

**MINUTES OF
FAUQUIER COUNTY PLANNING COMMISSION
August 28, 2014**

**Work Session
9:30 a.m.
Warren Green Building, Second Floor Conference Room
10 Hotel Street, Warrenton, Virginia**

The Fauquier County Planning Commission held a Work Session on Thursday, August 28, 2014, beginning at 9:30 a.m., in the Warren Green Building, Second Floor Conference Room, 10 Hotel Street, Warrenton, Virginia. Members present were Mr. Bob Lee, Chairperson; Mr. Ken Alm, Secretary; Mr. John Meadows and Mr. Dell Ennis. Also present from County Staff were Supervisor Peter Schwartz, Supervisor Lee Sherbeyn, Mr. Paul McCulla, Mr. Kevin Burke, Ms. Mary Catherine Sheridan, Ms. Kimberley Fogle, Mr. Miles Friedman, Ms. Holly Meade, Ms. Kimberley Johnson, Mr. Chuck Floyd, Mr. Andrew Hopewell, Mr. Adam Shellenberger, Mr. Don Del Rosso, Mr. David Ek, Ms. Wendy Wheatcraft, Ms. Marie Scheetz and Ms. Heather Jenkins. Member absent was Ms. Adrienne Garreau, Vice-Chairperson.

COMMUNITY DEVELOPMENT AUTHORITIES

Ms. Meade introduced Andrew Painter, Walsh, Colucci, Lubeley & Walsh, P.C. and Christopher Sheehan, Stifel, Nicolaus & Company, Inc. who led the discussion.

COMPREHENSIVE PLAN – CHAPTER 2 UPDATE

Ms. Wendy Wheatcraft and Mr. David Ek reviewed the proposed amendment.

ROUTE 29 CORRIDOR OVERLAY

Ms. Kimberley Fogle provided an update and overview of the Route 29 corridor.

The Planning Commission adjourned for lunch.

INTRODUCTION TO MORRISVILLE RETAIL REZONING

Mr. Don Del Rosso introduced the application.

VINT HILL PRESENTATION

The Vint Hill development team introduced Vint Hill's new website and let the Commission know they are seeking input.

REZONING/SPECIAL EXCEPTION – REZN-14-001182 & SPEX-14-001186 – MICHAEL GEORGIA (OWNER/APPLICANT) – REMINGTON AUTO PARTS, INC.

Ms. Holly Meade reviewed the application.

SPECIAL EXCEPTIONS/WAIVERS – SPEX-14-001333 – HOWARD LESLIE KELLY (OWNER/APPLICANT) – THE MEADOWS AT KELLY FARM

Mr. Don Del Rosso reviewed the application.

SPECIAL EXCEPTION AMENDMENT – SPEX-14-001386 – FAUQUIER COUNTY BOARD OF SUPERVISORS (OWNER)/FAUQUIER COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES (APPLICANT) – CORRAL FARM TRANSFER STATION

Mr. David Ek reviewed the application.

PRELIMINARY PLAT – PREP-14-001287, CHARLES A. CARDINE, TRUSTEE OF THE CHARLES A. CARDINE REVOCABLE TRUST (OWNER)/C. PATRICK CARDINE (APPLICANT) – SAINT PATRICK ORTHODOX CHURCH

Ms. Heather Jenkins reviewed the application.

PRELIMINARY PLAT – PPLT14-CR-001, RINGWOOD FARM, LLC (OWNER)/BOHLER ENGINEERING (APPLICANT) – RINGWOOD SUBDIVISION

Mr. Chuck Floyd reviewed the application.

COMPREHENSIVE PLAN AMENDMENT – COMA-14-001425 – A Comprehensive Plan Amendment to remove the “Village” designation on property owned by Frederick J. and Aurora Curran for the purpose of requesting a conservation easement.

Ms. Wendy Wheatcraft reviewed the proposed amendment.

COMPREHENSIVE PLAN AMENDMENT – CPAM13-XX-004 – A Comprehensive Plan Amendment to Chapter 9 Addendum – The Plan for Commercial Wireless Facilities.

Ms. Kimberley Johnson reviewed the proposed amendment.

PLANNING COMMISSIONERS' TIME

Planning Commission members discussed potential site visits for September 3, 2014, and determined none were needed.

APPROVAL OF MINUTES – July 31, 2014 and August 6, 2014

Planning Commissioners discussed the minutes.

The meeting was adjourned at 5:00 p.m.

