

**MINUTES OF
FAUQUIER COUNTY PLANNING COMMISSION
OCTOBER 15, 2015**

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

The Fauquier County Planning Commission held a Work Session on Thursday, October 15, 2015, beginning at 10:00 a.m., in the Warren Green Meeting Room, 10 Hotel Street, Warrenton, Virginia. Members present were Mr. Ken Alm, Chairperson; Ms. Adrienne Garreau, Vice-Chairperson; Mr. Bob Lee, Mr. John Meadows and Mr. Dell Ennis. Also present were Ms. Mary Catherine Anderson, Ms. Kimberley Fogle, Ms. Kimberley Johnson, Ms. Holly Meade, Mr. Chuck Floyd, Mr. Andrew Hopewell, Mr. Adam Shellenberger, Mr. Don Del Rosso, Ms. Wendy Wheatcraft, Mr. David Ek and Mr. Ben Holt.

COMPREHENSIVE PLAN AMENDMENT – CHAPTER 2A, NATURAL RESOURCES

Mr. David Ek reviewed the proposed amendment.

FORM BASED CODE

Ms. Kimberley Johnson led the discussion.

SPECIAL EXCEPTION – SPEX-15-003185 – DENISE MARIE AL-BASHIR & ABDULLAH REHAB BAKHSH (OWNERS)/EARTH VILLAGE EDUCATION, INC. (APPLICANT) – EARTH VILLAGE EDUCATION

Mr. Don Del Rosso reviewed the application.

ZONING ORDINANCE TEXT AMENDMENT – A ZONING ORDINANCE TEXT AMENDMENT TO ARTICLE 4, PART 6 TO ELIMINATE DATA CENTERS AS AN ALLOWED USE IN THE PLANNED COMMERCIAL INDUSTRIAL DEVELOPMENT (PCID) DISTRICT OR TO CHANGE THE REQUIREMENTS FOR SUCH DATA CENTERS.

Ms. Kimberley Johnson reviewed the proposed amendment.

COMPREHENSIVE COMPLIANCE REVIEW – COMR-15-004008 – NORTHERN VIRGINIA REGIONAL PARK AUTHORITY (OWNER/APPLICANT) – MOUNT DEFIANCE HISTORIC PARK

Mr. Andrew Hopewell reviewed the application.

SPECIAL EXCEPTION – SPEX-15-003758 – OAK SPRING GARDEN, LLC (OWNER/APPLICANT) – OAK SPRING GARDEN, LLC

Mr. Don Del Rosso reviewed the application.

COMPREHENSIVE PLAN AMENDMENT – COMA-15-003473; REZONING – REZN-15-003477; SPECIAL EXCEPTIONS – SPEX-15-003479 & SPEX-15-003481; AND PRELIMINARY PLAT – PREP-15-003482 – ALWINGTON FARM, LLC (OWNER)/ALWINGTON FARM DEVELOPERS, LLC (APPLICANT) – ARRINGTON

Mr. Adam Shellenberger reviewed the applications and shared the revised conditions.

COMPREHENSIVE PLAN AMENDMENT – COMA-15-003930 – A COMPREHENSIVE PLAN AMENDMENT TO CHAPTER 6 – MARSHALL SERVICE DISTRICT PLAN TO REVISE THE LANGUAGE RELATED TO HIGHWAY SERVICE RELATED USES IN THE SOUTHERN GATEWAY.

Mr. Adam Shellenberger reviewed the proposed amendment.

APPROVAL OF MINUTES – SEPTEMBER 15, 2015 AND SEPTEMBER 17, 2015

Planning Commission members discussed the minutes.

The meeting was adjourned at 1:50 p.m.

