

**MINUTES OF  
FAUQUIER COUNTY PLANNING COMMISSION  
MARCH 21, 2019**

**Site Visit  
8:30 a.m.  
SPEX-19-010607 – Great Marsh Estate  
6105 Great Marsh Place, Bealeton, VA**

*Members present were Mr. John Meadows, Chairperson; Ms. Adrienne Garreau, Vice-Chairperson; Mr. Bob Lee, Mr. Matthew Smith and Ms. Diane Roteman. Staff present were Mr. Adam Shellenberger and Ms. Kara Krantz.*

*In addition to the attendees above, the applicant, Mr. John Grew, was present.*

Ms. Adrienne Garreau, Mr. Bob Lee, Ms. Diane Roteman, Mr. Adam Shellenberger and Ms. Kara Krantz departed the County parking lot, at the corner of Lee Street and John Marshall Street, at 8:30 a.m. Mr. John Meadows and Mr. Matthew Smith, arrived and departed independently. The group toured the site and discussed the application. The applicant responded to questions which were raised by members of the Commission and staff.

Ms. Adrienne Garreau, Mr. Bob Lee, Ms. Diane Roteman, Mr. Adam Shellenberger and Ms. Kara Krantz returned to the County parking lot, and the meeting ended at approximately 10:00 a.m.

**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, March 21, 2019, beginning at 10:30 a.m., in the Warren Green Meeting Room, 10 Hotel Street, Warrenton, Virginia. Members present were Mr. John Meadows, Chairperson; Ms. Adrienne Garreau, 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. Amy Rogers, Mr. Andrew Hopewell, Ms. Heather Jenkins, Mr. Ben Holt and Ms. Kara Krantz.*

**CONVERGENT TECHNOLOGY PARK**

Mr. Adam Shellenberger provided an overview of the application.

**COMPREHENSIVE PLAN AMENDMENT – COMA-18-009530** – a Comprehensive Plan Amendment to update Chapter 8 dealing with Rural Lands.

Mr. Andrew Hopewell provided a brief update on the changes to the draft plan.

**ROUTE 29/15 CORRIDOR OVERLAY DISTRICT**

Mr. Adam Shellenberger highlighted the changes to the guidelines.

**WAIVER – WAIV-19-010723 – HURLEY R. & BONNIE G. SHORTT (OWNER/APPLICANT) – WINCE SUBDIVISION (LOT 6)**

Ms. Kara Krantz reviewed the application.

**ZONING ORDINANCE TEXT AMENDMENT – TEXT-19-010591** – A Zoning Ordinance Text Amendment to Article 4 Part 6 related to Veterinary Clinics and accessory kennels in the Planned Commercial Industrial Development (PCID) District.

Ms. Amy Rogers provided an update on the changes to the proposed amendment.

**SPECIAL EXCEPTION – SPEX-19-010598 – JEREMY M. & CAROLYN K. HODGE (OWNERS)/DOMINION SOIL SCIENCE, INC. (APPLICANT) – COPPER FOX LANE PROPERTY**

Mr. Ben Holt reviewed the application.

**SPECIAL EXCEPTION – SPEX-19-010607 – GREAT MARSH PLACE, LLC (OWNER/APPLICANT) – GREAT MARSH ESTATE**

Ms. Kara Krantz reviewed the application. After much discussion, the conditions were revised.

**APPROVAL OF MINUTES – JANUARY 17 AND FEBRUARY 21, 2019**

Planning Commission members discussed the minutes.

**COMMISSIONERS' TIME**

Ms. Holly Meade announced the upcoming agenda items scheduled for next month's Planning Commission meeting.

In that there was no further business, the meeting was adjourned at 12:19 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, March 21, 2019, beginning at 6:30 p.m., in the Warren Green Meeting Room, 10 Hotel Street, Warrenton, Virginia. Members present were Mr. John Meadows, Chairperson; Ms. Adrienne Garreau, 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. Amy Rogers, Mr. Ben Holt, Ms. Kara Krantz 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** – January 17, 2019 and February 21, 2019

On motion made by Ms. Adrienne Garreau and seconded by Ms. Diane Roteman, it was moved to approve the January 17, 2019 and February 21, 2019 minutes.