<p style="text-align: center;"><i>Regular Meeting 6:30 p.m. Warren Green Meeting Room 10 Hotel Street, Warrenton, Virginia</i></p>

The Fauquier County Planning Commission held its regular meeting on Thursday, August 28, 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; Mr. Ken Alm, Secretary; Mr. John Meadows and Mr. Dell Ennis. Also present were Ms. Mary Catherine Sheridan, Ms. Kimberley Fogle, Ms. Holly Meade, Ms. Kimberley Johnson, Mr. Andrew Hopewell, Mr. Don Del Rosso, Mr. David Ek, Ms. Wendy Wheatcraft and Ms. Heather Jenkins. Member absent was Ms. Adrienne Garreau, Vice-Chairperson.

1. APPROVAL OF MINUTES – July 31, 2014 and August 6, 2014

On motion made by Mr. Ken Alm and seconded by Mr. John Meadows, it was moved to approve the July 31, 2014 and August 6, 2014 minutes.

The motion carried 4-0 with Commissioner Garreau absent.

2. **PRELIMINARY PLAT – PREP-14-001287 – CHARLES A. CARDINE, TRUSTEE OF THE CHARLES A. CARDINE REVOCABLE TRUST (OWNER)/C. PATRICK CARDINE (APPLICANT) – SAINT PATRICK ORTHODOX CHURCH** – An application to subdivide approximately 65.4102 acres into two (2) lots. The property is located at 6588 Balls Mill Road, Cedar Run District. (PIN 6980-76-1190-000) (Heather Jenkins, Staff)

On motion made by Mr. Ken Alm and seconded by Mr. Dell Ennis, it was moved to approve this item, subject to the following conditions:

**SAINT PATRICK ORTHODOX CHURCH
PREP-14-001287**

1. The Final Plat shall be in conformance with the Saint Patrick Orthodox Church Preliminary Plat/Final Construction Plan entitled “Preliminary Plat/Final Construction Plan on the Property of Saint Patrick Orthodox Church” dated January 12, 2014, revised on May 18, 2014, and further revised on July 6, 2014, and signed and sealed by John P. Foster L.S. on July 6, 2014.
2. All Conditions of Approval as detailed on Minor Site Plan Approval SPMN11-CR-014, Special Permit Approval SPPT13-CR-008, and Site Plan Amendment Approval SPAM13-CR-004 shall be satisfied.
3. The well location on Parcel A shall be approved by the Health Department prior to approval of the Final Plat.

The motion carried 4-0 with Commissioner Garreau absent.

3. **PRELIMINARY PLAT – PPLT14-CR-001, RINGWOOD FARM, LLC (OWNER)/BOHLER ENGINEERING (APPLICANT) – RINGWOOD SUBDIVISION** – An application to subdivide approximately 74.847 acres into forty-five (45) lots. The property is located on the east side of Rogues Road (Route 602) and the north side of Ringwood Road (Route 669), Cedar Run District. (PIN 7914-48-1668-000, 7914-48-0205-000, and 7914-48-5907-000) (Chuck Floyd, Staff)

On motion made by Mr. Dell Ennis and seconded by Mr. John Meadows, it was moved to postpone this item for thirty (30) days.

The motion carried 4-0 with Commissioner Garreau absent.

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

1. **CITIZENS' TIME**

No one spoke.

2. **ANNOUNCEMENTS**

None.

3. **SPECIAL EXCEPTIONS/WAIVERS – SPEX-14-001333 – HOWARD LESLIE KELLY (OWNER/APPLICANT) – THE MEADOWS AT KELLY FARM** – An application for a Category 23 Special Exception to allow a floodplain crossing for a private residential street serving more than three (3) lots; a Category 26 Special Exception to allow a reduction in the non-common open space requirement; a Category 29 Special Exception to waive the public street requirement; and a waiver of the street length limitation. The properties are located on Old Auburn Road and Kelly Meadows Lane, Cedar Run District. (PIN 7903-27-2535-000 and 7903-36-8686-000) (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. Bob Lee opened the public hearing.

Ms. Deborah Harrell, Cedar Run District, spoke in opposition and voiced her concerns regarding the floodplain and the flooding of her property.

Ms. Dixie Sheetz, Cedar Run District, voiced her concerns about the impacts of water run-off and cut-through traffic on Old Auburn Road (Route 670), which is frequently used by cyclists.

Mr. John Schied, Cedar Run District, expressed his concerns for preserving water resources, the amount of traffic, and cyclists using the area. Mr. Schied stated that his farm is part of the County's annual farm tour and that he wants to maintain the rural beauty of the area by keeping Special Exceptions in the Service Districts.