**Regular Meeting
6:30 p.m.
Warren Green Meeting Room
10 Hotel Street, Warrenton, Virginia**

The Fauquier County Planning Commission held its regular meeting on Thursday, October 15, 2015, beginning at 6:30 p.m. in the Warren Green Meeting Room, 10 Hotel Street, Warrenton, Virginia. Members present were Mr. Ken Alm, Chairperson; Ms. Adrienne Garreau, Vice-Chairperson; Mr. Bob Lee, Mr. John Meadows and Mr. Dell Ennis. Also present were Ms. Mary Catherine Anderson, Ms. Holly Meade, Ms. Kimberley Johnson, Mr. Adam Shellenberger, Mr. Andrew Hopewell and Mr. Don Del Rosso.

1. **APPROVAL OF MINUTES** – September 15, 2015 and September 17, 2015

On motion made by Mr. Dell Ennis and seconded by Ms. Adrienne Garreau, it was moved to approve the September 15, 2015 and September 17, 2015 minutes.

The motion carried unanimously.

2. **SPECIAL EXCEPTION – SPEX-15-003185 – DENISE MARIE AL-BASHIR & ABDULLAH REHAB BAKHSH (OWNERS)/EARTH VILLAGE EDUCATION, INC. (APPLICANT) – EARTH VILLAGE EDUCATION** – An application for a Category 5 Special Exception to operate an outdoor technical school offering a variety of environmental education activities. The property is located at 9125 Lake Daniel Road, Marshall District. (PIN 6959-95-2421-000) (Don Del Rosso, Staff)

Mr. Don Del Rosso reviewed the staff report, a copy of which is attached to and made part of these official minutes.

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 with a recommendation of approval subject to the following revised conditions:

**EARTH VILLAGE EDUCATION
SPEX-15-003185**

1. This 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, received May 15, 2015, and revised on August 11, 2015, and approved with the application, except as modified by these development conditions.
2. The applicant shall be limited to conducting on-site per year a maximum of:
 - 40 evening classes;
 - 12 weekend classes (Friday through Sunday);
 - 6 week-long classes;
 - 12 day-long classes;
 - 20 school field trips; and
 - 18 volunteer workdays.
3. The applicant shall be limited to conducting a maximum of two (2) classes and/or activities per day on-site with a maximum of 20 participants per class or activity.
4. No class shall exceed seven (7) days in length.
5. The applicant shall schedule staggered arrival and departure times a minimum of one (1) hour apart for all overlapping classes and/or activities on-site. The arrival and departure schedule shall be posted on the applicant's webpage.
6. School field trips shall be limited to a maximum of 20 per year with a maximum of 50 attendees per field trip, including teachers and chaperones. School field trips shall be

limited to a maximum of one (1) per day. No classes or other activities shall take place on such days.

7. Volunteer workdays shall be limited to a maximum of 18 per year, with a maximum of 20 volunteers per workday.
8. No classes or activities associated with the outdoor technical school shall take place on-site during December and January.
9. There shall be a maximum of two (2) campsite areas on-site to be located in general conformance with the revised Special Exception Plat dated August 11, 2015.
10. Overnight camping on the property shall be limited only to instructors and individuals attending multi-day classes on-site and to the days on which attendees take such classes.
11. There shall be a maximum of two (2) fundraisers per year, with a maximum of 100 attendees per fundraiser. No classes and/or other activities shall take place on such days. The applicant shall obtain 501(c) 3 tax-exempt status prior to conducting the fundraisers. Documentation of such status shall be submitted to the Department of Community Development prior to conducting the fundraisers.
12. There shall be no on-site food preparation to accommodate class attendees or instructors, with the exception of overnight campers.
13. Food for the fundraisers shall be provided by an off-site caterer.
14. Hours of operation for daily classes, school field trips, fundraisers and volunteer workdays shall be from 9:00 a.m. to 9:00 p.m.
15. The applicant shall submit to the Zoning Administrator, on a quarterly basis, a summary of attendance records for the classes and activities to ensure that the attendance limitations are maintained.
16. The applicant shall provide clear ingress/egress access, a minimum of 20 feet in width, to all structures associated with the use.
17. The driveway shall be stabilized and maintained prior to release of the Site Plan. ~~to a minimum of 20 feet in width throughout.~~ The driveway shall be maintained throughout the duration of the use.
18. The two (2) existing gravel pull-offs along the driveway shall be improved prior to release of the Site Plan.
19. ~~Should the stone pillars not satisfy Department of Emergency Service's standards, they will have to be removed or be relocated prior to release of the Site Plan.~~
19. All parking shall be provided on-site and be located in general conformance with the Special Exception Plat revised on August 11, 2015. The applicant shall obtain a waiver of the dustless surface requirement for such areas.