The motion carried unanimously.

4. **WAIVER – WAIV-19-010723 – HURLEY R. & BONNIE G. SHORTT (OWNER/APPLICANT) – WINCE SUBDIVISION (LOT 6)** – An application to waive the requirements of Subdivision Ordinance Section 7-17(C) related to the installation of a pedestrian trail. The property is located at 6340 Wince Lane, Cedar Run District. (PIN 6993-09-0350-000) (Kara Krantz, Staff) *Note: This is a public meeting where comments from the public will be accepted, but not a public hearing.*

Ms. Kara Krantz reviewed the staff report.

Mr. John Meadows asked if anyone from the public would like to comment on this waiver application.

In that there were no speakers, Mr. John Meadows closed the public comment period.

On motion made by Mr. Matthew Smith 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>
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1. **ANNOUNCEMENTS**

None.

2. **ZONING ORDINANCE TEXT AMENDMENT – TEXT-19-010591** – A Zoning Ordinance Text Amendment to Article 4 Part 6 related to Veterinary Clinics and accessory kennels in the Planned Commercial Industrial Development (PCID) District. (Amy Rogers, Staff)

Ms. Amy Rogers reviewed the staff report which would require Special Permit approval for a minor kennel when accessory to a Veterinary Clinic.

Mr. John Meadows opened the public hearing.

Ms. Marlana Gray, Cedar Run District resident, spoke in support for the amendment and stated that the area is in need of vet clinics and boarding facilities.

Mr. David Hutton, future Vint Hill business owner, commented that his ice cream shop will be opening soon in Vint Hill and spoke in favor of the amendment.

Ms. J. Ami Pape, representative of the veterinary clinic, indicated that her client wants to help the community with their vision and asked for a recommendation of approval.

Mr. Hugh Hoffman, Scott District resident and Vint Hill HOA President, stated that he represents the community in support of the veterinary clinic. Mr. Hoffman, who is also a member of the Vint Hill Dog Park Board, said it would be handy to have a veterinarian close by.

In that there were no further speakers, Mr. John Meadows closed the public hearing.

Ms. Adrienne Garreau stated that staff did a good job protecting areas that are not appropriate for a kennel, but since they can be large and controversial, she suggested that the Board of Supervisors consider the Special Exception process rather than the Special Permit process to obtain public comments.

On motion made by Ms. Adrienne Garreau and seconded by Ms. Diane Roteman, 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-19-010598 – JEREMY M. & CAROLYN K. HODGE (OWNERS)/DOMINION SOIL SCIENCE, INC. (APPLICANT) – COPPER FOX LANE PROPERTY** – An application for a Category 20 Special Exception to allow a private individual sewage treatment system that discharges into a drainageway. The property is located at 10238 Copper Fox Lane, Cedar Run District. (PIN 6980-97-5249-000) (Ben Holt, Staff)

Mr. Ben Holt reviewed the staff report.

Mr. John Meadows opened the public hearing.

Mr. Hunter Wyatt, applicant's representative, explained that they performed a thorough survey of the land and could not identify a suitable location for a septic system. He further explained that the existing system is pumping septic straight out and the new system will clean the water and improve the ditch that was previously used.

Ms. Donna Hunsaker, adjoining property owner, stated that she has a serious issue with having sewage run through her property and is concerned for her kids and dogs playing in the stream that runs through her property.

In that there were no further speakers, Mr. John Meadows closed the public hearing.

Ms. Adrienne Garreau commented that the proposed system will be a big improvement to what is going through now and the technology used will clean it up with an additional 600 feet of discharge area.

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, subject to the following conditions:

**COPPER FOX LANE PROPERTY  
SPEX-19-010598**

1. The Special Exception is granted for PIN 6980-97-5249-000, runs with the land as indicated in the application, and shall not be transferable to other land.