Mr. Ronnie Sheetz, Cedar Run District, spoke against this request and noted he recently had to drill a 720 foot well due to area water issues. Mr. Sheetz indicated he would like the property to remain as farmland and limit new home construction.

Mr. Roger Gray, Cedar Run District, stated that he has lived on his property for 61 years and shared his memories of Mr. Howard Kelly, Sr. trying to plant crops near the wetlands. Mr. Gray remarked that the stream, Jumping Branch, has flooded 100 feet wide in the past and that the land is not suitable for houses.

Mr. David Shaffer, Cedar Run District, agreed with others that traffic is an issue along Old Auburn Road (Route 670). Mr. Shaffer explained that he witnessed the growth of Fairfax and Loudoun Counties and warned that development impacts water run-off and wells run dry.

Mr. Daniel Helmes, Cedar Run District, stated that he leased property from Mr. Kelly for cattle and confirmed that the land is extremely wet. Mr. Helmes said it is clear that the Special Exceptions and Waiver being requested will allow higher density development and he prefers it remain as farmland.

Mr. Howard Leslie Kelly, applicant, stated that he was unaware of his neighbors' concerns and clarified that he has only made improvements to the existing road and crossing within the floodplain to County specifications. He explained that he is not requesting Special Exceptions to gain more lots than what the Zoning Ordinance allows and will only create a few lots of the eight he is entitled to.

Mr. Jim Carson, the applicant's representative, indicated that they have received the revised conditions and understand them.

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

After discussion, on motion made by Mr. Dell Ennis and seconded by Mr. John Meadows, it was moved to forward to the Board of Supervisors a recommendation of approval of Special Exceptions for only the floodplain crossing and a waiver of the public street, as well as a waiver of the street length limitation for the proposed Lot 3A and Residue 3, subject to the revised conditions of development, and a recommendation of denial of the Special Exception for the reduction in open space.

**THE MEADOWS AT KELLY FARM
SPEX-14-001333**

1. ~~These~~ The floodplain crossing and the waiver of the public street Special Exceptions and the street length limitation waiver are granted only for the purpose(s), structure(s) and/or uses indicated, for proposed Lot 3 and 3A and shall be in general conformance with the Special Exception Plat prepared by Carson /Ashley, dated June 23, 2014, last revised August 7, 2014, and approved with the application, except as modified by these development conditions.
2. The Category 23 Special Exception allows the floodplain crossing on Kelly Meadows Lane to access a fourth lot identified as Lot 3A, as shown on the Special Exception Plat. (Sheet 4 of 4)
3. Prior to approval of the Preliminary Plat/Final Construction Plan for Lot 3A and Residue 3 Revised, the applicant shall install stone of five (5) to seven (7) inches in diameter at a depth of 7.5 to 10.5 inches to stabilize the banks on the downstream side of the existing floodplain crossing.

- ~~4. The proposed open space parcel, Residue 2, as shown on the Special Exception Plat (Sheet 3 of 4), shall be deed restricted from further subdivision. The deed restriction shall be noted on the Preliminary Plat/Final Construction Plan and the required non-common open space easement shall be recorded.~~
5. Lot 3A and Residue 3 Revised, as identified in the Special Exception Plat (Sheet 4 of 4), shall be deed restricted from further subdivision. The deed restriction shall be noted on the Preliminary Plat/Final Construction Plan and recorded with the deed of subdivision.
- ~~6. The applicant shall record the Boundary Line Adjustment as shown on the Special Exception Plat, with the deed of non-common open space prior to any subdivision on Lot 2 or 3.~~
7. The Meadows at Kelly Farm Deed of Easement and Declaration of Road Maintenance Covenants shall be amended to include ~~Lot 2A, Residue 2~~, Lot 3A and Residue 3 Revised, as shown on the Special Exception Plat (Sheets 3 and 4 of 4). The Covenants shall also be amended to require the maintenance of the Kelly Meadows Lane sign and the proposed stop sign at the intersection of Kelly Meadows Lane and Old Auburn Road (Rt. 670). The amended Covenants shall be recorded prior to the release of the plat.
8. The applicant shall install a stop sign on-site at the intersection of Kelly Meadows Lane and Old Auburn Road (Rt. 670) prior to the issuance of the Certificate of Occupancy for Lot 2A, Residue 2, Lot 3A or Residue 3 Revised.
9. The applicant shall vacate the existing cul-de-sac on Kelly Meadows Lane to allow the lengthening of the private road in order to serve Residue 3 Revised as shown on the Special Exception Plat (Sheet 4 of 4).
10. A two (2) foot wide shoulder shall be included on each side of Kelly Meadows Lane prior to the issuance of the Certificate of Occupancy for Lot 2A, Lot 3A or Residue 3 Revised. The shoulders shall be designed according to the Virginia Statewide Fire Prevention Code.
11. The applicant shall install two (2) turnaround areas on Kelly Meadows Lane to accommodate fire apparatus prior to the issuance of the Certificate of Occupancy for Lot 3A, Residue 2, or Residue 3 Revised. A turnaround area shall be installed at the end of Kelly Meadows Lane. The location of a second turnaround area shall be determined during Final Construction Plan review. The turnaround areas shall be designed according to the Virginia Statewide Fire Prevention Code.

