

**MINUTES OF
FAUQUIER COUNTY PLANNING COMMISSION
February 27, 2014**

**Work Session
1:30 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 27, 2014, beginning at 1:30 p.m., in the Warren Green Building, Second Floor Conference Room, 10 Hotel Street, Warrenton, Virginia. Members present were Mr. Bob Lee, Chairperson; Ms. Adrienne Garreau, Vice-Chairperson; Mr. Ken Alm, Secretary; Mr. John Meadows and Mr. Dell Ennis. Also present were Ms. Mary Catherine Sheridan, Ms. Kimberley Fogle, Ms. Holly Meade, Mr. Chuck Floyd, Ms. Wendy Wheatcraft, Mr. David Ek, Mr. Adam Shellenberger, Mr. Chris Pettit, Mr. Don Del Rosso and Ms. Erin Kozanecki.

CAPITAL IMPROVEMENTS PROGRAM (CIP)

Ms. Erin Kozanecki reviewed the proposal.

TELECOMMUNICATION SPECIAL EXCEPTION – TWSE14-MA-001 – PHILLIP SWING THOMAS TRUST, PHILLIP SWING THOMAS, TRUSTEE (OWNER)/VERIZON WIRELESS (APPLICANT) – VERIZON WIRELESS – PARIS/THOMAS PROPERTY

Ms. Wendy Wheatcraft reviewed the application.

SPECIAL EXCEPTION AMENDMENT – SEAM14-CR-005 – FAUQUIER COUNTY BOARD OF SUPERVISORS (OWNER)/PAUL S. MCCULLA, COUNTY ADMINISTRATOR (APPLICANT) – CORRAL FARM RECYCLING & LANDFILL IMPROVEMENTS

Mr. David Ek reviewed the application.

ZONING ORDINANCE TEXT AMENDMENT – A Zoning Ordinance Text Amendment to Sections 4-405 and 13-501 regarding agricultural floodplain crossings approved by the John Marshall Soil and Water Conservation District (JMSWCD) Board and the requirement for a zoning permit.

Mr. Chuck Floyd reviewed the proposed amendment.

SPECIAL EXCEPTION – SPEX14-MA-013 – JOHN C. WRIGHT & KATHERINE S. WRIGHT (OWNERS)/JOHN C. WRIGHT (APPLICANT) – WRIGHT POND

Mr. David Ek reviewed the application.

COMPREHENSIVE PLAN AMENDMENT – CPAM14-XX-001 – A Comprehensive Plan Amendment to Chapter 3 – Population Analyses & Projections.

Mr. Chris Pettit reviewed the proposed amendment.

COMPREHENSIVE PLAN AMENDMENT – CPAM14-XX-003 – A Comprehensive Plan Amendment to Chapter 10 – Transportation, The Fauquier County Connections Plan, sections related to the Opal Service District.

Mr. Don Del Rosso reviewed the proposed amendment.

PRELIMINARY PLAT – PPLT14-LE-004 – R. CARL FALLER, TRUSTEE, ET AL (OWNER)/R. CARL & CAROLYN G. FALLER (APPLICANTS) – FALLER PROPERTY

Mr. Chuck Floyd reviewed the application.

ZONING ORDINANCE TEXT AMENDMENT – A Zoning Ordinance Text Amendment to Articles 3, 5 and 15 to modify the approval requirements, standards and definitions for travel trailer parks to permit the use in the Rural Agriculture (RA) Zoning District.

Mr. Chuck Floyd reviewed the proposed amendment.

BOARD OF ZONING APPEALS AGENDA

Planning Commissioners discussed the agenda.

TRANSPORTATION COMMITTEE AGENDA

Planning Commissioners discussed the agenda.

APPROVAL OF MINUTES – DECEMBER 4, 2013; JANUARY 14, 2014 (SITE VISITS); JANUARY 14, 2014 (WORK SESSION), JANUARY 21, 2014 (SITE VISIT) AND JANUARY 30, 2014

Planning Commissioners discussed the minutes.

PLANNING COMMISSIONERS' TIME

Planning Commissioners discussed a list of projects for the upcoming year.

