

**MINUTES OF  
FAUQUIER COUNTY PLANNING COMMISSION  
MAY 16, 2019**

**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, May 16, 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; Mr. Bob Lee and Mr. Matthew Smith. Also present were Ms. Tracy Gallehr, Ms. Holly Meade, Mr. Adam Shellenberger, Ms. Amy Rogers, Mr. Andrew Hopewell, Ms. Heather Jenkins, Ms. Kara Krantz and Mr. Josh Frederick. Members absent were Ms. Adrienne Garreau, Vice-Chairperson; and Ms. Diane Roteman.*

**PRELIMINARY PLAT AMENDMENT – PREP-19-010782 – FOX MEADOWS INVESTMENT COMPANY, LLC, WILLIAM F. SPRINGER, AND GGFS/FOXHAVEN, LLC (OWNERS)/FOX MEADOWS INVESTMENT COMPANY, LLC, GGFS/FOXHAVEN, LLC AND ROBERT N. SPRINGER (APPLICANTS) – FOXHAVEN SUBDIVISION**

Mr. Josh Frederick reviewed the application.

**COMPREHENSIVE PLAN AMENDMENT/REZONING/SPECIAL EXCEPTION – COMA-19-010737, REZN-19-010742, SPEX-19-010743 – RICHARD M. BARB, LLC (OWNER)/CONVERGENT VA, LLC (APPLICANT) – CONVERGENT TECHNOLOGY PARK**

Mr. Adam Shellenberger provided an update on the application.

**SPECIAL EXCEPTION – SPEX-19-010848 – LARRY C. & LORENE W. PAYNE (OWNERS/APPLICANTS) – WINTERS RETREAT FARM**

Ms. Kara Krantz reviewed the application.

**APPROVAL OF MINUTES – APRIL 18, 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.

Mr. Adam Shellenberger provided a brief overview of the upcoming Barrel Oak Special Exception application for a lodge.

In that there was no further business, the meeting was adjourned at 10:55 a.m.

<p style="text-align: center;"><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, May 16, 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; Mr. Bob Lee, Mr. Matthew Smith and Ms. Diane Roteman. Also present were Ms. Tracy Gallehr, Ms. Holly Meade, Mr. Adam Shellenberger, Ms. Kara Krantz, Mr. Josh Frederick and Ms. Meredith Meixner. Member absent was Ms. Adrienne Garreau, Vice-Chairperson.*

1. **ADOPTION OF THE AGENDA**

Planning Commission members unanimously voted to adopt the agenda, with Ms. Adrienne Garreau absent.

2. **CITIZENS' TIME**

None.

3. **APPROVAL OF MINUTES** – April 18, 2019

On motion made by Mr. Bob Lee and seconded by Ms. Diane Roteman, it was moved to approve the April 18, 2019 minutes.

The motion carried 4-0, with Ms. Adrienne Garreau absent.

4. **PRELIMINARY PLAT AMENDMENT – PREP-19-010782 – FOX MEADOWS INVESTMENT COMPANY, LLC, WILLIAM F. SPRINGER, AND GGFS/FOXHAVEN, LLC (OWNERS)/FOX MEADOWS INVESTMENT COMPANY, LLC, GGFS/FOXHAVEN, LLC AND ROBERT N. SPRINGER (APPLICANTS) – FOXHAVEN SUBDIVISION** – An application to amend a previously approved Preliminary Plat (PPLT04-LE-006) for Foxhaven, Phases 1-6 (Formerly Fox Meadows). The property is located at the intersection of Catlett Road and Schoolhouse Road in Bealeton, Lee District. (PIN 6889-54-9297-000 and 6889-74-2503-000) (Josh Frederick, Staff)

Mr. Josh Frederick reviewed the staff report.

On motion made by Mr. John Meadows and seconded by Mr. Matthew Smith, it was moved to approve this item.

The motion carried 4-0, with Ms. Adrienne Garreau absent.

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

1. **ANNOUNCEMENTS**

None.

2. **COMPREHENSIVE PLAN AMENDMENT/REZONING/SPECIAL EXCEPTION – COMA-19-010737, REZN-19-010742, SPEX-19-010743 – RICHARD M. BARB, LLC (OWNER)/CONVERGENT VA, LLC (APPLICANT) – CONVERGENT TECHNOLOGY PARK** – An application for a Comprehensive Plan Amendment to Chapter 6, Bealeton and Remington Service District Plan to change the land use designation of approximately 90.65 acres in the Remington Service District from Residential - Low Density (1 to 3 Units per Acre) to Light Industrial/Employment Center; Rezone approximately 104.3 acres from Residential: 2 Units Per Acre (R-2) with proffers to Business Park (BP) with proffers and accept revised proffers on approximately 35.1 acres of the property to remain zoned Residential: 2 Units Per Acre (R-2); and a Category 20 Special Exception to allow an aboveground water storage facility to be used for fire flow. The property is located along James Madison Street (Route 1207) and James Madison Highway (Route 15/29), Lee District. (PIN 6888-25-0487-000 and 6888-13-7752-000) (Adam Shellenberger, Staff)

Mr. Adam Shellenberger reviewed the staff report.

