

**MINUTES OF  
FAUQUIER COUNTY PLANNING COMMISSION  
FEBRUARY 19, 2015**

**Work Session  
1:00 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, February 19, 2015, beginning at 1:00 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 Sheridan, Ms. Kimberley Fogle, Ms. Kimberley Johnson, Ms. Holly Meade, Mr. Chuck Floyd, Mr. Andrew Hopewell, Mr. Don Del Rosso, Mr. David Ek, Ms. Wendy Wheatcraft, Ms. Heather Jenkins and Ms. Erin Kozanecki.*

**CAPITAL IMPROVEMENTS PROGRAM (CIP)**

Ms. Erin Kozanecki reviewed the proposal.

**APPROVAL OF MINUTES – JANUARY 15, 2015 AND JANUARY 28, 2015**

Planning Commission members discussed the minutes.

**CONSIDERATION OF BYLAWS**

Planning Commission members discussed amending the current bylaws to allow staff to be appointed Secretary.

**ELECTION OF OFFICERS**

Planning Commission members discussed the appointment of Secretary.

**NEW BALTIMORE TRANSPORTATION**

Ms. Kimberley Fogle provided an update on the New Baltimore Transportation Plan.

**COMPREHENSIVE PLAN – CHAPTER 1, GUIDING PRINCIPLES DISCUSSION**

Mr. Andrew Hopewell led the discussion.

**SPECIAL EXCEPTION & COMPREHENSIVE PLAN COMPLIANCE REVIEW – SPEX-14-002371 – FAUQUIER COUNTY WATER & SANITATION AUTHORITY (OWNER)/ATKINS NORTH AMERICA, INC. (APPLICANT) – BALDWIN RIDGE WATER STORAGE TANK II & PUMPING STATION**

Mr. David Ek reviewed the application.

**SPECIAL EXCEPTION – SPEX-14-002317 – TRUE DELIVERANCE CHURCH OF GOD TRUSTEES, TRUE DELIVERANCE CHURCH OF GOD VA, INC. & FELICIA O. CHAMPION (OWNERS)/T. TYRONNE & FELICIA CHAMPION (APPLICANTS) – COMMUNITY TOUCH, INC.**

Mr. Don Del Rosso reviewed the application.

**REZONING – REZN-14-002397 – UPPERVILLE BUSINESS PARK, LLC (OWNER/APPLICANT) – UPPERVILLE BUSINESS PARK**

Ms. Holly Meade reviewed the application.

**VERIZON WIRELESS – MEADOWVILLE NORTH & CASANOVA TELECOMMUNICATION TOWERS**

Ms. Wendy Wheatcraft provided an update on the applications.

**PLANNING COMMISSIONERS' TIME**

Planning Commission members discussed the site visit schedule for March 4, 2015 and determined no site visits were needed.

The meeting was adjourned at 4:35 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, February 19, 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 Sheridan, Ms. Kimberley Fogle, Ms. Holly Meade, Secretary Elect; Mr. Chuck Floyd, Mr. Andrew Hopewell, Mr. Don Del Rosso, Mr. David Ek, Ms. Heather Jenkins, Mr. Ben Holt and Ms. Erin Kozanecki.*

1. **APPROVAL OF MINUTES** – January 15, 2015 and January 28, 2015

On motion made by Mr. Bob Lee and seconded by Mr. John Meadows, it was moved to approve the January 15, 2015 and January 28, 2015 minutes.

The motion carried unanimously.

2. **CONSIDERATION OF BYLAWS**

On motion made by Ms. Adrienne Garreau and seconded by Mr. John Meadows, it was moved to adopt the bylaws.

The motion carried unanimously.

3. **ELECTION OF OFFICERS**

a. **Secretary**

On motion made by Mr. Dell Ennis and seconded by Mr. John Meadows, it was moved to elect Ms. Holly Meade as Secretary.

The motion carried unanimously.

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

1. **CITIZENS' TIME**

No one spoke.

2. **ANNOUNCEMENTS**

None.