2014 PLANNING COMMISSION OPERATIONAL PROTOCOLS

Planning Commissioners discussed pre-application meetings, ongoing list of cases, and site visits.

REZONING – REZN12-CR-001 – WARRENTON MANAGEMENT ASSOCIATES, INC. & THE DREW CORPORATION (OWNERS)/WALTER A. HITCHCOCK, JR. (APPLICANT) – MILLFIELD PHASES IV, V, & VI

Ms. Holly Meade provided an update on the application.

COMPREHENSIVE PLAN AMENDMENT/REZONING – CPAM12-CR-003 & REZN13-CR-001 – JUNIPER TREE PROPERTIES, LC/OAK TREE PROPERTIES, LLC (OWNERS/APPLICANTS) – OPAL GATEWAY

Mr. Adam Shellenberger provided a summary of the project's approval.

The meeting was adjourned at 5:00 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 27, 2014, beginning at 6:30 p.m. in the Warren Green Meeting Room, 10 Hotel Street, Warrenton, Virginia. Members present were Mr. Bob Lee, Chairperson; Ms. Adrienne Garreau, Vice-Chairperson; Mr. Ken Alm, Secretary; Mr. John Meadows and Mr. Dell Ennis. Also present were Ms. Mary Catherine Sheridan, Ms. Kimberley Fogle, Ms. Holly Meade, Mr. Chuck Floyd, Ms. Wendy Wheatcraft, Mr. Don Del Rosso, Mr. David Ek and Ms. Erin Kozanecki.

1. **APPROVAL OF MINUTES** – December 4, 2013; January 14, 2014; January 21, 2014; and January 30, 2014

On motion made by Mr. Meadows and seconded by Mr. Ennis, it was moved to approve the December 4, 2013; January 14, 2014; January 21, 2014; and January 30, 2014 minutes.

The motion carried unanimously.

2. **PRELIMINARY PLAT – PPLT14-LE-004 – R. CARL FALLER, TRUSTEE, ET AL (OWNER)/R. CARL & CAROLYN G. FALLER (APPLICANTS) – FALLER PROPERTY**
– An application to subdivide approximately 30.1501 acres into three (3) lots. The property is located on the south side of Oak Shade Road, Lee District. (PIN 6889-55-4111-000) (Chuck Floyd, Staff)

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

On motion made by Mr. Meadows and seconded by Mr. Ennis, it was moved to postpone action on this item for up to sixty days.

The motion carried unanimously.

3. **BOARD OF ZONING APPEALS AGENDA**

No comment.

4. **TRANSPORTATION COMMITTEE AGENDA**

Ms. Adrienne Garreau noted that the Transportation Committee is considering six (6) potential unpaved roads to be included in the Secondary Six-Year Plan and will notify residents for feedback.

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

1. **ANNOUNCEMENTS**

None.

2. **CITIZENS' TIME**

No one spoke.

3. **CAPITAL IMPROVEMENTS PROGRAM (CIP)** – Fiscal Years (FY) 2015-2020: 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 six-year period, \$116.4 million is proposed. \$20.0 million would be allocated for school division projects, \$6.5 million for utility projects, \$21.8 million for the public safety and fire and rescue projects, \$19.07 million for environmental services projects, \$6.0 million for the development of joint-use facilities by the general government, school division, and other organizations, and \$15.95 million for library facilities, \$26.1 million for parks and recreational projects, and \$1 million for County/School office space solutions. (Kimberley Fogle, Staff)

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

Mr. Lee opened the public hearing.

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

Ms. 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 information was given to the Commission in order to make an educated recommendation and shared her hopes that in the future more information will be provided.

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

The motion carried unanimously.

4. **ZONING ORDINANCE TEXT AMENDMENT** – A Zoning Ordinance Text Amendment to Articles 3, 5 and 15 to modify the approval requirements, standards and definitions for travel trailer parks to permit the use in the Rural Agriculture (RA) Zoning District. (Chuck Floyd, Staff)

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

Mr. Lee opened the public hearing.

Mr. Joe Wiltse, Scott District, spoke in favor of this amendment and would welcome a recreational vehicle park at Opal Gateway. Mr. Wiltse stated he supports the ordinance permitting mobile cottages, which would benefit families with a child receiving treatment at the medical facility.

