

**MINUTES OF
FAUQUIER COUNTY PLANNING COMMISSION
MAY 17, 2018**

**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, May 17, 2018, 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. Holly Meade, Mr. Adam Shellenberger, Mr. Andrew Hopewell, Mr. Rob Walton, Ms. Heather Jenkins, Ms. Wendy Wheatcraft, Ms. Marie Pham, Mr. Ben Holt, and Ms. Amy Rogers.

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.

SPECIAL EXCEPTION – SPEX-18-008985 – COMMUNITY CHRISTIAN FELLOWSHIP (OWNER)/ST. MICHAEL'S ACADEMY (APPLICANT) – ST. MICHAEL'S ACADEMY

Mr. Adam Shellenberger reviewed the application.

SPECIAL EXCEPTION – SPEX-18-008974 – JOHN K. (III) & KRISTIN L. BROWN (OWNERS/APPLICANTS) – NORTHPOINT TRAINING

Mr. Ben Holt reviewed the application.

ZONING ORDINANCE TEXT AMENDMENT – TEXT-16-005487 – A Zoning Ordinance Text Amendment to Section 2-512 to address concerns due to overgrazing of parcels greater than two acres but less than 10 acres.

Ms. Amy Rogers reviewed the proposed amendment.

**WAIVER – WAIV-18-008788 – ROBERT M. (IV) & LAINE W. ITEN
(OWNERS/APPLICANTS) – BLACKWELL KNOLLS**

Ms. Amy Rogers reviewed the application.

**14TH ADDITION TO THE UPPERVILLE AGRICULTURAL & FORESTAL DISTRICT –
AGFO-17-008394**

Mr. Ben Holt reviewed the application.

**23RD ADDITION TO THE MIDDLEBURG/MARSHALL AGRICULTURAL & FORESTAL
DISTRICT – AGFO-17-008493**

Mr. Ben Holt reviewed the application.

**21ST ADDITION TO THE MARSHALL/WARRENTON AGRICULTURAL & FORESTAL
DISTRICT – AGFO-18-008648**

Mr. Ben Holt reviewed the application.

**13TH ADDITION TO THE SPRINGS VALLEY AGRICULTURAL & FORESTAL DISTRICT
– AGFO-18-008649**

Mr. Ben Holt reviewed the application.

**22ND ADDITION TO THE SOUTHERN FAUQUIER AGRICULTURAL & FORESTAL
DISTRICT – AGFO-18-008675**

Mr. Ben Holt reviewed the application.

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

Ms. Kimberley Fogle provided an update on the proposed amendment.

**SPECIAL EXCEPTION – SPEX-18-008826 – THE MOSBY HERITAGE AREA
ASSOCIATION (OWNER/APPLICANT) – CALEB RECTOR HOUSE**

Ms. Wendy Wheatcraft reviewed the application.

DESIGN STANDARDS MANUAL TEXT AMENDMENT – Initiation of a Design Standards Manual Text Amendment to Chapters 3 and 8 and to the Chapter 3 Appendix related to the update of the Transportation Chapter of the Comprehensive Plan.

Ms. Marie Pham reviewed the initiation.

PRIVATE STREETS

Ms. Marie Pham led the discussion on upcoming amendments to the Zoning and Subdivision Ordinances.

SPECIAL EXCEPTION – SPEX-18-009171 – JOHN BRISCOE WOODBURN III AND SIOBHAN WOODBURN (OWNERS)/CALVERT CROSSLAND, LLC AND VERIZON WIRELESS (APPLICANTS) – GOLDVEIN TOWER

Ms. Wendy Wheatcraft reviewed the application.

APPROVAL OF MINUTES – APRIL 19, 2018

Planning Commission members discussed the minutes.

COMMISSIONERS' TIME

Ms. Holly Meade reviewed the upcoming agenda items for Sammy's Rentals and a text amendment regarding off-site fill for agricultural projects.

Ms. Kimberley Fogle provided the following updates:

- The Route 29 Overlay District will likely go to public hearing in August.
- Working on the first draft of the Rural Lands chapter in the Comprehensive Plan and will likely hold a work session in July.