3. **CAPITAL IMPROVEMENTS PROGRAM (CIP)** – Fiscal Years (FY) 2016-2020: The CIP lists proposed projects for the School Division, Library, Parks and Recreation, General Services, Environmental Services, Public Safety, Fire and Emergency Services, and Utility Projects. For the five-year period, \$104.7 million is proposed. \$19.53 million would be allocated for public safety and fire and rescue projects, \$6.0 million for the development of joint-use facilities by the general government, school division, and other organizations, \$1 million for County/School office space solutions, \$17.1 million for library facilities, \$17.1 million for parks and recreational projects, \$10.4 million for environmental services projects, \$9.0 million for utility projects, \$2.15 million of Airport projects, and \$22.4 million for school division projects. (Kimberley Fogle, Staff)

Ms. Kozanecki 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.

Ms. Adrienne Garreau stated that the Planning Commission reviews the Capital Improvements Program (CIP) in order to verify that it conforms to the Comprehensive Plan. Ms. Garreau noted that not enough time was given for the Commission to review the document in order to make an educated recommendation and shared her hopes that in the future more review time will be provided.

On motion made by Mr. Ken Alm and seconded by Ms. Adrienne Garreau, it was moved to forward this item without a recommendation of approval or denial to the Board of Supervisors.

The motion carried unanimously.

4. **SPECIAL EXCEPTION – SPEX-14-002317 – TRUE DELIVERANCE CHURCH OF GOD TRUSTEES, TRUE DELIVERANCE CHURCH OF GOD VA, INC. & FELICIA O. CHAMPION (OWNERS)/T. TYRONNE & FELICIA CHAMPION (APPLICANTS) – COMMUNITY TOUCH, INC.** – An application for a Category 6 Special Exception to continue the operation of two (2) transitional housing units and a Category 5 Special Permit to allow the operation of a child care facility. The properties are located at 10499 and 10520

Jericho Road, Lee District. (PIN 6970-40-1785-000, 6970-41-9150-000 and 6970-40-6932-000) (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. Tyrone Champion, Director of Community Touch, Inc., summarized the positive impacts that the program has had on its participants and the community. Mr. Champion asked for support and a recommendation of approval.

Ms. Stephanie Mullins, program participant, spoke in support of the application and described her successful journey through the program.

Mr. Jason Burwitz, Board Member of Community Touch, Inc., spoke in favor of the request and explained that his church, Cornerstone Baptist Church, frequently partners with Community Touch to do volunteer work. Mr. Burwitz noted that no other organization provides this type of service within Fauquier County.

Ms. Felicia Champion, Cedar Run District, thanked the Planning Commission members for allowing them to continue to help the community.

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

On motion made by Mr. John Meadows 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:

**COMMUNITY TOUCH, INC.  
SPEX-14-002317**

1. The Special Exception and Special Permit are granted only for the purpose(s), structure(s) and/or uses indicated, and shall be in general conformance with the plat dated July 2, 2007 and revised August 16, 2007 and received by the Fauquier County Department of Community Development on December 1, 2014, except as modified by these development conditions.
2. The hours of operation of the day-care facility shall be limited to Monday through Friday, from 6:00 a.m. to 6:00 p.m.
3. The day-care facility shall be limited to twenty-five (25) children at any one time.
4. The required outdoor play area associated with the day-care facility shall be fully fenced.