20. All grass areas used for parking shall be mowed and maintained so as to minimize the risk of vehicle and field fires.
21. Should the applicant wish to increase or expand the variety of classes and/or other activities, enlarge the existing structures or build new structures associated with the use, they shall first obtain approval from the Board of Supervisors to amend the Special Exception. Any such changes may require amending the Site Plan. Written prior approval from the Land Trust of Virginia (LTV) for any such changes shall be included with any Special Exception Amendment application.
22. Any lighting associated with the use shall conform to the Fauquier County Zoning Ordinance.
23. There shall be no amplified music or sound permitted at any time. All music, sound and noise shall conform to the Fauquier County Zoning Ordinance.
24. All activities associated with the uses and the structures in which they occur shall satisfy all applicable building code regulations.
- ~~25. The use shall be allowed one (1) free standing sign. A sign permit shall be submitted and approved prior to the installation of a free standing sign. All signage shall conform to the Fauquier County Zoning Ordinance.~~
25. All signs on-site shall conform to the Fauquier County Zoning Ordinance and be properly permitted.
26. The applicant shall satisfy all applicable Health Department requirements prior to Site Plan approval.
27. The applicant shall satisfy all applicable Virginia Department of Transportation (VDOT) requirements prior to Site Plan approval.
28. This Special Exception shall be granted for five (5) years, **beginning with the date of issuance of the Certificate of Occupancy.** The uses shall be established, or construction authorized shall be diligently pursued, within three (3) years of approval, commencing with the month in which the Board of Supervisors approves the Special Exception.
29. A Site Plan shall be required for the use.

The motion carried unanimously.

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

1. **CITIZENS' TIME**

2. **ANNOUNCEMENTS**

None.

3. **ZONING ORDINANCE TEXT AMENDMENT** – A Zoning Ordinance Text Amendment to Article 4, Part 6 to eliminate Data Centers as an allowed use in the Planned Commercial Industrial Development (PCID) District or to change the requirements for such Data Centers. (Kimberley Johnson, Staff)

Ms. Kim Johnson reviewed the staff report, a copy of which is attached to and made part of these official minutes.

Mr. Ken Alm opened the public hearing.

Merle Fallon, Esq., representative for Vint Hill Village, concurred with the staff recommendation to table action in order to revise the Ordinance in a way that will protect the community.

Mr. Dan Heller, Scott District resident, spoke against allowing data centers in Vint Hill.

Mr. John Browne, Scott District resident, spoke in favor of changing the by-right designation for data centers to requiring a Special Exception.

Ms. Natalie Erdossy, Scott District resident, stated that a data center is not consistent with the County's Comprehensive Plan and expressed concern for impacts to residential properties from the data center's water usage.

Mr. Troy Marshall, Scott District resident, spoke in support of data centers within the PCID district. He noted that Vint Hill was designed to be an economic engine for Fauquier County, which would benefit from the tax revenue generated by data centers.

Mr. Juan Archilla, Scott District resident, stated that data centers are linked to the need for power lines and shared his concern for the amount of water needed for cooling data centers and its impact to the surrounding residences. Mr. Archilla urged the Commissioners to remove data centers from the PCID district.

Ms. Maureen Riordan, Scott District resident, asked the Commissioners to consider the previous staff report in 2013 which stated there is insufficient electricity for data centers

currently in Vint Hill and that allowing data centers in the PCID district will likely bring transmission lines to the area, which the community is opposed to.

