

**MINUTES OF
FAUQUIER COUNTY PLANNING COMMISSION
JUNE 18, 2015**

**Work Session
5:00 p.m.
Warren Green Building
Second Floor Conference Room
10 Hotel Street, Warrenton, Virginia**

The Fauquier County Planning Commission held a Work Session on Thursday, June 18, 2015, beginning at 5:00 p.m., in the Warren Green Building, Second Floor Conference Room, 10 Hotel Street, Warrenton, Virginia. Members present were Mr. Ken Alm, 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, Ms. Wendy Wheatcraft, Ms. Heather Jenkins and Mr. Rob Walton. Member absent was Ms. Adrienne Garreau, Vice-Chairperson.

REZONING – REZN-15-002660 – BEALTON FINANCIAL, LLC (OWNER/APPLICANT) – WEXFORD VILLAGE

Mr. Adam Shellenberger reviewed the application.

ZONING ORDINANCE TEXT AMENDMENT – A ZONING ORDINANCE TEXT AMENDMENT TO SECTION 13-400 TO REVISE THE STANDARDS PERTAINING TO VARIANCES.

Mr. Rob Walton reviewed the proposed amendment.

COMPREHENSIVE PLAN – CHAPTER 2 NATURAL AND HISTORIC RESOURCES

Ms. Wendy Wheatcraft reviewed the proposed amendment.

PLANNING COMMISSIONERS' TIME

Planning Commission members discussed the site visit schedule for July 7, 2015.

Staff provided various updates to the Commission members.

APPROVAL OF MINUTES – MAY 21, 2015

Planning Commission members discussed the minutes.

The meeting was adjourned at 6:10 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, June 18, 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; Mr. Bob Lee, Mr. John Meadows and Mr. Dell Ennis. Also present were Ms. Mary Catherine Anderson, Ms. Kimberley Fogle, Ms. Holly Meade, Mr. Andrew Hopewell, Mr. Adam Shellenberger, Mr. Don Del Rosso, Ms. Heather Jenkins and Mr. Rob Walton. Member absent was Ms. Adrienne Garreau, Vice-Chairperson.

1. **APPROVAL OF MINUTES** – May 21, 2015

On motion made by Mr. Dell Ennis and seconded by Mr. John Meadows, it was moved to approve the May 21, 2015 minutes.

The motion carried unanimously, with Ms. Adrienne Garreau absent.

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

1. **CITIZENS' TIME**

None.

2. **ANNOUNCEMENTS**

None.

3. **ZONING ORDINANCE TEXT AMENDMENT** – A Zoning Ordinance Text Amendment to Section 13-400 to revise the standards pertaining to Variances. (Rob Walton, Staff)

Mr. Rob Walton 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.

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

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

The motion carried unanimously, with Ms. Adrienne Garreau absent.

4. **REZONING – REZN-15-002660 – BEALTON FINANCIAL, LLC (OWNER/APPLICANT) – WEXFORD VILLAGE** – An application to amend a previously approved Rezoning (REZN08-LE-001) to allow for additional commercial uses. The properties are located in the Bealeton Service District on Marsh Road (Route 17) across from Village Center Drive (Route 859), Lee District. (PIN 6899-24-0759-000 and 6899-25-0237-000) (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. Ken Alm opened the public hearing.

Ms. Amy Pritchard, applicant’s representative, requested a recommendation of approval.

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

Mr. Dell Ennis recused himself from any vote and/or discussion on this application.

On motion made by Mr. John Meadows 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 – 2, as follows:

AYES: Mr. John Meadows

NAYS: Mr. Bob Lee and Mr. Ken Alm

ABSTENSION: Mr. Dell Ennis

ABSENT: Ms. Adrienne Garreau

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 denial.

The motion carried 2 – 1, as follows:

AYES: Mr. Bob Lee and Mr. Ken Alm

NAYS: Mr. John Meadows

ABSTENSION: Mr. Dell Ennis

ABSENT: Ms. Adrienne Garreau

In that there was no further business, the meeting was adjourned at 6:39 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