In that there was no further business, the meeting was adjourned at 11:40 a.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, May 17, 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 Supervisor Rick Gerhardt, Ms. Tracy Gallehr, Ms. Kimberley Fogle, Ms. Holly Meade, Mr. Adam Shellenberger, Mr. Rob Walton, Ms. Wendy Wheatcraft, Mr. Ben Holt, Ms. Amy Rogers 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** – April 19, 2018

On motion made by Mr. Matthew Smith and seconded by Mr. John Meadows, it was moved to approve the April 19, 2018 minutes.

The motion carried unanimously.

4. **DESIGN STANDARDS MANUAL TEXT AMENDMENT** – Initiation of a Design Standards Manual Text Amendment to Chapters 3 and 8 and to the Chapter 3 Appendix related to the update of the Transportation Chapter of the Comprehensive Plan. (Marie Pham, 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. Ken Alm, it was moved to initiate this item.

The motion carried unanimously.

5. **WAIVER – WAIV-18-008788 – ROBERT M. (IV) & LAINE W. ITEN (OWNERS/APPLICANTS) – BLACKWELL KNOLLS** – An application to waive the requirements of Subdivision Ordinance Sections 8-1(C) and (D) related to the installation of a pedestrian trail. The property is located along the frontage of Blackwell Road, Center District.

(PIN 6985-62-1780-000) (Amy Rogers, Staff) *Note: This is a public meeting where comments from the public will be accepted, but not a public hearing.*

Ms. Amy Rogers reviewed the staff report.

There were no public comments.

On motion made by Mr. Ken Alm and seconded by Ms. Adrienne Garreau, it was moved to approve this item.

The motion carried unanimously.

<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>
--

1. **ANNOUNCEMENTS**

None.

2. **ZONING ORDINANCE TEXT AMENDMENT – TEXT-16-005487** – A Zoning Ordinance Text Amendment to Section 2-512 to address concerns due to overgrazing of parcels greater than two acres but less than 10 acres. (Amy Rogers, Staff)

Ms. Amy Rogers reviewed the staff report.

Ms. Adrienne Garreau opened the public hearing.

Ms. Barbara Tourtelot, Marshall District resident, spoke in favor of the amendment and indicated that her main concern is for small lots of 5 to 10 acres being overused. Ms. Tourtelot also questioned whether this applies to fenced or total acreage and if there will be a dry lot requirement.

In that there were no further 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 next regularly scheduled meeting, with the public hearing left open.

The motion carried unanimously.

3. **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.

Mr. Irvin Woods, Marshall District resident, explained that he has experience with beach house rentals and strongly recommended that the County enforce short term rentals to collect and remit taxes to the County and State.

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

On motion made by Mr. Bob Lee and seconded by Ms. Adrienne Garreau, it was moved to postpone action on this item indefinitely, with the public hearing left open.

The motion carried unanimously.

4. **14TH ADDITION TO THE UPPERVILLE AGRICULTURAL & FORESTAL DISTRICT – AGFO-17-008394**

- Smith Atoka, LLC (Owner/Applicant), PIN 6073-88-4395-000, located on Atoka Road and Rectors Lane, Scott District, Marshall, Virginia. (Ben Holt, Staff)

Mr. Ben Holt 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 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. **23RD ADDITION TO THE MIDDLEBURG/MARSHALL AGRICULTURAL & FORESTAL DISTRICT – AGFO-17-008493**

- Bethany Powell Brower & John Vincent Brower (Owners/Applicants), PIN 6070-52-6016-000, located at 7435 Stoney Hill Lane, Scott District, The Plains, Virginia. (Ben Holt, Staff)

Mr. Ben Holt 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 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.

6. **21ST ADDITION TO THE MARSHALL/WARRENTON AGRICULTURAL & FORESTAL DISTRICT – AGFO-18-008648**

- Lisa S. Brown & Mark A. Kile (Owners/Applicants), PIN 6955-42-9365-000, located at 7330 Dudie Road, Marshall District, Marshall, Virginia. (Ben Holt, Staff)

Mr. Ben Holt 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 Ms. Adrienne Garreau, it was moved to forward this item to the Board of Supervisors with a recommendation of approval.

