runs.
6. The Primary school shall be limited to the existing structures on the property. There shall be no expansion, vertically or horizontally, of the existing structures to accommodate the educational use.
7. A Site Plan shall be submitted and approved, prior to the first day of the 2017-2018 school year.

8. All applicable building permits shall be obtained prior to the first day of the 2017-2018 school year.
9. All property improvements, as required by the Site Plan or as conditions of this approval, shall be completed prior to the first day of the 2017-2018 school year.
10. The stormwater management facility on the eastern portion of the property shall be enclosed with a fence, hedgerow, or other mechanism which is suitable for prohibiting students from entering the facility.
11. A tree preservation easement, 25 feet in width, shall be recorded along the property's southern and eastern boundaries, prior to the release of Site Plan.
12. All off-street parking, loading areas, and recreational areas shall be effectively screened and shall not be located in any required yard.
13. The tot lot shall be a minimum of 40 feet by 80 feet and enclosed with a fence. There shall be no more than sixteen (16) students, in grades kindergarten through third, using the space at one time. The tot lot shall be supervised by at least one member of the faculty or staff when any student is using the space.
14. The outdoor play area shall be a minimum of 90 feet by 125 feet, remain un-fenced, and be maintained so that the area can be used for a variety of outdoor recreational activities. Improvements to the eastern portion of the property, where the recreation area is to be located, shall be limited to mowing only. This area shall be supervised by at least one member of the faculty or staff when any student is using the space.
15. A pedestrian path which provides access to the outdoor play area and tot lot from the buildings shall be provided. The path shall be a minimum of four (4) feet wide and contain a level gravel or mulch walking surface. Alternative surfaces may be approved by the Zoning Administrator.
16. Vegetation along Vint Hill Road (Route 215) shall be maintained to ensure that there is adequate sight distance for the property's entrance on Route 215.
17. This Special Exception shall be valid until August 31, 2018.

The motion carried unanimously.

6. **SPECIAL EXCEPTION/SPECIAL PERMIT – SPEX-17-007342, SPEX-17-007355, & SPPT-17-007345 – PHYLLIS ANN GIROUX (OWNER/APPLICANT) – DEEP RUN FARM** – An application for the continued operation of a Category 9 Special Exception to host Class C Events; a Category 13 Special Exception for a kennel; and a Category 13 Special Permit for a Veterinarian Clinic. The property is located at 13727 Blackwells Mill Road, Cedar Run District. (PIN 7825-74-5296-000) (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. 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 conditions:

**DEEP RUN FARM
SPEX-17-007342, SPEX-17-007355 & SPPT-17-007345**

Category 9 Special Exception for Class C Events – SPEX-17-007342

1. The site shall be in general conformance with the information and drawings submitted with the Special Exception application, except as specifically modified by the conditions below or necessary to meet Zoning Ordinance requirements.
2. All parking areas shall be marked prior to each event and located a minimum of fifty (50) feet from any property line.
3. Class C Events: A maximum of ten (10) three-day events shall be permitted each year with a maximum of 200 attendees and 120 dogs. A maximum of one (1) three-day event shall be permitted each year with a maximum of 300 attendees and 120 dogs. The hours of operation for each event shall be limited to the hours between 7:00 a.m. and 7:00 p.m.
4. In accordance with Fauquier County Zoning Ordinance Section 5-916.6, the Zoning Administrator shall be notified no less than thirty (30) days prior to any Class C event. The notice shall include the date, time and type of event. Copies of any required permits or licenses from the Sheriff's Office, VDOT, Emergency Services and the Health Department must be included. Should the existing Zoning Ordinance be amended in the future, this provision shall conform to the amended Zoning Ordinance.
5. Shotguns are permitted to be used for the Class C events and shall not exceed 12 gauge in caliber.
6. Portable toilets shall be provided on-site for each trial event. All portable toilets shall be properly permitted by the Health Department.

Category 13 Special Exception for a Kennel – SPEX-17-007355

1. The site shall be in general conformance with the information and drawings submitted with the Special Exception application, except as specifically modified by the conditions below or necessary to meet Zoning Ordinance requirements.

2. The Applicant is limited on-site to commercial breeding of pointing and retrieving breeds and Terriers. There shall be a limit of thirty (36) litters per year.
3. The Applicant shall house a maximum of fifty (50) adult breeding dogs on-site, which is defined as any dog more than six (6) months of age that has not been spayed or neutered, inclusive of personal pets.
4. The Applicant shall house a maximum of thirty (30) breeding females on-site, which is defined as any female more than six (6) months of age that has not been spayed, inclusive of personal pets.
5. The Applicant shall house a maximum of eighty (80) dogs on-site, which is defined as any dog more than six (6) months of age.
6. The Applicant shall obtain all necessary federal, state, and local permits and inspections.
7. The Applicant shall include in their contract of sale a Limited (non-breeding) Registration provision which prohibits dogs from being bred. The contract shall likewise stipulate that the purchaser must return the dog, at any age, to the kennel, if he or she is unable or unwilling to keep the animal. The Applicants shall provide the Zoning Administrator with a copy of the contract within thirty (30) days of Board approval of the Special Exception.
8. The Applicant shall submit a Contingency Plan with the site plan to include, but not limited to, plans for disaster response, evacuations, a change in the number of caretakers, and care of the animals in case of overnight absences of the family, as well as points of contact for emergency situations. The Contingency Plan shall be updated no later than January 1st of each year, with a copy provided to the Department of Community Development.
9. Animal waste shall be collected and transported from the site for deposit in an authorized facility at least once per week.

Category 13 Special Permit for a Veterinary Clinic – SPPT-17-007345

1. The site shall be in general conformance with the information and drawings submitted with the Special Exception application, except as specifically modified by the conditions below or necessary to meet Zoning Ordinance requirements.
2. Hours of operation for the veterinary clinic shall be between the hours of 9:00 a.m. and 3:00 p.m., Monday through Saturday.

The motion carried unanimously.

7. **COMPREHENSIVE PLAN AMENDMENT – COMA-17-006643** – A Comprehensive Plan Amendment to Chapter 6 – Opal Service District. Fauquier County seeks to review this service district to ascertain whether it should be amended to contain updated information and planning related to PIN 6981-45-6906-000. (Andrew Hopewell, Staff)

Mr. Andrew Hopewell announced that staff is requesting a deferral in order to incorporate changes based on comments received from VDOT.

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 action on this item until the September meeting, with the public hearing left open.

The motion carried unanimously.

In that there was no further business, the meeting was adjourned at 7:46 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**