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

On motion made by Ms. Garreau and seconded by Mr. Meadows, it was moved to postpone action on this item for thirty days, with the public hearing left open.

The motion carried unanimously.

5. **ZONING ORDINANCE TEXT AMENDMENT** – A Zoning Ordinance Text Amendment to Sections 4-405 and 13-501 regarding agricultural floodplain crossings approved by the John Marshall Soil and Water Conservation District (JMSWCD) Board and the requirement for a zoning permit. (Chuck Floyd, Staff)

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

Mr. Lee opened the public hearing.

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

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

The motion carried unanimously.

6. **SPECIAL EXCEPTION AMENDMENT – SEAM14-CR-005 – FAUQUIER COUNTY BOARD OF SUPERVISORS (OWNER)/PAUL S. MCCULLA, COUNTY ADMINISTRATOR (APPLICANT) – CORRAL FARM RECYCLING & LANDFILL IMPROVEMENTS** – An application to amend a previously approved Category 11 Special Exception to expand the existing landfill waste disposal area and capacity; and redesign and relocate landfill infrastructure, including roads, leachate ponds, berms, groundwater monitoring wells, and stormwater and operational facilities. The properties are located at 8499 Bingham Road and 8790 Green Road, Cedar Run District. (PIN 6982-79-9565-000, 6983-81-0145-000, and 6982-97-6871-000). (David Ek, Staff)

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

Mr. Lee opened the public hearing.

Mr. Mike Dorsey, Department of Environmental Services, answered questions from the commissioners regarding the proposed three hundred foot (300') buffer.

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

Mr. Alm stated that a 300' buffer would protect the adjoining parcels from visual and environmental impacts. However, Mr. Alm indicated he feels the commissioners should not determine the size of the buffer; environmental and soils scientists should determine the buffer at the time of site plan review.

Ms. Garreau agreed with Mr. Alm's comments and noted there is an old cemetery located within the buffer area. Ms. Garreau encouraged the Board of Supervisors to make a decision based on scientists' input.

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

**CORRAL FARM RECYCLING AND LANDFILL IMPROVEMENTS
SEAM14-CR-005**

1. The Special Exception shall be granted only for the purposes and uses indicated in the application materials and shall be in general conformance with the Special Exception Plat prepared by Draper Aden Associates dated November 15, 2013, last revised November 19, 2013, in addition to Drawings 1 through 9 except as modified by these conditions. Flexibility shall be permitted for locations of items as deemed necessary for the continued operation of the landfill, provided the intent of the conditions contained herein are satisfied.
2. The land application of leachate shall be prohibited and is not authorized with this Special Exception approval. Should the land application of leachate be desired, an amendment to this Special Exception shall be required.
3. This Special Exception supersedes the previously approved Special Exception (SPEX12-CR-006).
4. A 200-foot setback shall be required along the northern property line abutting the Lord Fairfax Community College. This setback shall include a combination of vegetative screening and berms that screen the landfill uses from the College and its parking lots. Stockpiles are not considered to be berms and shall not be permitted in this setback.

5. A 50-foot non-disturbed buffer shall be established and maintained where the use adjoins RA zoned property except where a larger setback or buffer is required. If any property line is adjusted in the future, this buffer shall be relocated to the new boundary line.
6. No leachate pond or pump station shall be located within 100 feet of any private property line.
7. New cells shall be screened from adjacent properties.
8. Access to the properties shall not be permitted from Green Road (Route 674).
9. An electronic copy of all water quality monitoring data and reports, corrective actions imposed upon the landfill, General Protective Standard exceedances, the placement of new monitoring wells or the abandonment of existing ones, and regulatory actions related to environmental issues shall be provided to the Department of Community Development.
10. The amount and extent of additional wells, if any, will be determined at the Site Plan stage after an assessment performed by an appropriate licensed and qualified groundwater consultant. This assessment will evaluate potential vertical as well as horizontal movement within the aquifer. Additional monitoring wells shall be established. The amount and extent of additional wells will be determined at the Site Plan stage. It shall include at least one down gradient well monitoring lower portions of the aquifer than the surficial portion typically monitored.
11. The operator shall add additional privately owned wells or surface ponds into the groundwater monitoring network, if all of the following conditions apply:
 - The landowner specifically requests it in writing;
 - The landowner or their representative is present at all times in which the monitoring crew is present on the property;
 - The well or surface pond was in existence at the date of the Special Exception Amendment approval; and
 - The well or pond is located either within one half mile west, one mile southwest, one mile south, one mile southeast, or one half mile east of any buried waste within the landfill.
- 12.11. A 300-hundred-foot non-disturbed buffer shall be established along the western boundary lines of parcel 6982-79-9565-000 that abuts the privately owned property: the privately-owned parcel (PIN 6982-69-7505-000).
- 13.12. All existing E & S measures constructed prior to 2012 shall be inspected for maintenance purposes. A detailed inspection report shall be provided to the Department of Community Development and the VESCP Administrator for their review. Maintenance of the existing facility shall be determined by Fauquier County. If