The motion carried unanimously.

7. **13TH ADDITION TO THE SPRINGS VALLEY AGRICULTURAL & FORESTAL DISTRICT – AGFO-18-008649**

- Steven M. & Susan W. Lewis (Owners/Applicants), PIN 6953-83-1239-000 and 6953-73-3444-000, located at 9255 Harts Mill Road, Marshall District, Warrenton, Virginia. (Ben Holt, Staff)

Mr. Ben Holt 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 Ms. Adrienne Garreau, it was moved to forward this item to the Board of Supervisors with a recommendation of approval.

The motion carried unanimously.

8. **22ND ADDITION TO THE SOUTHERN FAUQUIER AGRICULTURAL & FORESTAL DISTRICT – AGFO-18-008675**

- Kane Manor Farm, LLC (Owner/Applicant), PIN 6991-31-2826-000, 6990-09-9692-000, 6990-38-2675-000, 6990-38-7197-000, 6980-88-2718-000, 6980-99-2377-000, 6990-19-5232-000, 6991-21-9662-000 and 6990-37-4369-000, located on Green Road and Balls Mill Road, Cedar Run District, Midland, Virginia. (Ben Holt, Staff)

Mr. Ben Holt 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.

9. **SPECIAL EXCEPTION – SPEX-18-008826 – THE MOSBY HERITAGE AREA ASSOCIATION (OWNER/APPLICANT) – CALEB RECTOR HOUSE** – An application to amend a previously approved Category 7 Special Exception to revise conditions. The property is located at 1461 Atoka Road, Scott District. (PIN 6073-98-4998-000) (Wendy Wheatcraft, Staff)

Ms. Wendy Wheatcraft reviewed the staff report.

Ms. Adrienne Garreau opened the public hearing.

Ms. Jennifer Moore, President of the Mosby Heritage Area Association, stated that they are seeking to utilize this historically significant property better. Now that the tenant is leaving, they will add interpretive signage for tourism and continue to use it for office space.

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 revised conditions:

**CALEB RECTOR HOUSE
SPEX-18-008826**

1. The Special Exception is granted only for the purpose(s), structure(s) and/or uses indicated, and shall be in general conformance with the application materials, except as modified by these conditions.
2. An approved site plan shall be required.

3. The adaptive re-use is approved for ~~an office use. on the first floor and an apartment on the second floor of the historic structure.~~ An apartment may be on the second floor.
4. Regular office hours shall be limited to Mondays through Fridays from 8:30 a.m. to 5:00 p.m.
5. ~~Applicants shall provide a statement from the Virginia Department of Health indicating that the septic system and well are suitable for the proposed use prior to release of the site plan.~~
6. No proposed alteration to the structure containing the adaptive uses shall materially alter the exterior appearance of the structure from its historical appearance.
7. Any addition or new freestanding floor space associated with the adaptive uses shall require an amendment to this Special Exception.
8. No goods or items associated with the adaptive use shall be displayed or stored outdoors.
9. All activities permitted hereunder, and the structure or structures in which they are conducted, shall be subject to all applicable building code regulations, as well as applicable regulations promulgated by the Virginia Departments of Health and Transportation. This shall be demonstrated prior to release of the site plan.
10. All signs, permanent and temporary, shall require applicable permits from the Zoning Office.

The motion carried unanimously.

10. **SPECIAL EXCEPTION – SPEX-18-008974 – JOHN K. (III) & KRISTIN L. BROWN (OWNERS/APPLICANTS) – NORTHPOINT TRAINING** – An application for two Category 5 Special Exceptions to allow for both an Indoor and Outdoor Technical School. The properties are located at 13001 Sillamon Road, Cedar Run District. (PIN 7836-75-1585-000 and 7836-64-6175-000) (Ben Holt, Staff)

Mr. Ben Holt reviewed the staff report.

Ms. Adrienne Garreau opened the public hearing.

Mr. Kenneth Yeick, Cedar Run District resident, spoke in opposition and explained that his property is adjacent to the subject parcel where he works from home. He expressed concerns with the loud gunfire and property values.

