

**MINUTES OF
FAUQUIER COUNTY PLANNING COMMISSION
MAY 21, 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, May 21, 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; 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, and Mr. Rob Walton.

APPROVAL OF MINUTES – APRIL 16, 2015

Planning Commission members discussed the minutes.

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

Mr. Rob Walton reviewed the proposed initiation.

COMPREHENSIVE PLAN AMENDMENT – COMA-15-002663 – A COMPREHENSIVE PLAN AMENDMENT TO CHAPTER 6 – NEW BALTIMORE SERVICE DISTRICT PLAN

Ms. Kimberley Fogle reviewed the proposed amendment.

SPECIAL EXCEPTION – SPEX-15-002805 – OLD SALEM COMMUNITY DEVELOPMENT II, LLC C/O VAN METRE FINANCIAL ASSOCIATES, INC. (OWNER/APPLICANT) – CUNNINGHAM FARM COMMUTER PARKING LOT

Mr. Adam Shellenberger reviewed the application.

ZONING ORDINANCE TEXT AMENDMENT – TEXT-15-002765 – A ZONING ORDINANCE TEXT AMENDMENT TO SECTION 5-104 TO INCREASE THE SIZE OF

ACCESSORY DWELLING UNITS ALLOWED IN THE RA AND RC ZONING DISTRICTS AND TO CHANGE HOW FLOOR AREA IS MEASURED IN ALL DISTRICTS.

Ms. Kimberley Johnson reviewed the proposed amendment.

WITHDRAWAL FROM THE PLAINS AGRICULTURAL AND FORESTAL DISTRICT – AGFO-15-002902

Mr. Andrew Hopewell reviewed the withdrawal.

COMPREHENSIVE PLAN AMENDMENT – COMA-15-003039 – A COMPREHENSIVE PLAN AMENDMENT TO CHAPTER 1 – INTRODUCTION AND VISION

Mr. Andrew Hopewell reviewed the proposed amendment.

PLANNING COMMISSIONERS' TIME

Planning Commission members discussed the site visit schedule and determined no site visits were needed.

The meeting was adjourned at 6:15 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, May 21, 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. Kimberley Fogle, Ms. Kimberley Johnson, Ms. Holly Meade, Mr. Andrew Hopewell, Mr. Adam Shellenberger, and Mr. Rob Walton.

1. **APPROVAL OF MINUTES** – April 16, 2015

On motion made by Ms. Adrienne Garreau and seconded by Mr. Bob Lee, it was moved to approve the April 16, 2015 minutes.

The motion carried unanimously.

2. **ZONING ORDINANCE TEXT AMENDMENT – TEXT-15-002765** – A Zoning Ordinance Text Amendment to Section 5-104 to increase the size of accessory dwelling units allowed in the RA and RC zoning districts and to change how floor area is measured in all districts. (Kimberley Johnson, Staff)

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

Mr. John Meadows noted that the Commission members are voting to reduce the size of accessory dwelling units today from what was proposed.

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

The motion carried unanimously.

3. **ZONING ORDINANCE TEXT AMENDMENT** – Initiation of 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.

For purposes of good zoning practice, convenience, as well as public general welfare, on motion made by Mr. Ken Alm and seconded by Ms. Adrienne Garreau, it was moved to initiate this item.

The motion carried unanimously.

<p style="text-align: center;"><i>Public Hearings</i> <i>6:30 p.m.</i> <i>Warren Green Meeting Room, First Floor, 10 Hotel Street</i> <i>Warrenton, Virginia</i></p>
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1. **CITIZENS' TIME**

None.

2. **ANNOUNCEMENTS**

None.

3. **WITHDRAWAL FROM THE PLAINS AGRICULTURAL AND FORESTAL DISTRICT**

(Andrew Hopewell, Staff)

- AGFO-15-002902 – Belvoir Farm, Inc., PIN 6979-45-2599-000, located on Winchester Road, Marshall, Virginia, Scott District.

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.

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

On motion made by Ms. Adrienne Garreau 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.

4. **SPECIAL EXCEPTION – SPEX-15-002805 – OLD SALEM COMMUNITY DEVELOPMENT II, LLC C/O VAN METRE FINANCIAL ASSOCIATES, INC. (OWNER/APPLICANT) – CUNNINGHAM FARM COMMUTER PARKING LOT** – An

application for a Category 11 Special Exception to allow a new commuter parking lot within the Marshall Service District. The property is located at the intersection of Grove Lane and Free State Road, Marshall District. (PIN 6969-37-5746-000) (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. Connie Jones, adjacent property owner, raised concern with the size and location of the parking lot, as well as concerns about screening the use from her property.

Mr. Roy Barnett, applicant’s representative, explained the proposed buffering, lighting and sidewalk improvements for this project.

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

After discussion, on motion made by Mr. Bob Lee and seconded by Mr. John Meadows, it was moved to forward this item to the Board of Supervisors with a recommendation of approval, subject to the following conditions:

**CUNNINGHAM FARM COMMUTER PARKING LOT
SPEX-15-002805**

1. The Special Exception is granted for PIN 6969-37-5746-000, run 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 Cunningham Farm Commuter Parking Lot Special Exception Plat and associated sheets, dated May 7, 2015, as approved with the application, and as qualified by these development conditions.
3. The parking area shall be open and available to the general public.
4. All parking areas shall be located further than 25 feet from any lot line and shall be effectively screened.
5. Initial access into the commuter parking lot from Route 55 shall tie into the existing Farm Road. Additionally, this access shall be designed and constructed so that future construction of the full width Cunningham Farm Drive does not cause access into the park and ride lot to be disrupted.
6. Access between the commuter parking lot and Salem Avenue shall be provided when either: Salem Avenue is extended to its future intersection to Cunningham Farm Drive; when Phase II of the commuter parking lot is constructed; or when the section of Cunningham Farm Drive, adjacent to the site, is constructed to its ultimate design which includes a median.
7. A street light, which matches the “Decorative Acorn” lights proposed, shall be installed at the future intersection of Cunningham Farm Drive and Route 55, in a location that will not require re-location at the time of construction of the full cross-section of Cunningham Farm Drive.
8. Prior to the release of the improvement bond, the existing vegetation along the Route 55 frontage shall be trimmed, pruned and/or cleaned-up, to an extent agreeable to VDOT, to allow for adequate visibility into the site from Route 55.
9. Stormwater management facilities may be located as proposed on the Special Exception Plat, or between the commuter parking lot and future Cunningham Farm Drive, which may require the proposed berm to be adjusted, relocated, or removed.

The motion carried unanimously.

5. **COMPREHENSIVE PLAN AMENDMENT – COMA-15-002663** – A Comprehensive Plan Amendment to Chapter 6 – New Baltimore Service District Plan. (Kimberley Fogle, Staff)

Ms. Kimberley Fogle 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. Charlie Moore, Scott District resident, expressed support for not closing the intersection of Suffield Lane and Route 29 in front of the Suffield Meadows community.

Mr. James Phillips, Scott District resident, thanked staff for helping and considering the comments from the Suffield Meadows residents.

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. Bob Lee, it was moved to forward this item to the Board of Supervisors with a recommendation of approval.

The motion carried unanimously.

6. **COMPREHENSIVE PLAN AMENDMENT – COMA-15-003039** – A Comprehensive Plan Amendment to Chapter 1 – Introduction and Vision. (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.

In that there were no 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 this item to the Board of Supervisors with a recommendation of approval.

The motion carried unanimously.

In that there was no further business, the meeting was adjourned at 7:12 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