maintenance is required, the Landfill operator shall perform the maintenance within timeframes specified by the County.

~~14.13.~~ The barrels and risers of all AH sediment basins shall be constructed of concrete, not of galvanized metal, if the option allows.

~~15.14~~ The Site Plan shall delineate Landfill Limits on the west and southwest of Landfill Permit 149 to the outer parcel boundary.

~~16.15.~~ A 150-foot buffer shall be established around the existing cemetery. If the applicant chooses to disinter the burials to another suitable location, not located within the Landfill, the 150-foot buffer shall not be required.

~~17.16.~~ Should the cemetery remain, an ingress/egress easement shall be established and recorded prior to the release of the Site Plan.

~~18.17.~~ A complete Phase I archeological study shall be conducted and results provided to the Department of Community Development prior to approval of the Site Plan.

~~19.18.~~ BMPs shall be maintained in the swales of streams which lead to Turkey Run and Mill Run (Licking Run).

~~20.19.~~ A 100-foot non-disturbed buffer from the centerline of Mill Run (Licking Run) along the western property line shall be maintained.

~~21.20.~~ Leachate ponds, sediment basins and stormwater ponds shall remain outside of any buffer ~~or setback~~ as established by the Zoning Ordinance and these conditions.

~~22.21.~~ Facilities that cause long-term ground or vegetation disturbance (i.e., roads, soil storage, and sediment retention basins) shall be appropriate for setbacks, but they shall not be located in buffers. Monitoring wells shall be permitted in ~~botheither~~ buffers ~~andor~~ setbacks.

~~23.22.~~ Once the County's Erosion and Sediment (E&S) Program Administrator determines that the site conditions are in compliance with the approved E&S plan, and adequately stabilized in accordance set forth in the County Code and/or Design Standards Manual (DSM), the landfill operator or designee shall continue to inspect all Erosion and Sediment (E&S) Control measures on a quarterly basis. E&S inspection reports shall be provided to the E&S Program Administrator quarterly documenting these inspections.

~~24.23.~~ All E&S inspections shall be performed by a certified E&S Inspector or Responsible Land Disturber. All E&S inspection reports shall be certified by a Professional Engineer (P.E.) or certified program personnel. The inspection reports shall be done in accordance with the process and procedures set forth in the County Code and/or Design Standards Manual (DSM), on an approved form as determined by the E&S Program Administrator.

At a minimum the inspection reports shall document the effectiveness and condition of all E&S measures noting any required maintenance.

~~25.24.~~ The maintenance of E&S control measures shall be performed within a specific timeframe to be determined by the E&S Program Administrator. The E&S reports shall include photo documentation of all maintenance actions, and any additional implementation of new E&S controls as deemed necessary shall be certified by a P.E. that it was performed correctly as set forth in the Virginia E&S Sediment Control Handbook. The inspections frequencies may be altered as needed as determined by the E&S Program Administrator.

~~26.25.~~ A 500-foot setback from the groundwater supply well shall be maintained.

The motion carried unanimously.

7. **SPECIAL EXCEPTION – SPEX14-MA-013 – JOHN C. WRIGHT & KATHERINE S. WRIGHT (OWNERS)/JOHN C. WRIGHT (APPLICANT) – WRIGHT POND** – An application for a Category 23 Special Exception to allow a private use pond in the floodplain. The property is located at 9327 Lee Highway, Marshall District. (PIN 6953-66-4097-000) (David Ek, Staff)

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

Mr. Lee opened the public hearing.