Phyllis Giroux, DVM, Cedar Run District resident and owner of Deep Run Farm, commented that many folks shoot and hunt in the area and this should not bother the neighbors. Dr. Giroux spoke in support for the training of the personnel that protect us.

Mr. James Canter, Cedar Run District resident, spoke against the application and stated that they moved in one year ago for the quiet area that is now 1,200 feet from the firing range. Mr. Canter raised concern for the drones, as well as concerns for security, his family's safety and property values.

Ms. Kim Yeick, Cedar Run District resident, spoke in opposition and remarked that they purchased their home for the quiet atmosphere. Ms. Yeick said that the shooting has increased and recently she was out with her young daughter and heard shooting all day along with explosives, which also scared her dogs.

Ms. Sandra Treggett, Cedar Run District resident, spoke against this request and noted that she has lived nearby for forty years. After the applicant bought the property the explosions and machine gun fire started, which scares the horses. Ms. Treggett commented that the NRA and the National Shooting Sports Foundation recommend that firing ranges should be at least one mile from a residential area. She said this is inappropriate for an area where there are approximately seventy homes and school buses using the roads.

Mr. Michael Randall, Cedar Run District resident, acknowledged that the proposed conditions are limiting, but raised concern for all the activity that is going on. He pointed out that it is difficult to discern whether it is the applicant's personal gunfire or from the business, and the burden is on neighboring households to report Zoning violations. Mr. Randall added that he counted seventeen federal vehicles leaving the property recently and tannerite has gone off at 7 a.m. waking up his kids. In closing, he stated that the trust barrier is damaged because activities have been ongoing for years and the applicant is only now seeking permits.

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

Mr. Matthew Smith stated that the closest neighbor does not have an issue with the training and with the 65 decibel limit and silencer requirements, there should not be an issue.

Mr. John Meadows requested the applicant confirm what caliber is used on site.

Mr. John Brown, applicant, replied that they use 5.56 mm, 9 mm, and .22 mm caliber weapons with suppression. He described his background in federal law enforcement and current position as a Culpeper County Deputy. Mr. Brown explained that NorthPoint Training works with first responders to active shooter type situations and teaches how to react and save lives. His company serves various local and federal government agencies, special agents, Town of Warrenton and Virginia State Police to name a few, with this critical need for training.

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.

Mr. John Meadows suggested to amend the conditions based on the concerns of close neighbors to limit ammunition to 5.56 mm, 9 mm and .22 mm caliber and limit firearms to only be used in a non-automatic mode.

Mr. Matthew Smith agreed to amend the motion with the suggested language.

Mr. Bob Lee encouraged the use of noise suppression at all times as a sense of neighborliness.

Ms. Adrienne Garreau commented that she is comfortable with the training not having an impact on the neighbors if the suppressed noise is lower than 65 decibels and the caliber is limited.

Mr. Ken Alm noted that safety is always most important, there shouldn't be explosions, and any future requests for expansion would be reviewed more like a firing range with the no blue sky rule applied. He appreciates the neighbors' concerns and the County will rely on them to inform us when they hear things that are not legitimate.

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, subject to the following revised conditions:

**NORTHPOINT TRAINING
SPEX-18-008974**

1. The Special Exception is granted for PIN 7836-75-1585-000 and 7836-64-6175-000 and runs with the land as indicated in the application and shall not be transferable to other land.
2. The Special Exception is granted for the purpose(s), structure(s) and/or uses indicated on the Northpoint Training Special Exception Exhibit, as approved with this application, as qualified by these development conditions.
3. Training areas shall be limited to those areas as generally shown on the Special Exhibit. These areas shall be clearly designated on the Site Plan.
4. A maximum of two (2) training events per month shall be held at the property; furthermore, there shall be no more than one (1) training event per week. **Training events shall include all events, regular or large scale, whether medical or firearms related.**
5. Training events shall be limited to a single day between the hours of 9:00 a.m. and 5:00 p.m., **Monday through Friday only.**
6. A maximum of 24 persons shall be present for regular training events. Large scale training events, with a maximum attendance of 50 persons, shall be permitted no more than three (3) times per year.
7. A maximum of 20 vehicles shall be permitted on the property.
8. **All training events shall require the presence of a licensed physician.**