The motion carried 4-0 with Commissioner Garreau absent.

4. **SPECIAL EXCEPTION AMENDMENT – SPEX-14-001386 – FAUQUIER COUNTY BOARD OF SUPERVISORS (OWNER)/FAUQUIER COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES (APPLICANT) – CORRAL FARM TRANSFER STATION** – An application to amend conditions of a previously approved Category 11 Special Exception (SEAM14-CR-005) to allow a transfer station. The properties are located at 8499 Bingham Road, Cedar Run District. (PIN 6983-81-0145-000 and 6982-79-9565-000) (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. Bob Lee opened the public hearing.

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

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, subject to the following conditions:

**CORRAL FARM TRANSFER STATION
SPEX-14-001386**

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 June 15, 2014, 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. A 30-foot dense evergreen tree screen shall be required adjacent to the Lord Fairfax College property line (PIN 6983-72-7858-000).
3. The height of the transfer station shall not exceed 35 feet.
4. No additional access points into the landfill site shall be established.
5. 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.
6. This Special Exception supersedes the previously approved Special Exception (SEAM-14-CR-005).
7. 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.

8. 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.
9. No leachate pond or pump station shall be located within 100 feet of any private property line, except for a leachate pond existing at the date of the granting of this Special Exception.
10. New cells shall be screened from adjacent properties.
11. Access to the properties shall not be permitted from Green Road (Route 674).
12. 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.
13. The amount and extent of additional groundwater wells, if any, will be approved by the Virginia Department of Environmental Quality after an assessment and recommendation performed by an appropriate licensed and qualified groundwater consultant. This assessment will evaluate potential vertical as well as horizontal movement within the aquifer. A copy of the location and type of wells will be provided to the Department of Community Development after approval by the Department of Environmental Quality.
14. A 300-foot buffer shall be established along the western boundary lines of parcel 6982-79-9565-000 that abuts the privately-owned parcel (PIN 6982-69-7505-000). Stormwater management ponds shall be permitted within this 300-foot buffer.
15. The barrels and risers of all sediment basins shall be constructed of concrete, not of galvanized metal, if the option allows.
16. The Site Plan shall delineate Landfill Limits on the west and southwest of Landfill Permit 149 to the outer parcel boundary.
17. 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.
18. Should the cemetery remain, an ingress/egress easement shall be established and recorded prior to the release of the Site Plan.

19. A complete Phase I archeological study shall be conducted and results provided to the Department of Community Development at the time of the submission of the Part A permit application to the Virginia Department of Environmental Quality.
20. BMPs shall be designed and maintained for the entire facility.
21. With the exception of a vehicular stream crossing to build and maintain berms and screening on the other side, a 100-foot buffer from the centerline of Mill Run (Licking Run) along the western property line shall be maintained.
22. Leachate ponds, sediment basins and stormwater ponds shall remain outside of any buffer as established by the Zoning Ordinance and these conditions, unless otherwise authorized within these conditions.
23. 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 and paved or unpaved recreational multi-modal trails shall be permitted in both buffers and setbacks. The maximum width of any recreational multi-modal trails shall be ten feet.
24. 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.
25. 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.
26. 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. or certified program personnel 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.
27. As shown on the existing Special Exception plat, a 500-foot setback from the groundwater supply well to the landfill disposal area shall be maintained.

The motion carried 4-0 with Commissioner Garreau absent.

5. **REZONING/SPECIAL EXCEPTION – REZN-14-001182 & SPEX-14-001186 – MICHAEL GEORGIA (OWNER/APPLICANT) – REMINGTON AUTO PARTS, INC. –**

An application to rezone approximately 16.6271 acres from Residential (R-1 and R-2) to Industrial General (I-2); and a Category 17 Special Exception to permit heavy industrial uses in order to allow the continued operation of a salvage and recycling operation. The property is located at 12232 Strodes Mill Road, Lee District. (PIN 6887-66-5103-000) (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. Bob Lee opened the public hearing.

