

**MINUTES OF
FAUQUIER COUNTY PLANNING COMMISSION
APRIL 19, 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, April 19, 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, Ms. Heather Jenkins, Ms. Wendy Wheatcraft and Ms. Amy Rogers.

ROUTE 29 OVERLAY DISTRICT

Ms. Kimberley Fogle and Mr. Adam Shellenberger reviewed the draft Corridor Overlay District and Design Guidelines.

ZONING ORDINANCE TEXT AMENDMENT – Initiation of a Zoning Ordinance Text Amendment to Section 4-300, Historic Area Districts.

Ms. Wendy Wheatcraft reviewed the initiation.

REZONING – REZN-18-008769 – NORTH FORTY ASPEN, LP (OWNER/APPLICANT) – ASPEN CLUB

Mr. Adam Shellenberger reviewed the application.

ZONING ORDINANCE TEXT AMENDMENT – TEXT-18-008926 – A Zoning Ordinance Text Amendment to Articles 3, 4, 5 and 15 to allow Mobile Eating Establishments as a temporary use and to develop standards and a definition for Mobile Eating Establishments.

Mr. Rob Walton reviewed the proposed amendment.

ZONING ORDINANCE TEXT AMENDMENT – TEXT-17-008165 – A Zoning Ordinance Text Amendment to Articles 3, 5 and 15 to Create a Short Term Rental Use, Develop Standards for Short Term Rentals and Develop a Definition.

Mr. Rob Walton reviewed the proposed amendment.

COMPREHENSIVE PLAN AMENDMENT – COMA-18-008969 – A Comprehensive Plan Amendment to Chapter 9 related to Public Facilities and Utilities.

Ms. Kimberley Fogle reviewed the proposed amendment.

COMPREHENSIVE PLAN AMENDMENT/REZONING – COMA-16-004574, REZN-16-004575 – DEBORAH BROWN CROSS (OWNER/APPLICANT) – CROSS PROPERTY

Mr. Andrew Hopewell reviewed the application.

REZONING – CALVERTON PROPERTIES

Mr. Andrew Hopewell reviewed the applications.

REZONING – CATLETT PROPERTIES

Mr. Andrew Hopewell reviewed the applications.

SUBDIVISION OPTIONS

Mr. Rob Walton led the discussion.

APPROVAL OF MINUTES – MARCH 14, 2018 AND MARCH 15, 2018

Planning Commission members discussed the minutes.

COMMISSIONERS' TIME

Ms. Holly Meade reviewed the upcoming agenda items and Planning Commission members decided to schedule a site visit to NorthPoint Training.

In that there was no further business, the meeting was adjourned at 2:10 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, April 19, 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. Holly Meade, Mr. Adam Shellenberger, Mr. Andrew Hopewell, Mr. Rob Walton and Ms. Meredith Meixner.

1. **ADOPTION OF THE AGENDA**

Planning Commission members unanimously voted to adopt the agenda.

2. **CITIZENS' TIME**

None.

3. **APPROVAL OF MINUTES** – March 14, 2018 and March 15, 2018

On motion made by Mr. Bob Lee and seconded by Mr. John Meadows, it was moved to approve the March 14, 2018 and March 15, 2018 minutes.

The motion carried unanimously.

4. **ZONING ORDINANCE TEXT AMENDMENT** – Initiation of a Zoning Ordinance Text Amendment to Section 4-300, Historic Area Districts. (Wendy Wheatcraft, Staff)

Ms. Holly Meade reviewed the staff report.

For purposes of good zoning practice, convenience, as well as public general welfare, on motion made by Ms. Adrienne Garreau and seconded by Mr. Bob Lee, it was moved to initiate this item.

The motion carried unanimously.

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

1. **ANNOUNCEMENTS**

None.

2. **ZONING ORDINANCE TEXT AMENDMENT – TEXT-17-008165** – A Zoning Ordinance Text Amendment to Articles 3, 5 and 15 to Create a Short Term Rental Use, Develop Standards for Short Term Rentals and Develop a Definition. (Rob Walton, Staff)

Mr. Rob Walton reviewed the staff report.

Ms. Adrienne Garreau opened the public hearing.

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

Mr. Bob Lee commented that because this is the first time short term rentals are being addressed, there is a need to study the process of other jurisdictions nearby.

On motion made by Mr. Bob Lee and seconded by Mr. John Meadows, it was moved to postpone action on this item until the next regularly scheduled meeting, with the public hearing left open.

The motion carried unanimously.

3. **ZONING ORDINANCE TEXT AMENDMENT – TEXT-18-008926** – A Zoning Ordinance Text Amendment to Articles 3, 4, 5 and 15 to allow Mobile Eating Establishments as a temporary use and to develop standards and a definition for Mobile Eating Establishments. (Rob Walton, Staff)

Mr. Rob Walton reviewed the staff report.

Ms. Adrienne Garreau opened the public hearing.

Merle Fallon, Esquire, representative of a future applicant, commended staff on an excellent job of suggesting an ordinance that regulates mobile food trucks in a very reasonable manner. He spoke in support of revisions that will allow flexible parking options with the appropriate permits.

