

**MINUTES OF
FAUQUIER COUNTY PLANNING COMMISSION
SEPTEMBER 21, 2017**

**Work Session
3:45 p.m.
Warren Green Meeting Room
10 Hotel Street, Warrenton, Virginia**

The Fauquier County Planning Commission held a Work Session on Thursday, September 21, 2017, beginning at 3:45 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. Adam Shellenberger, Mr. Rob Walton, Ms. Heather Jenkins, Ms. Marie Pham and Mr. Ben Holt.

CLOSED MEETING:

On motion made by Mr. John Meadows and seconded by Ms. Adrienne Garreau, it was moved to go into a closed meeting, pursuant to *Code of Virginia* Section 2.2-3711.A.(8) for the purpose of consultation with legal counsel pertaining to specific legal matters requiring the provision of legal advice by counsel relating to the Comprehensive Plan Amendment Application on the agenda COMA-16-004478 – Vint Hill Village.

The motion carried 5 – 0, as follows:

AYES: Mr. John Meadows, Mr. Bob Lee, Mr. Matthew Smith, Ms. Adrienne Garreau and Mr. Ken Alm

NAYS: None

ABSTENTION: None

ABSENT: None

Upon reconvening from the closed meeting, Mr. John Meadows read the following Certification of Closed Meeting:

The Fauquier County Planning Commission, having adjourned into a closed meeting this day for the purposes stated in the resolution authorizing such meeting, does hereby certify that to the best of each member's knowledge:

1. Only public business matters lawfully exempted from open meeting requirements under the Virginia Freedom of Information Act; and
2. Only such public business matters as were identified in the motion by which the closed meeting was convened, were heard, discussed, or considered in the closed meeting.

This certification shall be recorded in the minutes of the Planning Commission on motion of Mr. Mr. John Meadows and seconded by Ms. Adrienne Garreau.

The motion carried by roll call vote, as follows:

Mr. John Meadows AYE
Mr. Bob Lee AYE
Mr. Matthew Smith AYE
Ms. Adrienne Garreau AYE
Mr. Ken Alm AYE

NAYS: None

ABSTENTION: None

ABSENT: None

COMPREHENSIVE PLAN AMENDMENT – COMA-17-006643 – A Comprehensive Plan Amendment to Chapter 6 – Opal Service District. Fauquier County seeks to update this Service District Plan to reflect land use and transportation changes.

Mr. Andrew Hopewell provided an update on the revisions to the proposed amendment.

SPECIAL EXCEPTION – SPEX-17-007734 – GEOFFREY & KRISTINE HURLEY (OWNERS/APPLICANTS) – HURLEY PROPERTY

Mr. Ben Holt reviewed the application.

COMPREHENSIVE PLAN AMENDMENT – COMA-17-006478 – A Comprehensive Plan Amendment to Chapter 10 – Transportation. Fauquier County seeks to update its Transportation Plan.

Ms. Marie Pham reviewed the proposed amendment.

COMPREHENSIVE PLAN AMENDMENT – COMA-16-004478 – VINT HILL VILLAGE, LLC; DREAMWEAVER HOLDING COMPANY, LLC; VINT HILL ENTERTAINMENT, LLC; BUILDING 2500, LLC; IMPACT AREA #8, LLC; FARM STATION, LLC; FAUQUIER COUNTY; TRIUMPH BAPTIST CHURCH; AND BUILDING 2400, LLC (OWNERS)/VINT HILL VILLAGE, LLC (APPLICANT) – VINT HILL VILLAGE

Ms. Holly Meade provided an update on the revisions to the proposed application.

APPROVAL OF MINUTES – AUGUST 17, 2017

Planning Commission members discussed the minutes and suggested a correction to the motion recommending approval on items 4 and 5 together.

COMMISSIONERS' TIME

Ms. Holly Meade discussed the upcoming joint work session with the Town of Remington.

Ms. Holly Meade suggested the Commission members schedule a site visit for the Cedar Hill application.