Ms. Elise Stiglic, Scott District resident, spoke in support of this text amendment to eliminate the use of data centers in the PCID district.

Mr. Juaquin Archilla spoke on behalf of Ms. Angela Baines, a Scott District resident, and stated that data centers are not consistent with the County's Comprehensive Plan. Ms. Baines expressed that she is opposed to allowing data centers in the PCID district and the power lines they might require, which will be a blight on Scott District.

Ms. Miriam Morrison, Cedar Run District resident, spoke against allowing data centers if they require new power lines that would affect property values.

Ms. Janice Barr, Scott District resident, indicated that she is opposed to data centers if they require the proposed power line because it will go through her thirteen acre property and decimate her property value. Ms. Barr urged the Commissioners to consider the effects on the community and quality of life.

Mr. Tim Hoffman, Scott District resident, spoke in support of revising the text amendment in a way that will not encourage power line proposals and will remove the by-right language for data centers. Mr. Hoffman questioned if there are other options for data center power sources.

Mr. Harry Dietrich, Scott District resident, stated that data centers and power lines are bound together and supports removing data centers from the PCID district.

Ms. Lisa Gautier, Scott District resident, stated that her family chose to move to Brookside because of the County's character and the master plan vision of the town center and sense of community; however, they are facing projects that contradict this. Ms. Gautier spoke in support of increased communication from the government to the community.

Mr. Kevin Madden, Scott District resident, explained that as an IT professional he has worked with data centers for fifteen years. He stated that they do not bring high paying jobs, only positions such as security, electrical and plumbing are needed. Mr. Madden further explained that data centers require multiple substations and other buildings to run independently and supports removing them from this area.

Mr. Mike Atkins, Marshall District resident, stated that he has worked with data centers since 1975 and remarked that they don't have to take up thousands of square feet. Mr. Atkins recommended that we need a Comprehensive Plan that really defines a data center and need to create jobs that would bring millennials back to working in the County.

Mr. Jay Tellado-Nieves, Scott District resident, indicated that he recently moved to Fauquier County because of its beauty and is concerned for a decrease in property value because of data centers and powerlines.

In that there were no further speakers, Mr. Ken Alm adjourned the public hearing.

On motion made by Ms. Adrienne Garreau and seconded by Mr. Ken Alm, it was moved to postpone this item for up to ninety (90) days, with the public hearing left open.

The motion carried unanimously.

4. **COMPREHENSIVE COMPLIANCE REVIEW – COMR-15-004008 – NORTHERN VIRGINIA REGIONAL PARK AUTHORITY (OWNER/APPLICANT) – MOUNT DEFIANCE HISTORIC PARK** – An application for a Comprehensive Plan Conformance Determination in accord with *Code of Virginia*, Section 15.2-2232, as to whether the proposed use of public park is substantially in accord with the Comprehensive Plan. The property is located at 6183 John S. Mosby Highway, Scott District. (PIN 6093-26-5116-000) (Andrew Hopewell, Staff)

Mr. Andrew Hopewell reviewed the staff report, a copy of which is attached to and made part of these official minutes.

Mr. Ken Alm opened the public hearing.

Mr. Dan Kaseman, representative of Loudoun County and NOVA Parks, stated that Mt. Defiance would be a beneficial addition to the historic parks and requested approval of this application.

In that there were no further speakers, Mr. Ken Alm closed the public hearing.

On motion made by Ms. Adrienne Garreau and seconded by Mr. Dell Ennis, it was moved that the proposed use of a public park is substantially in accord with the adopted Fauquier County Comprehensive Plan or part thereof.

The motion carried unanimously.

5. **SPECIAL EXCEPTION – SPEX-15-003758 – OAK SPRING GARDEN, LLC (OWNER/APPLICANT) – OAK SPRING GARDEN, LLC** – An application for a Category 7 Special Exception to allow for the adaptive reuse of existing buildings to establish a scholarly research center. The property is located at 1746 Loughborough Lane, Marshall District. (PIN 6063-62-9673-000), (Don Del Rosso, Staff)

Mr. Don Del Rosso reviewed the staff report, a copy of which is attached to and made part of these official minutes.

