

**MINUTES OF  
FAUQUIER COUNTY PLANNING COMMISSION  
SEPTEMBER 20, 2018**

**Work Session  
10:30 a.m.  
Warren Green Meeting Room  
10 Hotel Street, Warrenton, Virginia**

*The Fauquier County Planning Commission held a Work Session on Thursday, September 20, 2018, beginning at 10:30 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. Matthew Smith and Ms. Diane Roteman. Also present were Ms. Tracy Gallehr, Ms. Kimberley Fogle, Ms. Holly Meade, Mr. Adam Shellenberger, Mr. Rob Walton, Mr. Andrew Hopewell, Ms. Heather Jenkins, Ms. Amy Rogers, Mr. Ben Holt and Ms. Kara Krantz.*

**SPECIAL EXCEPTION – SPEX-18-009524 – STERLING VALLEY, LLC  
(OWNER/APPLICANT) – MT. STERLING FARM/STERLING VALLEY**

Mr. Adam Shellenberger provided a brief update on the application.

**COMMITTEE APPOINTMENT**

- Pedestrian, Bicycle, and Greenway Advisory Committee (PBGAC)

Commissioners discussed the appointment.

**APPROVAL OF MINUTES – AUGUST 16, 2018**

Planning Commission members discussed the minutes with one minor revision.

**SUBDIVISION ORDINANCE TEXT AMENDMENT/ZONING ORDINANCE TEXT  
AMENDMENT**

– Initiation of a Subdivision Ordinance Text Amendment to Section 17 and an initiation of a Zoning Ordinance Text Amendment to Article 15 related to the update of the Transportation Chapter of the Comprehensive Plan.

Ms. Holly Meade reviewed the initiations.

**SUBDIVISION ORDINANCE TEXT AMENDMENT – TEXT-18-009844** – A Subdivision Ordinance Text Amendment to Section 18 pertaining to exemptions to hydrogeologic testing.

Ms. Kimberley Fogle reviewed the proposed amendment.

**ZONING ORDINANCE TEXT AMENDMENT – TEXT-18-008783** – A Zoning Ordinance Text Amendment to Articles 3, 5, 7 and 15 related to sewer and water provisions.

Ms. Heather Jenkins reviewed the proposed amendment.

**SUBDIVISION ORDINANCE TEXT AMENDMENT – TEXT-18-008784** – A Subdivision Ordinance Text Amendment to Sections 2 and 4 related to sewer and water provisions.

Ms. Heather Jenkins reviewed the proposed amendment.

**VINT HILL INTRODUCTION**

Ms. Holly Meade reviewed the revised application.

**COMMISSIONERS' TIME**

Ms. Holly Meade announced items for the upcoming agenda.

In that there was no further business, the meeting was adjourned at 11:20 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, September 20, 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. Matthew Smith and Ms. Diane Roteman. Also present were Ms. Tracy Gallehr, Ms. Holly Meade, Mr. Adam Shellenberger, Ms. Heather Jenkins and Ms. Meredith Meixner.***

1. **ADOPTION OF THE AGENDA**

Planning Commission members unanimously voted to adopt the agenda.

2. **CITIZENS' TIME**

None.

3. **COMMITTEE APPOINTMENT**

- Pedestrian, Bicycle, and Greenway Advisory Committee (PBGAC)

Planning Commission members unanimously voted to appoint Ms. Diane Roteman.

4. **APPROVAL OF MINUTES** – August 16, 2018

On motion made by Mr. John Meadows and seconded by Mr. Matthew Smith, it was moved to approve the August 16, 2018 minutes as amended.

The motion carried unanimously.

5. **SUBDIVISION ORDINANCE TEXT AMENDMENT/ZONING ORDINANCE TEXT AMENDMENT** – Initiation of a Subdivision Ordinance Text Amendment to Section 17 and an initiation of a Zoning Ordinance Text Amendment to Article 15 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. John Meadows, 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. **SUBDIVISION ORDINANCE TEXT AMENDMENT – TEXT-18-009844** – A Subdivision Ordinance Text Amendment to Section 18 pertaining to exemptions to hydrogeologic testing. (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 closed the public hearing.

On motion made by Mr. John Meadows 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.