Mrs. Anneliese Heisrath, Marshall District, stated that she lives adjacent to the pond on the eastern side. Ms. Heisrath explained that the pond has caused the creek running through her property to flood and portions of her trees are under water.

Mr. Robert Litzinger, Marshall District, explained that his property is downstream from the pond and he has mixed emotions about it. Mr. Litzinger said the pond is peaceful but during high fill events water backs up on his property.

Mr. Lee clarified that the proposed engineered plan will correct the issues and the pond will be in compliance with the ordinance.

Mr. John Wright, owner, thanked the commissioners for their thoughtful consideration and agreed to adhere to the conditions.

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

Mr. Alm stated that he has a problem with allowing ponds in the wetlands which are essential filters for our planet and indicated that he had discussed with staff what the impacts would be if the pond was brought back to its original size.

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

**WRIGHT POND
SPEX14-MA-013**

1. The Special Exception shall be granted only for the purposes and uses indicated in the application materials and shall be in general conformance with the Special Exception Plat prepared by Charles P. Johnson & Associates, Inc. dated November 21, 2013, and updated by the Special Exception Plat cross sections and Erosion and Sediment Control Plan.
2. An approved Erosion and Sediment Control Plan and a Land Disturbance Permit shall be required prior to the start of any pond alteration.
3. No buoyant, flammable or explosive material shall be stored in the floodplain. Any other material stored in the floodplain shall be firmly anchored.
4. All revisions to the pond shall be completed prior to November 1, 2014.

The motion carried 4-1, as follows:

AYES: Mr. Ennis, Mr. Lee, Ms. Garreau and Mr. Meadows

NAYS: Mr. Alm

ABSTENTION: None

ABSENT: None

8. **TELECOMMUNICATION SPECIAL EXCEPTION – TWSE14-MA-001 – PHILLIP SWING THOMAS TRUST, PHILLIP SWING THOMAS, TRUSTEE (OWNER)/VERIZON WIRELESS (APPLICANT) – VERIZON WIRELESS – PARIS/THOMAS PROPERTY** – An application for a Category 20 Special Exception to construct an 80’ concealment pine tree telecommunications facility with associated equipment. The property is located off John S. Mosby Highway, Paris, Marshall District. (PIN 6034-99-3619-000 and 6035-90-5473-000 (Wendy Wheatcraft, Staff)

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

Mr. Lee opened the public hearing.

Ms. Barb Pivec, representative of the applicant, explained that Verizon has evaluated the need for service in this area, met with the Mosby Heritage Area Association (MHAA), along with reaching out to over forty members of the community. Ms. Pivec stated the State Historic Preservation Office (SHPO) finding was that the tower has no adverse effect. She noted that the eighty (80) foot tower will not require lighting and they have chosen the largest pine foliage.

Warren Stein, Esq., attorney representing adjacent property owner Robert Beckner, stated there is still concern for possible lighting on the tower and Verizon will have to follow the regulations of the FAA. Mr. Stein asked the Planning Commission to wait until the FAA makes a determination of the lighting or add a condition prohibiting the use of any lighting.

Mr. John Miller, Marshall District, spoke in support of the proposed tower and having improved cell phone reception for added safety.

Ms. Carole Miller, Marshall District, commented that even the Mt. Carmel monopine tower with camouflage shows the artificial limbs in the sunlight. Ms. Miller stated that it is dangerous to violate the 5,000 foot setback from the state park.

Mr. Frank Stearns, applicant, stated that Verizon is fine with the proposed conditions and have received a determination from the FAA that the tower will not require lighting. Mr. Stearns noted that he has letters of support from Paris residents and said that this tower will help the tourist industry.

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

Mr. Lee noted that the technical justification for the tower is there and stated that he would like to remove from condition #3, “unless required by the Federal Communication Commission (FCC), the Federal Aviation Administration (FAA), State or Federal Authorities, or the County”, but is not sure if the County can enforce this condition. Mr. Lee indicated he prefers collocation, but styling this tower with the Adirondack design is most desirable.