Ms. Kimberley Fogle indicated that the Planning Commission should hold a follow up joint work session with Prince William County after the first of the year.

Ms. Kimberley Fogle stated that there will be an upcoming work session on the draft design guidelines for an Overlay District on Route 29, north of Warrenton.

Ms. Adrienne Garreau summarized the outcome of the Route 29 Outreach meeting.

The meeting was adjourned at 5:00 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, September 21, 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. Holly Meade, Mr. Andrew Hopewell, Mr. Rob Walton, Ms. Marie Pham, Mr. Ben Holt and Ms. Heather Jenkins.

1. **APPROVAL OF MINUTES** – August 17, 2017

On motion made by Mr. Bob Lee and seconded by Mr. John Meadows, it was moved to approve the August 17, 2017 minutes as amended.

The motion carried unanimously.

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

1. **CITIZENS' TIME**

Mr. Ed Moore announced that Vint Hill's annual Fall Festival will be held on Saturday, September 23, 2017.

2. **ANNOUNCEMENTS**

None.

3. **SPECIAL EXCEPTION – SPEX-17-007734 – GEOFFREY & KRISTINE HURLEY (OWNERS/APPLICANTS) – HURLEY PROPERTY** – An application for a Category 30 Special Exception to waive the public sewer requirement. The property is located at the intersection of Chestnut Oak Lane and Broken Hills Road, Scott District. (PIN 7905-89-4554-000) (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. Geoff Hurley, applicant, indicated he was available if the commissioners had any questions.

In that there were no further 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:

HURLEY PROPERTY
SPEX-17-007734

1. This Special Exception is granted for a single residential lot, indicated in this application as PIN 7905-89-4554-000.
2. An approved construction permit from the Virginia Department of Health shall be obtained prior to construction of any onsite sewage disposal system.

The motion carried unanimously.

4. **COMPREHENSIVE PLAN AMENDMENT – COMA-16-004478 – VINT HILL VILLAGE, LLC; DREAMWEAVER HOLDING COMPANY, LLC; VINT HILL ENTERTAINMENT, LLC; BUILDING 2500, LLC; IMPACT AREA #8, LLC; FARM STATION, LLC; FAUQUIER COUNTY; TRIUMPH BAPTIST CHURCH; AND BUILDING 2400, LLC (OWNERS)/VINT HILL VILLAGE, LLC (APPLICANT) – VINT HILL VILLAGE** – An application for a Comprehensive Plan Amendment to change the designation of 61.89 acres from Planned Industrial Development to Medium Density Residential (Up to 6 Units Per Acre); adjust the boundary and location of the Village Center containing 40.18 acres; to remove the school site previously designated; and other associated changes. The properties are located in the New Baltimore Service District at the Intersection of Aiken Drive and Kennedy Road, Scott District. (PIN 7915-45-3347-000, 7915-65-5274-000, 7915-65-5084-000, 7915-74-0847-000, 7915-75-5373-000, 7915-74-7317-000, 7915-74-8920-000, 7815-54-0780-000, 7915-74-8663-000, a portion of 7915-64-2507-000, 7915-44-5729-000, 7915-74-6958-000, 7915-55-1560-000, 7915-53-3758-000, 7915-55-3486-000, and 7915-55-8048-000) (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.

John Foote, Esq., applicant’s representative, summarized the requested changes that would increase the amount of residential units, shift the village center and direct the industrial and commercial to the north of the parkway. Mr. Foote respectfully asked for a favorable consideration of this request.

Mr. Kirk Vetter, Scott District resident and owner of Gaithersburg Cabinetry, spoke in favor of the application as it would bring in affordable housing that will be beneficial to attract employees nearby. He stated that there is finally a developer in the Vint Hill area making things happen and he wants to see it grow.