9. Firearms training and/or use of the shooting range areas shall be accessory to the medical training and shall be permitted at a maximum frequency of once per month. All firearms training shall require the supervision of a certified Range Safety Officer.
10. Use of the shooting range areas shall be limited to a maximum of two (2) hours for regular training events and a maximum of four (4) hours for large scale training events. Furthermore, use of the shooting range areas shall only occur between the hours of 10:00 a.m. and 4:00 p.m.
11. A metal backstop shall be required for all shooting range use.
12. The existing vegetative buffer along the streams and 100-year floodplain adjacent to shooting range areas shall be preserved and maintained by the Applicant.
13. A maximum of 12 trainees shall be permitted to use shooting range areas at a given time.
14. All firearms shall utilize noise suppressors, and be further limited to only 5.56 mm, 9mm and/or .22 caliber frangible non-lead ammunition.
15. Firearms shall only be used in non-automatic mode.
16. Explosions, including the use of explosive targets (tannerite or similar), shall not be permitted in conjunction with the training events.
17. Sound generated by the use shall not exceed sixty-five (65) A-weighted decibels (dBA) at the property line when measured in accordance with the procedure described in the Fauquier County Code of Ordinances, Chapter 13.5.
18. The parking area shall be limited to the area shown on the Special Exception Plat. The parking area shall be maintained in a vegetated state to prevent erosion and degradation of surface water quality. If the turf does not withstand the traffic pressure or rutting and erosion occur, the Applicant shall install turf-protecting geotextile grids or other low impact methods for surfacing the parking area. Alternatively, if the Applicant chooses to use a gravel or asphalt parking area, a stormwater management plan that addresses run-off from the parking lot shall be required.
19. Portable toilets, meeting Health Department standards and receiving temporary privy applications approved by the local Health Department shall be provided as necessary for training events. These facilities shall not be placed on the property more than 24 hours before a scheduled event, and shall be removed from the property no later than 24 hours after the scheduled end of the event. Once permanent restroom facilities are installed, portable toilets shall only be permitted for large scale events.
20. The Applicant shall obtain all necessary permits from the Fauquier County Health Department/Virginia Department of Health for the well and drainfield prior to utilizing the permanent facilities.

21. Prior commencement of the use, the Applicant shall obtain all necessary building and zoning permits.
22. The Applicant shall satisfy all applicable Virginia Department of Transportation (VDOT) requirements associated with the low volume commercial entrance.
23. No traffic, parking or event area shall be located in an area utilized for septic facilities or drainfield. The location of the existing drainfield and related facilities shall be shown on the Site Plan.
24. All structures utilized for training events shall be a minimum of 100 feet from the property line.
25. All use areas shall be substantially screened from view from all neighboring properties. The screening shall be designed and installed to appear natural.
26. A Site Plan shall be required for the use.

The motion as amended carried unanimously.

11. **SPECIAL EXCEPTION – SPEX-18-008985 – COMMUNITY CHRISTIAN FELLOWSHIP (OWNER)/ST. MICHAEL'S ACADEMY (APPLICANT) – ST. MICHAEL'S ACADEMY** – An application to amend conditions of a previously approved Category 5 Special Exception (SPEX-17-007099) to permit a primary school, grades kindergarten through fifth. 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.

Ms. Adrienne Garreau opened the public hearing.

Mr. Mike Kitchen, applicant's representative, stated that the applicant accepts the conditions as proposed and is addressing the outstanding items at this time.

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 postpone action on this item until the next regularly scheduled meeting, with the public hearing closed.

The motion carried unanimously.

12. **SPECIAL EXCEPTION – SPEX-18-009171 – JOHN BRISCOE WOODBURN III AND SIOBHAN WOODBURN (OWNERS)/CALVERT CROSSLAND, LLC AND VERIZON WIRELESS (APPLICANTS) – GOLDVEIN TOWER** – An application for a Category 20 Special Exception to construct a 195 foot monopole telecommunications tower with associated equipment compound. The property is located at 3590 Rivenoak Lane, Lee District. (PIN 7824-06-9456-000) (Wendy Wheatcraft, Staff)

Ms. Wendy Wheatcraft reviewed the staff report.