Mr. Ken Alm opened the public hearing.

Mr. Bill Robertson, Director of Oak Spring, briefly explained his history with the Mellon family and indicated their desire to open the facility to scholars as a contribution to the community. Mr. Robertson thanked the Commission members and staff for helping them through this process.

Mr. Skip Glascock, Maintenance Supervisor for Oak Spring, spoke in favor of the application and noted the many employment opportunities at this large property.

Mr. Tony Willis, Head Librarian at Oak Spring, spoke in support and described the horticultural and botanical focus where students and scholars could come to complete their theses, dissertations, etc.

Ms. Nancy Collins, who works at the Oak Spring Garden Library, spoke in support and stated that the Mellons loved the Virginia countryside, were ardent collectors and proud of their library.

Mildred Fletcher Slater, Esq., representative for Oak Spring, noted she was also friends of the Mellon family and requested a recommendation of approval to establish the scholarly research center.

In that there were no further speakers, Mr. Ken Alm closed the public hearing.

On motion made by Mr. Bob Lee and seconded by Mr. Dell Ennis, it was moved to forward this item to the Board of Supervisors with a recommendation of approval, subject to the following revised conditions:

**Oak Spring Garden
SPEX-15-003758**

1. The Special Exception is granted only for the purpose(s), structure(s) and/or uses indicated, and shall be in general conformance with the revised Special Exception plat, received by the Fauquier County Department of Community Development on September 29, 2015, except as modified by these development conditions.
2. The hours of operation for conferences and meetings shall be between 9:00 a.m. and 6:00 p.m. daily.
3. No more than 30 individuals associated with the facility's activities shall be permitted to board on the property at any one time. No staff members shall be permitted to board on the property, with the exception of the President and his family.
4. Permanent on-site residents shall be limited to the president of the scholarly research center and the president's immediate family.
5. There shall be a maximum of 16 meetings per year, not to exceed four (4) days in length with a maximum of 30 attendees per meeting.
6. There shall be a maximum of four (4) trustee meetings per year, with a maximum of 12 trustees per meeting.
7. There shall a maximum of six (6) one (1) day conferences per year, with a maximum of 30 attendees per conference.
8. No activity shall exceed the occupancy limits as listed on the required Certificate of Occupancy.

9. The scholarly research center shall not be open to the public. **This shall not exclude customary accessory residential uses that may allow the public on the property.**
10. The scholarly research center shall be limited to serving meals only to individuals participating in the facility's activities.
11. The applicant shall satisfy all applicable building code requirements prior to commencing the use.
12. A 25-foot undisturbed easement shall be established around the wall of the existing cemetery and recorded prior to release of the Site Plan.
13. No proposed alteration to a structure or dependence containing an adaptive use shall materially alter the exterior appearance of the structure from its historical appearance.
14. All alterations and additions to existing historic structures, all additional accessory structures, including signs, shall be designed and constructed in a manner that conforms to the United States Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.
15. All signage associated with the use shall conform to the Fauquier County Zoning Ordinance and be properly permitted.
16. All lighting on-site shall conform to the Fauquier County Zoning Ordinance.
17. The applicant shall obtain all necessary Health Department approvals prior to approval of the Site Plan.
18. The applicant shall obtain all necessary Virginia Department of Transportation (VDOT) approvals prior to approval of the Site Plan.
19. There shall be no amplified music or sound permitted at any time. All music, sound and noise shall conform to the Fauquier County Zoning Ordinance.
20. The proposed expanded dormer on the President's quarters shall be limited to a maximum 69 square feet.
21. No new structures associated with the use on-site shall be permitted without an amendment to this Special Exception.
22. The applicant shall satisfy all necessary Virginia Statewide Fire Prevention Code requirements.
23. An approved Site Plan shall be required for the proposed use.

The motion carried unanimously.

