

**MINUTES OF
FAUQUIER COUNTY PLANNING COMMISSION
MARCH 15, 2018**

**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, March 15, 2018, 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 Fogle, Ms. Holly Meade, Mr. Andrew Hopewell, Mr. Rob Walton, Mr. Adam Shellenberger, Mr. Ben Holt, Ms. Heather Jenkins, Ms. Marie Pham, Ms. Amy Rogers and Mr. Jason Early, Cardno, Inc.

SPECIAL EXCEPTION – SPEX-17-007883 – MARY MARSHALL FORTE & GREAT MEADOW FOUNDATION/MEADOW OUTDOORS FOUNDATION, INC. A/K/A THE MEADOW OUTDOORS FOUNDATION, INC. F/K/A (OWNERS)/MARY MARSHALL FORTE (APPLICANT) – CEDAR HILL

Mr. Ben Holt discussed the application.

SPECIAL EXCEPTION – SPEX-18-008621 – LARRY D. & BETH A. PETROPULOS (OWNERS/APPLICANTS) – LANTERN HILL FARM

Mr. Ben Holt discussed the application.

SUBDIVISION ORDINANCE TEXT AMENDMENT – TEXT-17-008170 – A Subdivision Ordinance Text Amendment to Section 18 related to hydrogeological testing.

Ms. Kimberley Fogle and Mr. Jason Early, Senior Hydrogeologist with Cardno, Inc. led the discussion.

WATER AND SEWER ZONING/SUBDIVISION ORDINANCE TEXT AMENDMENTS

Ms. Heather Jenkins summarized the proposed amendments.

SMART SCALE UPDATE

Ms. Marie Pham provided an update regarding the eight projects to be submitted for Smart Scale funding for FY 20-26.

MOBILE EATING ESTABLISHMENTS ZONING ORDINANCE TEXT AMENDMENT

Mr. Rob Walton reviewed the draft amendment.

APPROVAL OF MINUTES – FEBRUARY 15, 2018, FEBRUARY 27, 2018 AND FEBRUARY 28, 2018

Planning Commission members discussed the minutes.

COMMISSIONERS' TIME

Ms. Holly Meade announced that next month's agenda will include the following topics:

- New Baltimore Overlay Work Session
- Short Term Rentals Text Amendment
- Food Truck Text Amendment
- Catlett/Calverton Rezoning
- Aspen Club Rezoning
- Working Lunch to Discuss Subdivision Options

In that there was no further business, the meeting was adjourned at 2:10 p.m.

<p><i>Regular Meeting</i> <i>6:30 p.m.</i> <i>Warren Green Meeting Room, First Floor</i> <i>10 Hotel Street, Warrenton, Virginia</i></p>
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The Fauquier County Planning Commission held its Regular Meeting on Thursday, March 15, 2018, 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. Adam Shellenberger, Mr. Ben Holt and Ms. Meredith Meixner.

1. **ADOPTION OF THE AGENDA**

Planning Commission members unanimously voted to adopt the agenda.

2. **APPROVAL OF MINUTES** – February 15, 2018, February 27, 2018 and February 28, 2018

On motion made by Mr. Matthew Smith and seconded by Mr. John Meadows, it was moved to approve the February 15, 2018, February 27, 2018 and February 28, 2018 minutes.

The motion carried unanimously.

3. **CITIZENS' TIME**

None.

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

1. **ANNOUNCEMENTS**

None.

2. **SUBDIVISION ORDINANCE TEXT AMENDMENT – TEXT-17-008170** – A Subdivision Ordinance Text Amendment to Section 18 related to hydrogeological testing. (Kimberley Fogle, Staff)

Ms. Kimberley Fogle reviewed the staff report.

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 Mr. Ken Alm, it was moved to forward this item to the Board of Supervisors with a recommendation of approval.

The motion carried unanimously.

3. **SPECIAL EXCEPTION – SPEX-17-007883 – MARY MARSHALL FORTE & GREAT MEADOW FOUNDATION/MEADOW OUTDOORS FOUNDATION, INC. A/K/A THE MEADOW OUTDOORS FOUNDATION, INC. F/K/A (OWNERS)/MARY MARSHALL FORTE (APPLICANT) – CEDAR HILL** – An application for a Category 9 Special Exception to allow Class C events up to six times per year with off-site parking. The properties are located at 8080 Enon Church Road and 5089 Old Tavern Road, Marshall District. (PIN 6968-94-4280-000 and a portion of 6978-85-9359-000) (Ben Holt, Staff)

Mr. Ben Holt reviewed the staff report.

Ms. Adrienne Garreau opened the public hearing.

Mr. Pino Blangiforti, adjoining property owner, spoke in support of the application and indicated that the events will not impact or impair access to his property. Mr. Blangiforti noted that Enon Church Road is used for activities in the area, including the Warrenton Hunt which brings many horse trailers to a nearby stable.

Ms. Mary Forte, applicant, stated that she received an additional letter in support from a neighbor and has no future plans to build anything further on her property. Ms. Forte noted that Enon Church Road is a historic, rural road used by the Warrenton Hunt and is easily shared without problems when neighbors host events. She explained that her alpaca farm raises income by selling manure as a natural fertilizer, but these events would help to cover expenses.

Ms. Anna Blangiforti, adjoining property owner, expressed support for the events and agreed that they will not impact the area. Ms. Blangiforti pointed out that the applicant has taken great care in protecting the area and even had her pool flown in as to not impact Enon Church Road.

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

Mr. Bob Lee commended the applicant for trying to make accommodations with off-site parking, but stated he cannot support the application due to concern for public safety on Enon Church Road.

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 denial.

The motion carried unanimously.

4. **SPECIAL EXCEPTION – SPEX-18-008621 – LARRY D. & BETH A. PETROPULOS (OWNERS/APPLICANTS) – LANTERN HILL FARM** – An application for a Category 9 Special Exception to allow Class C events up to 12 times per year. The property is located at 2675 Catlett Road, Cedar Run District. (PIN 7933-42-0509-000) (Ben Holt, Staff)

Mr. Ben Holt reviewed the staff report.

Ms. Adrienne Garreau opened the public hearing.

Mr. Larry Petropolis, applicant, indicated that his daughter held her wedding on the property and he would like to provide a quiet, inexpensive venue for others. He said they live comfortably near the Buddhist temple with no problems with the traffic it produces and their vineyard has good sight distance. Mr. Petropolis added that there is a lot of industry along Route 28 and does not feel that the neighbors will be impacted. He concluded that it is an agriculturally friendly area and they want to continue to be a part of the farming community.

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

Mr. Matthew Smith stated that the applicant has done a good job with the vineyard and the property is a beautiful place. He raised concerns with the impacts to the adjacent property as well as concern for the 100' setback limiting the use of the property.

Mr. Ken Alm commented that the ordinance sets the standard and the Planning Commission as a recommending body has to look at the County as a whole.

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 denial.

The motion carried unanimously.

In that there was no further business, the meeting was adjourned at 7:02 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