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

On motion made by Mr. Bob Lee and seconded by Mr. John Meadows, it was moved to forward this item to the Board of Supervisors with a recommendation of approval of Resolution B.

The motion carried unanimously.

4. **REZONING – REZN-18-008769 – NORTH FORTY ASPEN, LP (OWNER/APPLICANT) – ASPEN CLUB** – An application to rezone approximately 10.1540 acres from Planned Residential Development (PRD) with proffers to Garden Apartments (GA) with proffers. The property is located at 6337 Village Center Drive, Lee District. (PIN 6899-35-6574-000) (Adam Shellenberger, Staff)

Mr. Adam Shellenberger reviewed the staff report.

Ms. Adrienne Garreau opened the public hearing.

Mr. Chuck Floyd, applicant's representative, explained that this request was filed in response to their previous denial and that he feels all concerns have been addressed. The applicant's financing is only available for a limited time and cannot be finalized until they receive County approval. Mr. Floyd asked for the Planning Commission's support.

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

On motion made by Mr. John Meadows and seconded by Mr. Matthew Smith, it was moved to forward this item to the Board of Supervisors with a recommendation of approval.

The motion carried unanimously.

5. **COMPREHENSIVE PLAN AMENDMENT – COMA-18-008969** – A Comprehensive Plan Amendment to Chapter 9 related to Public Facilities and Utilities. (Kimberley Fogle, Staff)

Ms. Holly Meade reviewed the staff report.

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. Ken Alm and seconded by Ms. Adrienne Garreau, it was moved to postpone action on this item until the next regularly scheduled meeting, with the public hearing left open.

The motion carried unanimously.

6. **COMPREHENSIVE PLAN AMENDMENT/REZONING – COMA-16-004574, REZN-16-004575 – DEBORAH BROWN CROSS (OWNER/APPLICANT) – CROSS PROPERTY –**

An application for a Comprehensive Plan Amendment to remove approximately 1.15 acres from the Village of Calverton and an application to rezone approximately 1.15 acres from Commercial – Highway (C-2) to Rural Agriculture (RA). The property is located at 9658 Bristersburg Road, Cedar Run District. (PIN 7911-94-8162-000) (Andrew Hopewell, Staff)

Mr. Andrew Hopewell 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. Matthew Smith and seconded by Mr. John Meadows, it was moved to forward this item to the Board of Supervisors with a recommendation of denial.

The motion carried unanimously.

7. **REZONING – CALVERTON PROPERTIES** – Applications to rezone approximately 130.01 acres from Residential: 1 Unit Per Acre (R-1) to Rural Agriculture (RA) adjacent to the Village of Calverton, Cedar Run District. (Andrew Hopewell, Staff)

- Linda M. Allen (Owner/Applicant), 0.69 acres, 9749 Bristersburg Road
- Louise J. & Thomas G. Walker (O/A), 58.60 acres, 4007 Old Calverton Road
- Jimmie & Robbie Kilby (O/A), 1.30 acres, 9755 Bristersburg Road
- Robert M. Hurley (O/A), 4.28 acres, 9737 Bristersburg Road
- Carl Sanford (O/A), 0.77 acres, 9758 Bristersburg Road
- General Lee Jr. and Patricia W. Edwards (O/A), 33.91 acres, 9743 Bristersburg Road, 3658 Old Weaversville Road, 3664 Old Weaversville Road and adjacent property north of Old Weaversville Road
- Lori L. Blasius (O/A), 0.56 acres, 9739 Bristersburg Road
- Old Acres, Inc. (O)/Douglas C. Trumbo (A), 0.70 acres, property north of Old Weaversville Road and southeast of Old Calverton Road (Portion of PIN 7921-24-2159-000)
- Eleanor F. & Herbert F. Wilson Jr. Trust (O)/Eleanor Wilson (A), 29.20 acres, 3916 Catlett Road and adjacent property north of Catlett Road

Mr. Andrew Hopewell 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. 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.

8. **REZONING – CATLETT PROPERTIES** – Applications to rezone approximately 33.05 acres from Residential: 1 Unit per Acre (R-1) to Rural Agriculture (RA) and approximately 1.14 acres from Industrial Park (I-1) to Rural Agriculture (RA) adjacent to the Catlett Village Service District, Cedar Run District. (Andrew Hopewell, Staff)

- Stacey R. Simpson (Owner/Applicant), 2.00 acres, 3057 Tenerife Road
- Winterbrook Farm, LC (O), Barbara S. Trenis (A), 1.14 acres, south of Catlett Road and west of Elk Run Road (Portion of PIN 7921-88-1524-000)
- John Ashby Kyhl (O/A), 0.55 acres, 3077 Tenerife Road
- Marie C. Kyhl (O)/William D. Colvin (A), 2.85 acres, 3087 Tenerife Road
- H. Lynn & Teresa B. Sanford Living Trust (O)/H. Lynn & Teresa B. Sanford (A), 27.65 acres, 9199 Prospect Avenue

Mr. Andrew Hopewell reviewed the staff report.

Ms. Adrienne Garreau opened the public hearing.

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

Mr. Matthew Smith commented that all the parcels being rezoned are per the owners' request.

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.

In that there was no further business, the meeting was adjourned at 7:00 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