6. **COMPREHENSIVE PLAN AMENDMENT – COMA-15-003473; REZONING – REZN-15-003477; SPECIAL EXCEPTIONS – SPEX-15-003479 & SPEX-15-003481; AND PRELIMINARY PLAT – PREP-15-003482 – ALWINGTON FARM, LLC (OWNER)/ALWINGTON FARM DEVELOPERS, LLC (APPLICANT) – ARRINGTON –**

An application for a Comprehensive Plan Amendment to remove approximately 27.9 acres from the Warrenton Service District, changing the land use from Open Space or Park to Rural and change the land use designation of another portion of the property, approximately 20.0 acres, from Open Space or Park to Greenway/Gateway Residential; an application to rezone approximately 234.3 acres from Residential: 1 Dwelling Unit/Acre (R-1) to approximately 27.9 acres of Rural Agricultural (RA) and approximately 206.4 acres of Planned Residential District (PRD); an application to subdivide approximately 224.3 acres of land zoned Rural Agricultural (RA) into ten (10) lots and 4.1 acres of land zoned Residential: 1 Dwelling Unit/Acre (R-1) into one (1) lot; an application for a Category 20 and Category 30 Special Exception to allow for a private sewage collection system and wastewater treatment facility; and an application for a Category 23 Special Exception to allow for uses within the floodplain. The property is located north of Lovers Lane, west of James Madison Highway (Routes 17/29/15), Marshall District. (Portion of PIN 6983-43-6542-000) (Adam Shellenberger, Staff)

Mr. Adam Shellenberger reviewed the staff report, a copy of which is attached to and made part of these official minutes.

Mr. John Meadows recused himself.

Mr. Ken Alm opened the public hearing.

Mr. Sam Petros, Marshall District resident, expressed his appreciation for the developer working with the neighboring community to appease their requests and concerns throughout the process of designing the proposed subdivision.

Mr. Russell Marks, applicant, thanked staff and the Planning Commission for molding the project along with the Board of Supervisors, citizen groups, School Board members, Town of Warrenton and neighbors. Mr. Marks highlighted the major benefits and improvements this project will bring to Warrenton.

Merle Fallon, Esq., representative for Alwington, provided a description of the Fauquier County/Town of Warrenton’s water agreement and requested a recommendation of approval.

In that there were no further speakers, Mr. Ken Alm closed the public hearing.

On motion made by Mr. Bob Lee and seconded by Mr. Ken Alm, it was moved to forward these items to the Board of Supervisors with a recommendation of approval, subject to the following revised conditions:

**ARRINGTON
PREP-15-003482 – Preliminary Plat**

1. The Final Plat shall be in general conformance with the “Arrington Preliminary Plat” dated September 30, 2015, except as noted in the following conditions.

2. The final design shall be in general conformance with applicable portions of both the “Arrington Code of Development” dated September 30, 2015 and the “Arrington Proffer Statement” dated September 30, 2015.
3. Any needed stormwater management facilities shall be designed to the County and State standards in effect at the time of their design, review and approval.
4. All drainfields shall be approved by the Fauquier County Health Department prior to Final Construction Plan approval.
5. Town of Warrenton water service and private sewage collection/treatment shall be made available to the R-1 zoned lot.
6. Access from Lovers Lane shall be limited to one (1) residence. Any future uses which may be open to the public shall be accessed from Rolling Meadows Lane.

ARRINGTON

SPEX-15-003479 – Special Exception – Category 20 Public Utilities and Category 30 Waiving the Requirement for Public Sewer

1. The Special Exception is granted for PIN 6983-43-6542-000, runs with the land as indicated in the application, and shall not be 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 Arrington Special Exception Plat – Category 20 and Arrington Special Exception Plat – Category 30, both dated September 30, 2015, as approved with the application, and as qualified by these development conditions.
3. The use shall be in general conformance with applicable portions of the “Arrington Proffer Statement” dated September 30, 2015.
4. The Wastewater Treatment Plant and Pump Station shall be designed to be architecturally compatible with the remainder of the development in the project.
5. All equipment, machinery and facilities not within an enclosed building must be effectively screened.
6. The treatment facility parking must conform to Zoning Ordinance Section 7-100 Off-Street Parking, and Design Standards Manual Section 304 Off-Street Parking.
7. No land or building shall be used for the storage of materials or equipment, or for the repair or servicing of vehicles or equipment or for the parking of vehicles, except those needed by employees connected with the operation of the immediate facility.