Ms. Adrienne Garreau opened the public hearing.

Mr. Tim Ryan, Cedar Run District and Rock Run Road resident, spoke in opposition to the tower and expressed concern for health impacts from microwave power density exposure. He noted that they have excellent cell service already and as a helicopter pilot, this tower would be in the way of the approach path to his landing area.

Mr. Cody Perry, Cedar Run District and Rock Run Road resident, spoke against the tower and said it will be directly outside his window. He agreed with concerns for their health, as well as impacts to property values. Mr. Perry stated that he understands the need for communications purposes, but would like the tower moved back. In addition, there has been miscommunication regarding the proposed tower height and concern for sneaking the application in.

Mr. James Tolbert, Cedar Run District and Rivenoak Lane resident, commented that his only concerns are with the fall zone being too close to his property line and if the electricity will be supplied through the existing easement or if it will need to run through his property.

Ms. Kerrie Liesener, Cedar Run District and Rivenoak Lane resident, spoke in favor of the tower and noted that she lives approximately two hundred feet from the proposed site. She explained that her husband commutes to Fairfax because reception keeps him from working from home and urged that the tower is needed. After trying multiple cell carriers, they got a landline phone in case of emergencies and to call family in New Zealand.

Ms. Frances Sams, Cedar Run District and Rock Run Road resident, agreed that there is a lack of cell reception, but voiced concern for radiation exposure and its health effects.

Mr. John Woodburn, Cedar Run District and tower site owner, spoke in support and stated that cellular service, internet and connectivity is much needed in the area. He expressed understanding for health concerns and noted that he will have the worst view.

Ms. Barbara Pivic, applicant and representative for Calvert Crossland and Verizon Wireless, explained how Verizon needs a taller tower to meet coverage objectives in the Goldvein area. She requested that the Commissioners reconsider changing the requirement for painting the antennas, as this will lead to downtime when needing to be repainted. Ms. Pivic stated that they scheduled a second balloon test at the request of the community and notified property owners beyond the County's notification area. Many properties were evaluated and they have chosen the least impactful site.

Mr. Charles Thomas, Chief Technology Officer for Omni Point Technology, indicated that it is expensive to provide coverage in rural areas, but they can cover a five mile radius if equipment is located at the right height. Reaching the maximum number of people as possible is needed to provide quality of life and justify the investment.

Mr. Matthew Butcher, Engineer for the applicants, described the requirements for collocation on a tower to meet coverage needs and explained how exposure to radio frequencies are regulated by the FCC.

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, based on the findings made by the County's consultant, CityScape, and subject to the following conditions:

**GOLDVEIN TOWER
SPEX-18-009171**

1. This Special Exception is granted only for the purpose(s), structure(s) and/or uses indicated on the Special Exception Plat "Calvert Crossland Goldvein" dated April 17, 2018, and received in the Planning Office on April 20, 2018, as approved with this application and as modified by the associated conditions below.
2. The tower shall be installed at a height no higher than one hundred forty-five (145) feet above ground level (AGL).
3. The installation of one security light, no more than one hundred (100) watts or equivalent, is permitted within the compound per wireless provider. The applicants shall be required to provide the details of the light fixture and a photometric plan with the Site Plan application, along with an explanation of how the light meets the requirement of Article 9 of the Zoning Ordinance, Performance Standards for glare.
4. Any equipment shelter or canopied pad to be constructed within the compound shall not contain more than five hundred (500) square feet of total gross floor area per telecommunications provider and shall not exceed twelve (12) feet in height.
5. The applicant shall install an eight (8) foot high board-on-board fence around the compound.
6. Should the Board of Supervisors make a finding that the existing natural vegetation on the perimeter of the subject property is sufficient as the landscape buffer, the applicant shall not be required to provide the landscaping buffer around the facility.

7. Omnipoint Technology or other proposed broadband service provider shall utilize and install FCC type-accepted equipment.
8. All feedlines shall be installed within the monopole and all access ports shall be sealed to prevent wildlife intrusion.

The motion carried unanimously.

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

In that there was no further business, the meeting was adjourned at 7:54 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