Ms. Julie Bolthouse, Piedmont Environmental Council (PEC), stated that PEC does not see a compelling reason to change the land use designation from Planned Industrial District zoning to medium density residential and requested a recommendation of denial. She pointed out that

the New Baltimore Service District's objective is to establish Vint Hill as a village center that would promote the development of the nonresidential tax base, would not impose a fiscal burden on New Baltimore or the County, and would provide local retail at Vint Hill that precludes destination retail concentration or big-box stores. Ms. Bolthouse indicated that the application alters this objective and agreed that retail is struggling, but noted industrial is not. She added that the Planned Industrial Development is appropriate for the area and valuable for keeping the County's tax base balanced.

Mr. Mark Knisely, Scott District resident, spoke in opposition indicating that the proposal is not justified and stated that increased housing may not benefit the local retail. Currently there is a broad trend, a "retail apocalypse," of vacant retail space everywhere. Mr. Knisely expressed concerns for the fundamental impacts to our infrastructure and schools if this proposal is approved.

Mr. Troy Marshall, Scott District resident and president of the Vint Hill HOA Board of Directors, stated that the Board has voted unanimously to recommend denial of this amendment. Mr. Marshall referenced that the original mission of the Vint Hill EDA was to generate jobs and tax revenue and stated that the proposal does not meet this mission, nor the criteria for a Comprehensive Plan Amendment. He noted that a church is currently an allowable use in the southwest area zoned PCID which would be a perfect buffer between the industrial and residential areas. Mr. Marshall pointed out that Vint Hill already has a great mixed use village center and suggested that we continue to reuse and repurpose the existing spaces for retail which will benefit more from business and commercial traffic, rather than a bedroom community.

Mr. Toney Davis, Scott District resident, spoke in opposition and explained that he lives next to the walking trail where his peace and quiet would be affected if more residential was built. He raised concern with increased housing, as well as the impacts to property values if these homes don't sell and fall into disrepair. Mr. Davis stated that he loves Fauquier's homey feel and that he supports careful planning and restricting growth.

Mr. James Mills, Scott District resident, said he lives, works and plays here in Fauquier and that he chose Vint Hill for the beauty of the area. Vint Hill's plan is for job and tax base creation and he noted that the County's plan states that the residential portion has been completed. Mr. Mills stated that we do not need more houses that would impact traffic and recommended denial.

Mr. Scott Ruggiero, Scott District resident, stated that he is opposed to this proposal and does not see a compelling reason to add to the residential density.

In that there were no further 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 denial.

Ms. Adrienne Garreau stated that taking anything out of the Planned Industrial Development at this time is premature. She described being part of the recent community led effort to study the area, which determined there is no need to change land use in the New Baltimore Service District and that transportation issues have been addressed. Ms. Garreau echoed that Vint Hill was designed as an economic development area to improve the County's tax base and switching to residential does not make sense. She added that we probably need to take a look at the Village Center at some point but as a community effort.

Mr. Ken Alm agreed there is a need for affordable housing throughout the County because single people, teachers and firemen usually cannot afford to own a house here. He commented that the Planned Industrial Development could be developed as envisioned as an aesthetically pleasing campus style, but it is too early to tell, which leaves too many open questions about this application.

Mr. Matthew Smith explained that the number of proposed houses is too extreme and the acreage taken away from industrial is too high. Industrial uses are needed to help the tax base. He referred to Bealeton as a good example for maintaining a strong shopping center with a low population.

Mr. John Meadows indicated that he heard this evening that retail does not work when it is off the beaten path; however industrial will work if off the beaten path and this is not the time to remove the acreage from industrial.

After discussion, the motion carried unanimously.

5. **COMPREHENSIVE PLAN AMENDMENT – COMA-17-007643** – A Comprehensive Plan Amendment to Chapter 6 of the Comprehensive Plan to allow public water inside the Warrenton Service District subject to the Fauquier County/Town of Warrenton/WSA Master Sewer and Water Agreement. (Andrew Hopewell, Staff)

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.

6. **COMPREHENSIVE PLAN AMENDMENT – COMA-17-006478** – A Comprehensive Plan Amendment to Chapter 10 – Transportation. Fauquier County seeks to update its Transportation Plan. (Marie Pham, Staff)

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.

In that there was no further business, the meeting was adjourned at 7:31 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