2. This approval shall be granted for one private individual discharge sewage treatment system, for the remediation of the failed system, to serve the existing single family dwelling and accessory garage apartment.
3. The individual discharge system shall be in general accordance with the Special Exception Plat prepared by Bagby, Foroughi and Goodpasture, PLLC (BFG) and dated January 10, 2019, unless alteration is required by DEQ or VDH.
4. The system shall be designed to discharge a flow equal to or less than 900 gallons per day (gpd) on monthly average. At no time shall the discharge flow exceed 1,000 gpd.
5. The Applicant shall submit evidence that all applicable permits, such as but not limited to Virginia Department of Health (VDH) and Department of Environmental Quality (DEQ), have been granted for the discharge sewage treatment system prior to any land disturbing activities associated with the Special Exception.
6. Operation, maintenance, performance and monitoring of the individual discharge sewage treatment system shall be in accordance with all applicable federal, state and local regulations.
7. The Applicant shall install a water meter or an effluent meter to track water. Copies of all reports as required by VDH or DEQ shall be submitted to the Zoning Administrator.
8. A maintenance and monitoring contract with a licensed professional shall be retained at all times. The Applicant shall provide the Zoning Administrator with a copy of the contract annually.
9. A remote telemetry device, which will notify the owner and operator of alarm events, shall be included in the installation of the sewage treatment system. The Applicant shall provide proof the device has been connected and is operational.
10. A site plan shall be required for this use if the disturbance associated with the system is greater than 10,000 square feet.

The motion carried unanimously.

4. **SPECIAL EXCEPTION – SPEX-19-010607 – GREAT MARSH PLACE, LLC (OWNER/APPLICANT) – GREAT MARSH ESTATE** – An application for a Category 9 Special Exception to host Class C Events and a Category 3 Special Permit to operate a Tourist Home. The property is located at 6105 Great Marsh Place, Lee District. (PIN 6990-50-4480-000) (Kara Krantz, Staff)

Ms. Kara Krantz reviewed the staff report.

Mr. John Meadows opened the public hearing.

Mr. John Grew, applicant, thanked the staff for their efforts and stated that he looks forward to making a pristine event center.

Mr. Jimmie Messick, Cedar Run District resident and nearby business owner, spoke in support for the application and stated that it is a great asset to businesses in the area.

In that there were no further speakers, Mr. John Meadows 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, subject to the following revised conditions:

**GREAT MARSH ESTATE  
SPEX-19-010607**

1. The Special Exception is granted only for PIN 6990-50-4480-000, runs with the land as indicated in the application, and shall not be transferred to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or uses indicated on the Great Marsh Place, LLC Special Exception Plat dated January 22, 2019 and the exhibit showing use areas dated March 6, 2019, as approved with this application, as qualified by these development conditions.
3. Events shall be limited to weddings, receptions, family reunions, corporate events, agricultural events and other similar events. There shall be no more than ~~55~~ 24 events per year and attendance at any event shall not exceed 200 persons.
4. All events shall be single day events, and there shall be no more than one event per day. No multi-day events shall be permitted.
5. All weekend events shall occur between the hours of 9:00 a.m. and 11:00 p.m. All weekday events shall occur between the hours of 10:00 a.m. and 10:00 p.m. All activities relating to the event, including event breakdown, shall cease one (1) hour after the scheduled end of the event.
6. Ceremony locations shall be limited to the stable, courtyard behind the estate house and the knoll adjacent to the stable. The cocktail hour shall be limited to the courtyard in front of the estate house and the area surrounding the stable. Event receptions shall be limited to the stable.
7. Temporary tents, if used, shall only be permitted at the ceremony locations. Tents shall not be erected on the property more than 72 hours before a scheduled event, and shall be removed no later than 72 hours after the scheduled end of the event. Any tent with an

occupancy greater than 50 people or greater than 900 square feet in size shall obtain Zoning and Building Permits prior to erection.