5. The transitional family housing unit on PIN 6970-40-1785-000 shall be limited to a maximum of 30 individuals at any one time to include one (1) resident manager. The transitional family housing unit on PIN 6970-41-9150-000 shall be limited to a maximum of 10 individuals at any one time to include one (1) resident manager.
6. The length of stay of transitional family housing program individuals shall be limited to a maximum of 18 months.
7. The applicants shall be required to fulfill all necessary landscaping requirements as set forth in the Fauquier County Zoning Ordinance. Landscaping requirements shall be reviewed during the Site Plan process.
8. All signage shall comply with the standards set forth in the Fauquier County Zoning Ordinance.
9. All lighting shall comply with the standards set forth in the Fauquier County Zoning Ordinance.
10. The applicants shall obtain all necessary Building Code approvals, prior to release of the Site Plan.
11. The entrance on Botha Road (Route 661) shall meet all Virginia Department of Transportation (VDOT) requirements.
12. The applicants shall provide a recorded road maintenance agreement for Jericho Road, prior to release of the Site Plan.
13. **Required ingress/egress easements shall be recorded, prior to release of the Site Plan.**
14. The ~~two (2) three (3)~~ subject properties (PIN 6970-41-9150-000, ~~and 6970-40-6932-000~~ and 6970-40-1785-000) shall be placed under the same ownership prior to release of the Site Plan.
15. The applicants shall obtain all necessary Health Department approvals, prior to release of the Site Plan.
16. Within 45 days of approval of the Special Exception/Special Permit SPEX-14-002317, the applicant shall monitor the water usage for the three drainfields serving these uses. This information shall be submitted to the Department of Community Development and the Virginia Department of Health monthly for the first year. Following the first year, the water usage information shall be submitted quarterly to the Department of Community Development and the Virginia Department of Health. Should there be evidence that the usage is exceeding design capacity, the applicant shall address the exceedence and correct as necessary within thirty days. Following such a determination, the applicant shall begin reporting monthly again for three months, after such time quarterly reporting shall resume.

17. A Virginia Water Protection (VWP) permit shall be required prior to any disturbance of the wetlands.
18. ~~The proposed transitional housing use 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 them.~~
18. The time limit for establishing the use in Section 5-014.1 of the Fauquier County Zoning Ordinance shall not apply, provided the applicants continue to diligently pursue all required approvals.
19. An approved Site Plan shall be required for the transitional family housing and day-care uses.

The motion carried unanimously.

5. **SPECIAL EXCEPTION & COMPREHENSIVE PLAN COMPLIANCE REVIEW – SPEX-14-002371 – FAUQUIER COUNTY WATER & SANITATION AUTHORITY (OWNER)/ATKINS NORTH AMERICA, INC. (APPLICANT) – BALDWIN RIDGE WATER STORAGE TANK II & PUMPING STATION** – An application for a Category 20 Special Exception to construct a new water storage tank and pumping station adjacent to an existing water storage tank; and a Comprehensive Plan Conformance Determination in accord with *Code of Virginia* Section 15.2-2232 as to whether the location of this facility on this property is substantially in accord with the Comprehensive Plan. The properties are located at 7085 Baldwin Ridge Road and 7050 Panorama Court, Scott District. (PIN 7905-36-3116-000 and 7905-36-3248-000) (David Ek, Staff)

Mr. David Ek 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. Mary Sherrill, FCWSA's Director of Engineering and owner, explained the need for an additional water tank in the New Baltimore area. Ms. Sherrill indicated that by 2016 the service capacity will reach 90% and the Department of Health will require more at that point.

Mr. Raymond Muirhead, Scott District, stated that he is an adjoining property owner and requested that the new tower location be moved to the center of the lot, away from his property line. Mr. Muirhead shared his concern for the property value of his home if it is not moved.

Ms. Whitney Petrili, Scott District, shared her concerns about the timeline of construction and whether her home will benefit from this increased capacity. Ms. Petrili noted she would have liked more time to understand the project.

Mr. Ken McNeill, Scott District, expressed his concerns for property values, graffiti and multi-colored paint on the current tank, loitering, and that the new tank will be an additional eyesore. Mr. McNeill explained that his property has flooded and is on gravity feed with pumps and pressure tanks that he has to maintain.

Ms. Mary McNeill, Scott District, agreed with the previous speakers' comments and noted that the run-off from the tank leaking affected multiple properties.

Mr. Michael Spencer, Scott District, stated that the landscape screening of the current tank is non-existent; and questioned if this is the only proposed location for the tank and who the tower will serve. Mr. Spencer stated that kids hang out at the tower and suggested that WSA install fencing and a gate.

Ms. Elisa Spencer, Scott District, agreed with the previous speakers' concerns and said that she has video of the tank flooding nearby properties when it leaked.

