

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

**Work Session
9:00 a.m.
Warren Green Meeting Room
10 Hotel Street, Warrenton, Virginia**

The Fauquier County Planning Commission held a Work Session on Thursday, November 21, 2019, beginning at 9:00 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 and Mr. Matthew Smith. Also present were Ms. Tracy Gallehr, Mr. Adam Shellenberger, Ms. Amy Rogers, Ms. Heather Jenkins, Ms. Wendy Wheatcraft, Ms. Kara Krantz, Ms. Lauren Runyan, Mr. Jonathan Rodman and Mrs. Meredith Meixner. Member absent was Ms. Diane Roteman.

ZONING ORDINANCE TEXT AMENDMENT TO DEVELOP STANDARDS AND DEFINITIONS FOR SOLAR FACILITIES

Ms. Amy Rogers led the discussion on utility scale solar facilities.

COMMISSIONERS' TIME

Mr. Adam Shellenberger introduced new Community Development staff members Mr. Jonathan Rodman, Senior Planner; and Ms. Lauren Runyan, Planner.

Mr. Adam Shellenberger announced the upcoming agenda items scheduled for next month's Planning Commission meeting and stated that the meetings will be broadcast live on the County's website beginning January 2020.

Ms. Tracy Gallehr stated that the upcoming Bylaw review will need to reflect the 9:00 a.m. work session change.

Planning Commission members and staff discussed when the solar facility text amendment may be ready for public hearing.

**Regular Meeting
10:00 a.m.
Warren Green Meeting Room, First Floor
10 Hotel Street, Warrenton, Virginia**

The Fauquier County Planning Commission held its Regular Meeting on Thursday, November 21, 2019, beginning at 10:00 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 and Mr. Matthew Smith. Also present were Ms. Tracy Gallehr, Mr. Adam Shellenberger, Ms. Amy Rogers, Ms. Heather Jenkins, Ms. Wendy Wheatcraft, Ms. Kara Krantz, Ms. Lauren Runyan, Mr. Jonathan Rodman and Mrs. Meredith Meixner. Member absent was Ms. Diane Roteman.

1. **ADOPTION OF THE AGENDA**

Planning Commission members unanimously voted to adopt the agenda, with Ms. Diane Roteman absent.

2. **CITIZENS' TIME**

Mr. John Meadows opened Citizens' Time.

Ms. Julie Bolthouse, Piedmont Environmental Council, provided comments regarding the utility scale solar text amendment and complimented Fauquier for their conservation efforts. She challenged the County to become a leader for renewable energy by investing in solar on existing buildings and not on agricultural land which results in deforestation, over-grazing and loss of ecosystems. Ms. Bolthouse suggested the County develop a climate change plan and consider placing solar on schools, fire stations, vehicular fleets and all new developments.

Ms. Sharon McCamy, Lee District resident, expressed her concerns for large scale solar and its impacts on wildlife. She indicated that farmland in Morrisville has already been sold for this purpose and explained that there is phenomenal wildlife near Kelly's Ford, including bald eagle sightings nearby. Ms. McCamy cautioned that a recent study in England showed a 7 – 20% increase of bird fatalities and that fences create limits to animals' territories.

Mr. Chris Cloud, Marshall District resident, shared his experiences with using solar and explained that he has lived on self-generated solar for over fifteen years. He provided examples of the price per kilowatt hour in Virginia and in other countries. Mr. Cloud noted that solar production is polluting manufacturing locations and advised that they should be placed on existing structures. In addition, he cautioned that some municipalities will increase fees to balance production and when constructed, the panels need to be spaced out enough to accommodate mowers between the rows.

Mr. John Meadows closed Citizens' Time.

3. **APPROVAL OF MINUTES** – October 17, 2019 and November 13, 2019

Ms. Adrienne Garreau suggested to revise the October 17, 2019 minutes regarding her comments on public hearing item #4 and change “and” to “which” in the comments made by Ms. Lori Keenan McGuinness on item #5.

On motion made by Ms. Adrienne Garreau and seconded by Mr. Matthew Smith, it was moved to approve the October 17, 2019 minutes, as amended; and the November 13, 2019 minutes as written.

The motion carried 4-0, with Ms. Diane Roteman absent.

4. **BOARD OF ZONING APPEALS AGENDA** – December 5, 2019

No Comments.

***Public Hearings - CANCELLED
Warren Green Meeting Room, First Floor, 10 Hotel Street
Warrenton, Virginia***

In that there was no further business, the meeting was adjourned at 10:13 a.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***