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

**PARIS/THOMAS PROPERTY
TWSE14-MA-001**

1. This Special Exception is granted only for the purpose(s), structure(s) and/or uses indicated on the Special Exception Plat “Verizon Wireless Paris Thomas Property” dated December 5, 2011, and received in the Planning Office on November 8, 2013, as approved with this application and as modified by the associated Conditions below.

2. The applicant shall conform to all Federal Communication Commission (FCC) regulations and obtain all necessary FCC and Federal Aviation Administration (FAA) approvals.
3. Signals, lights or illumination shall not be permitted on any portion of the facility, ~~unless required by the Federal Communications Commission (FCC), the Federal Aviation Administration (FAA), State or Federal authorities, or the County.~~
4. No commercial advertising or signs shall be allowed on the tower or at the tower compound.
5. ~~The Adirondack (“Custom APA”) tree pole tower design shall be used with the “8-AB” needle design.~~ The applicant shall modify the design to include additional artificial foliage “branches” below the height of the antennas to make the tower appear more like an actual evergreen tree.
6. To adequately screen the tower compound, the Site Plan shall include the landscaping shown on Sheet L-1 of the Special Exception plat, as well as two additional holly trees, installed on the south and east sides of the tower compound. The shrub plantings shall be staggered.
7. The applicant shall paint the concrete block equipment shelter tan or gray.
8. The chain link fencing shall be an inconspicuous color that matches the landscape.
9. Removal of the facility is subject to the terms identified in the Zoning Ordinance. The site shall be restored as closely as possible to its original condition.
10. Before proceeding to the zoning/building permit phase, Site Plan review and approval shall be required.
11. Ingress/egress to the telecommunications facility shall be designed, constructed, and recorded to avoid any existing stone walls. If avoidance is not possible and historic wall(s) are to be impacted, the wall(s) shall be documented with an architectural survey completed by a qualified architectural historian and recorded with a DHR survey number. A survey report shall be produced and delivered to the Fauquier County Preservation Planner before construction on the access road begins. The applicant shall record the access easement prior to release of the Site Plan.
12. ~~Any future collocations to the tower shall not diminish the concealed character of the tree pole tower. All future antenna arrays collocated on the tower shall be screened with artificial foliage.~~
13. All other applicable Zoning Ordinance requirements shall be met.

Mr. Meadows stated that they cannot preclude the FAA or FCC from requiring lighting and suggested a condition that states it cannot be built if lighting is required.

Mr. Ennis reinforced that the Adirondack style is fine and that this area needs reception for improved safety. Mr. Ennis commended the applicant for a wonderful job.

Ms. Garreau stated that she would like to give this another month in order to receive more feedback from the Mosby Heritage Area Association and she does not support the motion.

The motion carried 4-1, as follows:

AYES: Mr. Ennis, Mr. Lee, Mr. Alm and Mr. Meadows

NAYS: Ms. Garreau

ABSTENTION: None

ABSENT: None

9. **COMPREHENSIVE PLAN AMENDMENT – CPAM14-XX-001** – A Comprehensive Plan Amendment to Chapter 3 – Population Analyses & Projections (Chris Pettit, Staff)

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

Mr. Lee opened the public hearing.

In that there were no speakers, Mr. Lee adjourned the public hearing.

On motion made by Ms. Garreau and seconded by Mr. Meadows, it was moved to postpone action on this item, with the public hearing left open.

The motion carried unanimously.

10. **COMPREHENSIVE PLAN AMENDMENT – CPAM14-XX-003** – A Comprehensive Plan Amendment to Chapter 10 – Transportation, The Fauquier County Connections Plan, sections related to the Opal Service District. (Don Del Rosso, Staff)

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

Mr. Lee opened the public hearing.

In that there were no speakers, Mr. Lee adjourned the public hearing.

After discussion, on motion made by Mr. Ennis and seconded by Ms. Garreau, it was moved to postpone action on this item with the public hearing left open, until the Board of Supervisors takes action on the Opal Service District Comprehensive Plan Amendment.

The motion carried unanimously.

In that there was no further business, the meeting was adjourned at 8:28 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