8. Amplified music or other amplified sound shall only be allowed within the stable from 10:00 a.m. until the end of the event. Sound from any event, including events with music (amplified and non-amplified), shall comply with the requirements of the Fauquier County Code, which pertain to limitations and prohibitions on noise in the applicable zoning districts.
9. During event hours, bathrooms within the estate house shall be limited to the bridal party and groom's party and may only be used prior to the start of the wedding ceremony.
10. Temporary toilet trailers may be used for **events in the stable for** a maximum of two (2) years from approval by the Board of Supervisors, provided that they are not placed on the property more than 24 hours before a scheduled event and shall be removed no later than 24 hours after the scheduled end of the event.
11. **Temporary toilet trailers shall be required any time an event or portion of an event is to be adjacent to the estate house, provided that they are not placed on the property more than 24 hours before a scheduled event and shall be removed no later than 24 hours after the scheduled end of the event.**
12. Restrooms within the stable shall only be used following design, permitting and construction of a permanent drainfield or other approved treatment system.
13. The Tourist Home use shall be restricted to the estate house and a maximum of ten (10) guests. On days when events are scheduled to occur the use shall be limited to event guests. All Building and Zoning permits are required prior to commencement of this use.
14. The Applicant shall acquire all Health Department, VDOT and County permits before commencing Class C events. This shall include, but not be limited to, all building and zoning permits required for the stable and associated areas.
15. No cooking for events shall occur within the stable or main house unless a commercial kitchen is approved, permitted and inspected by the local Health Department.
16. The Applicant shall comply with all requirements of the Fauquier County Health Department/Virginia Department of Health. This shall include, but not be limited to the following: (a) demonstration that the drainfield and well at the main house are suitable and adequate for the proposed bridal suite and groom's suite; (b) demonstration that the drainfield and well at the main house are suitable and adequate for the proposed tourist home; and (c) temporary privy permits, if utilized, are obtained for each event.
17. The property entrance and driveway to the stable shall provide adequate access for safety and conform to standards found in the Design Standards Manual. The Department of Fire, Rescue and Emergency Management shall provide concurrence that the access is adequate.

18. The entry gate shall remain open at all times during an event. Additionally, an access box shall be installed at the entry gate to provide the Department of Fire, Rescue and Emergency Management access to the property.
19. As stated in the Fauquier County Zoning Ordinance 5-916(6), the Zoning Administrator shall be notified no less than 30 days prior to any Class “C” event. This notice shall include the date, time and type of event and copies of any required permits or licenses from the Sheriff’s Office, VDOT, Emergency Services Office and Health Department. Should the existing Zoning Ordinance be amended, this provision shall conform to the amended Zoning Ordinance.
20. Any retail sales conducted on the property shall either be: (a) accessory and incidental to the permitted activity; or (b) conducted by and for the benefit of nonprofit, tax exempt organizations whose principal offices are located within the County. At least thirty (30) days prior to holding an event the holder of the Special Exception for the property upon which the event will be held shall provide to the Zoning Administrator the name, address and a contact person for each individual, group association, partnership or corporation which is expected to conduct retail sales at the event.
21. The event parking area shall be limited to the area shown on the Special Exception Plat and exhibit. The total event parking area shall be limited to a maximum of 150 vehicles. Additionally, the travel aisles shall be constructed with a permanent surface; the parking spaces may be grassed if properly maintained. However, if the grass does not withstand the traffic pressure or rutting and erosion occurs, the Applicant shall install turf-protecting geotextile grids or another low impact method for surfacing parking spaces. If gravel or asphalt is used, a stormwater management plan addressing run-off from the parking lot shall be required.
22. Site plan approval is required prior to commencement of either use. Any required improvements related to site access or parking shall be shown on the Site Plan and completed prior to the first event.
23. The term of this Special Exception shall be valid for ~~five (5)~~ **three (3)** years from the month of approval by the Board of Supervisors. ~~and then shall be subject to five (5) year administrative renewals by the Zoning Administrator. Prior to any administrative renewal, Virginia Department of Transportation (VDOT) and Fauquier County Sheriff’s Office (FCSO) shall be given the opportunity to comment on traffic impacts associated with the use. Any needed improvements shall be implemented prior to the next event being held, which may require an amendment to the Special Exception or Site Plan.~~

The motion carried unanimously.

In that there was no further business, the meeting was adjourned at 6:56 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***