3. **ZONING ORDINANCE TEXT AMENDMENT – TEXT-18-008783** – A Zoning Ordinance Text Amendment to Articles 3, 5, 7 and 15 related to sewer and water provisions. (Heather Jenkins, Staff)

4. **SUBDIVISION ORDINANCE TEXT AMENDMENT – TEXT-18-008784** – A Subdivision Ordinance Text Amendment to Sections 2 and 4 related to sewer and water provisions. (Heather Jenkins, Staff)

Ms. Heather Jenkins reviewed the staff reports for item numbers 3 and 4.

Ms. Adrienne Garreau opened the public hearing for item numbers 3 and 4.

In that there were no speakers, Ms. Adrienne Garreau closed the public hearing for item numbers 3 and 4.

On motion made by Mr. John Meadows and seconded by Ms. Adrienne Garreau, it was moved to forward item number 3 to the Board of Supervisors with a recommendation of approval.

The motion carried unanimously.

On motion made by Mr. John Meadows and seconded by Ms. Adrienne Garreau, it was moved to forward item number 4 to the Board of Supervisors with a recommendation of approval.

The motion carried unanimously.

5. **SPECIAL EXCEPTION – SPEX-18-009524 – STERLING VALLEY, LLC (OWNER/APPLICANT) – MT. STERLING FARM/STERLING VALLEY** – An application for a Category 26 Special Exception to waive the non-common open space requirement; a Category 29 Special Exception to waive the public street requirement; and a waiver of Zoning Ordinance Section 7-450 to allow a private street longer than 1,320 feet. The property is located at 7442 Mt. Sterling Farm Road, Cedar Run District. (PIN 7904-38-9985-000) (Adam Shellenberger, Staff)

Mr. Adam Shellenberger reviewed the staff report.

Ms. Adrienne Garreau opened the public hearing.

Mr. Paul Cable, Cedar Run District and Dumfries Road resident, spoke in support of this application limiting the development. Mr. Cable added that he would like to see improved infrastructure to accommodate the recent growth in Fauquier County.

In that there were no further 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:

**STERLING VALLEY  
SPEX-18-009524**

1. The Special Exception is granted for and runs with the land indicated in this application as PIN 7904-38-9985-000, and is not transferable to other land.
2. The Special Exception is granted only for the purpose(s), structure(s) and/or uses indicated and shall be in general conformance with the Special Exception Plat dated June 14, 2018, received in the Planning Office on June 15, 2018, as approved with this application, as qualified or as modified by the associated Conditions and as required by the Fauquier County Zoning Ordinance.
3. Future subdivision of PIN 7904-38-9985-000 shall not create more than three (3) lots, including the residue parcel. All lots shall be deed restricted from allowing further subdivision.
4. Residential development on each of the three (3) lots shall be limited solely to a single primary dwelling unit, those accessory structures and uses allowed in Article 6 of the Zoning Ordinance for such dwelling unit, and those permitted agricultural uses in 3-318. The Accessory Uses allowed shall include both Minor and Major Home Occupations provided that such home occupations occur entirely from within existing structures without alteration of external appearance of the same, with no outdoor storage allowed.

5. All future residential development shall only have vehicular access from the future private street. All lots shall be deed restricted from having direct access to Dumfries Road.
6. The connection/intersection of the future private street and Dumfries Road (Route 605) shall be aligned to be directly across from Auburn Mill Road (Route 1312), and shall meet all applicable Virginia Department of Transportation (VDOT) standards. An alternate location of the connection may be approved by the Zoning Administrator, upon demonstration by the Applicant that the alternate location is needed due to safety or engineering concerns, and that the new location is acceptable to VDOT.
7. A Private Street Maintenance Agreement shall be created and recorded for all properties accessing the private street.
8. No structures, except those needed for minor property improvements, shall be erected closer than seven hundred fifty (750) feet from the Dumfries Road (Route 605) right-of-way.
9. The future private street and home sites shall be designed, to the greatest extent possible, to take advantage of topography so as to mitigate adverse visual impacts and maintain the scenic qualities and/or historic resources.
10. The private street shall provide adequate ingress/egress for emergency vehicles, adequate turn-around facilities, and adequate drainage and conveyance of stormwater. Additionally, the private street shall adhere to all applicable portions of the Virginia Statewide Fire Prevention Code (SFPC).

The motion carried unanimously.

In that there was no further business, the meeting was adjourned at 6:38 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**