ARRINGTON

SPEX-15-003481 – Special Exception – Category 23 Floodplain Uses

1. The Special Exception is granted for PIN 6983-43-6542-000, runs with the land as indicated in the application, and shall not be 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 Arrington Special Exception Plat – Category 23, dated September 30, 2015, as approved with the application, and as qualified by these development conditions.
3. The Applicant shall demonstrate, via a CLOMR approved by Fauquier County and FEMA, that the proposed alteration of the floodplain will not cause an offsite increase in flood height or velocity.
4. The applicant shall obtain any and all applicable State and Federal approvals prior to constructing the uses.
5. The use shall not create a potential hazard of debris subject to movement by flood waters which might cause damage downstream.
6. Final engineering plans for the road and trail crossings should minimize disturbance within the floodplain.
7. No materials or equipment shall be stored in the floodplain.
8. The Applicant shall coordinate with Fauquier County Schools on the temporary Maintenance of Traffic Plan for all improvements to Alwington Boulevard at the proposed development entrance to ensure access to the school and surrounding properties is maintained and is able to operate in a timely and safe manner during construction.

The motion carried 4-0, with Mr. John Meadows recusing himself.

7. **COMPREHENSIVE PLAN AMENDMENT – COMA-15-003930** – A Comprehensive Plan Amendment to Chapter 6 – Marshall Service District Plan to revise the language related to highway service related uses in the Southern Gateway. (Adam Shellenberger, Staff)

Mr. Adam Shellenberger reviewed the staff report, a copy of which is attached to and made part of these official minutes.

Mr. Ken Alm opened the public hearing.

Mr. George Thompson, Marshall District resident, expressed support to delay action in order for staff and neighbors to study the proposed language taking into consideration the whole Southern Gateway.

Ms. Linda Suter, Marshall District resident, spoke in favor of postponing action for further review and stated that Marshall does not need another gas station.

Mr. Clyde Simpson, Marshall District resident and owner of the Marshall 7-11 gas station, shared his concern for another gas station taking away from his business and urged the Commission members to delay for more time to review.

In that there were no further speakers, Mr. Ken Alm adjourned the public hearing.

Mr. Bob Lee noted that the Board of Supervisors initiated this amendment and that the Southern Gateway is a primary entrance to Marshall; therefore, this is worthy of consideration.

On motion made by Mr. Bob Lee and seconded by Mr. Ken Alm, it was moved to forward this item to the Board of Supervisors with a recommendation of approval.

The motion failed 1 – 4, as follows:

AYES: Mr. Bob Lee

NAYS: Mr. John Meadows, Mr. Dell Ennis, Ms. Adrienne Garreau and Mr. Ken Alm

ABSTENTION: None

ABSENT: None

Mr. Dell Ennis voiced concern that this is privileging one property owner over another.

Mr. Ken Alm noted the property owner could build a gas station based on its current zoning.

Ms. Adrienne Garreau indicated that there are issues with the proposed language and there is no urgency to move forward.

On motion made by Ms. Adrienne Garreau and seconded by Mr. John Meadows, it was moved to postpone action until the next meeting with the public hearing left open.

The motion carried 4 – 1, as follows:

AYES: Mr. John Meadows, Mr. Dell Ennis, Ms. Adrienne Garreau and Mr. Ken Alm

NAYS: Mr. Bob Lee

ABSTENTION: None

ABSENT: None

In that there was no further business, the meeting was adjourned at 8:49 p.m.

A 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