

**MINUTES OF
FAUQUIER COUNTY PLANNING COMMISSION
JULY 18, 2019**

**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, July 18, 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 and Ms. Amy Rogers.

1. **ADOPTION OF THE AGENDA**

Planning Commission members unanimously voted to adopt the agenda.

2. **CITIZENS' TIME**

None.

3. **APPROVAL OF MINUTES** – June 20, 2019

On motion made by Ms. Adrienne Garreau and seconded by Ms. Diane Roteman, it was moved to approve the June 20, 2019 minutes.

The motion carried unanimously.

4. **BOARD OF ZONING APPEALS AGENDA** – August 1, 2019

No Comments.

5. **COMMISSIONERS' TIME**

Ms. Diane Roteman made the request to begin Planning Commission work sessions earlier in the day due to a scheduling conflict. After discussion, Commission members decided to start the monthly work sessions at 9:00 a.m.

Ms. Holly Meade made the following announcements:

- Planning Commission members are invited to Barrel Oak Winery for a site visit.
- Upcoming Work Session items will include Text Amendments for Utility Scale Solar Facilities and Fill Material, as well as an introduction to the Lodge at Barrel Oak Special Exception application. Agenda items will likely include a Special Exception for Mike's Repair Service.
- The software company for the online Novus Agenda is correcting the order of items and should be complete by next month's meeting.

Planning Commission members decided to schedule the site visit to Barrel Oak Winery on August 14th, at 9:00 a.m.

*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-19-010754** – A Zoning Ordinance Text Amendment to Article 2 to allow Family Subdivisions on certain parcels subject to non-common open space easements. (Amy Rogers, Staff)

Ms. Amy Rogers reviewed the staff report.

Mr. John Meadows opened the public hearing.

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

Mr. Bob Lee indicated that this amendment would apply to a number of parcels that are able to have an accessory dwelling unit and pointed out that a non-common open space easement is signed by the landowner and the County. Mr. Lee stated that he does not support the amendment.

Mr. Matthew Smith spoke against recommending approval and agreed with Mr. Bob Lee's comments. He added that changes to changes erode the effectiveness of the ordinance.

Ms. Adrienne Garreau spoke in agreement with the other Commissioners and explained that she could not support changing the ordinance that has worked well for over 30 years, just so a

dozen owners can benefit. Ms. Garreau stated that it could bring long term damage to the community.

Mr. John Meadows spoke in support and commented that 75% of the amendment requests are applicant based to address a specific problem and each requirement mentions the Comprehensive Plan. He continued that the Comprehensive Plan promotes family transfers to keep families together and does not see where it hurts to compromise for only 59 properties.

Ms. Diane Roteman stated that she will support the text amendment and that it is an incremental change.

On motion made by Mr. John Meadows 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 failed 2-3, as follows:

AYES: Mr. John Meadows and Ms. Diane Roteman

NAYS: Mr. Bob Lee, Mr. Matthew Smith and Ms. Adrienne Garreau

ABSTENTION: None

ABSENT: None

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 including all documentation that was entered into the record, with a recommendation of denial.

The motion carried 3-2, as follows:

AYES: Mr. Bob Lee, Mr. Matthew Smith and Ms. Adrienne Garreau

NAYS: Mr. John Meadows and Ms. Diane Roteman

ABSTENTION: None

ABSENT: None

3. **SPECIAL EXCEPTION – SPEX-19-011213 – FAUQUIER COUNTY WATER & SANITATION AUTHORITY, REMLAND, LLC (OWNERS)/ROBERT N. SPRINGER/REMLAND, LLC (APPLICANT) – MEADOWS TANK #2** – An application for a Category 20 Special Exception for the installation of an aboveground water storage tank and treatment facility. The properties are located at 6986 Helm Drive, Lee District. (PIN 6887-48-9929-000 and 6887-68-2679-000) (Kara Krantz, Staff)

Mr. Adam Shellenberger reviewed the staff report.

Ms. Adrienne Garreau mentioned that condition #5 was updated regarding the screening.

Mr. John Meadows opened the public hearing.

Mr. Todd Sommers, Lee District resident and adjoining property owner, shared his concern for the area becoming more industrial. Mr. Sommers also expressed his dismay that new homes would remove all the trees and requested more information on the Meadows subdivision.

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 revised conditions:

**MEADOWS TANK #2
SPEX-19-011213**

1. The Special Exception is granted only for PIN 6887-48-9929-000 and 6887-68-2679-000, 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 Special Exception Exhibits dated April 15, 2019, revised on May 15, 2019 and received by Community Development on May 16, 2019, except as qualified by these development conditions.
3. All applicable Virginia Department of Health (VDH) permits for the well and related system shall be obtained prior to connection to the existing system.
4. The Applicant shall obtain any and all applicable State and Federal approvals prior to establishing the use.
5. A row of evergreen trees and a fence shall be provided **and maintained** along all property lines except where vehicular access points and utility easements are needed. Fencing shall be located inside of the required evergreen tree screen where possible.
6. A Site Plan shall be required prior to commencement of the use.

The motion carried unanimously.

In that there was no further business, the meeting was adjourned at 6:58 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