Mr. John Meadows opened the public hearing.

Ms. Mary Root, Remington resident and Fauquier County Architectural Review Board (ARB) member, spoke in opposition, stating that this is a done deal. Light industrial will be located in the center of Remington instead of the outskirts as planned and the residents will suffer the consequences. Ms. Root voiced concerns about the type of fencing and lighting, as well as noise from the cooling systems. She stated that there will be negative impacts to land values, heritage tourism and Remington's economic plan.

Mr. Patrick Danford, Remington resident, spoke against the data center and explained that he moved to the area for the rural, quiet neighborhood. He expressed his concerns for the noise level and visual impacts, as well as electric fencing typically used for data centers. Mr. Danford stated that he wants Remington to remain a small town and wants to keep the farmland the way it is.

Mr. Ron Lattomus, Lees Glen resident, clarified that he is not an opponent, but does not support approximately 190 homes either. He inquired whether the County has looked into impacts to communities from data center noise and commented that other jurisdictions are implementing special ordinances. Mr. Lattomus raised concerns for stormwater runoff and safety issues. In closing, he questioned why this location was chosen instead of the land designated for industrial use off Lucky Hill Road.

Mr. Dan Helm, Bealeton resident, voiced his opposition and emphasized that this is not a good use of the gateway for the County. He reiterated that the citizens' committee already designated an area for industrial uses and that Remington now has great community activities that will be affected. Mr. Helm pointed out that the developer is from McLean and not a local resident.

Ms. Rosemary Damewood, Remington resident, inquired when the final decision would be made.

Mr. Patrick Danford added to his previous comments that data center runoff contains PCB's and is dangerous to wildlife.

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

Mr. Bob Lee requested that staff explain the noise ordinance.

Mr. Adam Shellenberger summarized the site plan process and that noise and stormwater management will be reviewed at that stage.

Mr. Matthew Smith acknowledged the residents' commitment to the Remington community. He remarked that a data center will not have a larger impact than 198 new homes and is not out of character with a business next door. Mr. Smith echoed that the noise ordinance has to be met and urged the Applicant to keep as much of the existing trees as possible.

Mr. John Meadows agreed with Mr. Smith's comments and stated that this is the best for Remington and will be a good productive addition.

On motion made by Mr. John Meadows and seconded by Ms. Diane Roteman, it was moved to forward all applications to the Board of Supervisors with a recommendation of approval, and with the Special Exception subject to the following conditions:

**CONVERGENT TECHNOLOGY PARK  
SPEX-19-010743**

1. The Special Exception is granted for and runs with the land indicated in this application as PINs 6888-25-0487-000 and 6888-13-7752-000, 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 April 5, 2019, as approved with this application, as qualified or as modified by the associated Conditions and as required by the Fauquier County Zoning Ordinance.
3. There shall be only one aboveground water storage tank constructed on the property. It may be located at either of the two locations indicated on the Special Exception Plat.
4. The aboveground storage tank shall only be used to provide adequate fire flow for the development. It shall not be used for any cooling needs of the data center equipment.
5. On-site well water shall not be used to fill or maintain water levels in the water storage tank.
6. A Major Site Plan shall be required prior to commencement of the use.

The motion carried 4-0, with Ms. Adrienne Garreau absent.

3. **SPECIAL EXCEPTION – SPEX-19-010848 – LARRY C. & LORENE W. PAYNE (OWNERS/APPLICANTS) – WINTERS RETREAT FARM** – An application for a Category 3 Special Exception to allow a tourist home. The property is located at 9842 Routts Hill Road, Lee District. (PIN 6971-11-9230-000) (Kara Krantz, Staff)

Ms. Kara Krantz reviewed the staff report.

Mr. John Meadows opened the public hearing.

Ms. Lorene Payne, owner and applicant, spoke in support and explained that she wants to use the previous tenant house for Airbnb rentals, likely twice a month. She added that it will not interfere with her neighbors and will help produce income.

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

**WINTERS RETREAT FARM  
SPEX-19-010848**

1. The Special Exception is granted only for PIN 6971-11-9230-000, 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 Winters Retreat Farm Special Exception Exhibit, dated March 10, 2019 and received by Community Development March 15, 2019, except as qualified by these development conditions.
3. The use shall be limited to the tenant house and the maximum occupancy shall not exceed four (4) guests.
4. One of the owners shall reside on the property at any time the tourist home is open to guests.
5. Certification from the Virginia Department of Health that the well and septic facilities are adequate shall be provided to the Zoning Administrator prior to commencement of the use.
6. All applicable Health and County permits shall be obtained prior to commencement of the use.
7. Smoke alarms shall be installed to meet the current code requirements and verified with the Fauquier County Building Official prior to commencement of the use.
8. No food service shall be provided on-site.
9. Signage related to the use shall be limited to a maximum of six (6) square feet. Illumination of signage shall be prohibited.
10. A Site Plan shall be approved prior to establishment of the use.

The motion carried 4-0, with Ms. Adrienne Garreau absent.

In that there was no further business, the meeting was adjourned at 7:03 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***