Ms. Nancy Cruikshank, Scott District, echoed the previous speakers' concerns and questioned why there is a rush to approve the proposed water tower and requested more information be provided to the community.

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

Ms. Adrienne Garreau commented that she would like to delay action until the March meeting in order to provide time for the residents to meet with WSA and have them understand the importance for this site.

On motion made by Mrs. Adrienne Garreau and seconded by Mr. Ken Alm, it was moved to postpone action on this item for thirty (30) days.

The motion failed 2 – 3, as follows:

AYES: Ms. Adrienne Garreau and Mr. Ken Alm

NAYS: Mr. Bob Lee, Mr. John Meadows and Mr. Dell Ennis

ABSTENTION: None

ABSENT: None

Mr. Bob Lee noted he cannot support the motion and stated that WSA has provided answers to the residents and agreed to look into the suggested improvements.

Mr. John Meadows stated that WSA has responded to all questions.

Mr. Ken Alm stated that there is an advantage to waiting and refining the conditions.

After discussion, 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.

On motion made by Mr. John Meadows and seconded by Mr. Dell Ennis, it was moved to amend the previous motion to include the reference to the revised conditions.

The motion to amend carried 3 – 2, as follows:

AYES: Mr. Bob Lee, Mr. John Meadows and Mr. Dell Ennis

NAYS: Ms. Adrienne Garreau and Mr. Ken Alm

ABSTENTION: None

ABSENT: None

The original motion as amended carried 3 – 2, as follows:

AYES: Mr. Bob Lee, Mr. John Meadows and Mr. Dell Ennis

NAYS: Ms. Adrienne Garreau and Mr. Ken Alm

ABSTENTION: None

ABSENT: None

**BALDWIN RIDGE STORAGE TANK II AND PUMPING STATION  
SPEX-14-002371**

1. This Special exception is granted for and runs with the land indicated in this application as PIN 7905-36-3116-000 and PIN 7905-36-3248-000.
2. The site shall be in general conformance with the information and drawings submitted with the Special Exception application except as specifically modified by the conditions below or necessary to meet Zoning Ordinance requirements.
3. A Site Plan shall be required.
4. The new tank height shall not exceed 60 feet (the height of the existing tank), excluding any antennas, ladders, safety railings, or other ancillary components.
5. Access points from Baldwin Ridge Road and Panorama Court may be used during construction. Once construction is complete, the primary access shall be from Baldwin Ridge Road. The access from Panorama Court may only be used for emergency purposes.
6. No construction debris shall be left on the property.
7. The existing trees and on-site vegetation shall be maintained to the extent practical given construction and on-going maintenance requirements.
8. Evergreen trees and shrubs shall be required to screen **the towers from** the line-of-sight from Baldwin Ridge Road and Panorama Court ~~roads~~, excluding any cul-de-sacs, **and from**

adjacent neighboring properties. Acceptable evergreen screening plants may include a mix of: Eastern Red-cedar, Mountain Laurel, Inkberry Holly, Virginia Pine, American Holly, Atlantic White Cedar, Foster's Holly, Eastern Arborvitae, or similar species. No more than 30% of the plant materials used to satisfy this condition may be Leyland cypress.

9. The new tank and existing tank shall be painted the same "natural green" color. ~~Efforts to break the monotone of a single color by mottling or other related techniques is encouraged.~~
10. All vehicle access points shall be fenced, gated and locked. All towers and facilities shall not have ladder or other climbing devices accessible to un-invited users.

6. **REZONING – REZN-14-002397 – UPPERVILLE BUSINESS PARK, LLC (OWNER/APPLICANT) – UPPERVILLE BUSINESS PARK** - An application to rezone approximately 4.23 acres from Rural Agriculture (RA) and Village (V) to Commercial Village (CV) to allow for continued commercial uses. The properties are located on the south side of John S. Mosby Highway, Marshall District. (PIN 6054-75-0404-000, 6054-75-1399-000, and a portion of 6054-65-8611-000) (Holly Meade, Staff)

Ms. Holly Meade 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, thanked the Planning Commission members 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. Dell Ennis, 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 8:12 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**