Mr. Mike Georgia, applicant, explained that his business handles the environmentally safe disposal of vehicles at the end of their use and other metal recycling, including household items. Mr. Georgia stated that approval of this Special Exception affects his business, his employees and the community, and he thanked the Commission for their consideration.

Ms. Amy Pritchard, representative, noted that they have been working to remedy violations on the property and thanked staff for their assistance through the process.

Ms. Maria Rodriguez, Lee District, spoke in support of Remington Auto Parts and stated that this business embraces the future vision of going green by recycling and reusing. Ms. Rodriguez shared her own experiences as a child visiting the junk yard and highlighted that it provides families the opportunity to learn mechanics and make memories. She further stated that we need to support Mr. Georgia because he has worked very hard his whole life and he is a local owner, not a big box store.

Mr. Maxwell Bowen, Lee District, spoke in favor of this request and stated that Mr. Georgia is a good neighbor.

Mr. John Andrews, Lee District, stated that he remembers going to the junk yard in the 1960's with his father and Mr. Georgia has transformed it into something worthy and continually makes improvements. Mr. Andrews stated that this business is a vital part of the community and requested a recommendation of approval.

Ms. Jordan Koepke, Cedar Run, shared that her daughters are always wanting to do environmental things like recycling a bike at Remington Auto Parts, which they view as a very environmentally friendly business.

Mr. Frank Quiles, Lee District, explained that he is an employee of Mike Georgia's and has been in the recycling business for about 15 years. Mr. Quiles stated that Mr. Georgia puts in

great effort to ensure the recycling is done properly and takes great care to maintain the grounds and protect the environment.

Mr. Tae Y Kwon, Scott District, spoke highly of Mike Georgia who, without knowing him prior, helped financially to transport his daughter when she passed away recently. Mr. Kwon said that Mr. Georgia has a warm heart and can help society through his business.

Mr. Chris Ferris, Marshall District, stated that he is an employee at Remington Auto Parts and that they keep material out of the landfill and vehicles out of people's yards. Mr. Ferris indicated that they help people that don't have a lot of money obtain parts and moving this forward with a recommendation of approval will help everyone.

In that there were no further speakers, Mr. Bob Lee 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.

**REMINGTON AUTO PARTS
REZN-14-001182 & SPEX-14-001186**

1. The Special Exception is granted in accord with the application submission materials for the purposes(s), structure(s), and/or uses indicated on the Rezoning/Special Exception Plat prepared by Carson-Ashley titled "Remington Auto Parts, Inc." dated April 29, 2014 except as specifically modified by the conditions below or as may be necessary to meet Zoning Ordinance and engineering requirements.
2. The following uses, including by-right and accessory, are the uses authorized for this property: (1) Junkyard, (2) Recycling, (3) Salvage, (4) Retail Sales of automobile parts, (5) Vehicle service, repair and installation shall be limited to customers that purchase parts from the business and shall not be offered to the general public, and (6) Used Automobile Sales not to exceed 5% of vehicles purchased, ~~at auction,~~ calculated on an annual basis.
3. The extent of graveled area on the property shall not exceed the area shown on the Rezoning/Special Exception Plat, except that minor adjustments may be approved to the location of the graveled areas as part of the required site plan approval for this property.
4. Permanent structures shall be limited to the number and size of those shown on the Rezoning/Special Exception Plat, except that (1) minor adjustments to the building size may be made, (2) additional small buildings for storage purposes not to exceed 1,000 square feet in any single building or a total of 10,000 square feet of additional building is also authorized. Buildings may be shifted on-site provided that they comply with all Zoning Ordinance requirements. Site Plan and Building Permit approval shall be required for any building.

5. Prior to approval of the required Site Plan for the use, the applicant shall provide an evaluation (by a person or firm qualified to make such evaluations) that indicates how the mechanized equipment crushing the vehicles can be made to comply with the applicable performance standards in Article 9 of the Zoning Ordinance.
6. All recycling shall be done in a manner where the debris is contained on site within the recycling area.
7. Dismantling and draining of vehicles shall occur indoors or on a concrete or paved area designed so that all fluids are collected. Such fluids shall be properly treated and/or disposed of in full compliance with the law.
8. Hours of operation for the business shall be limited to Monday through Friday from 8:00 a.m. to 5:00 p.m. and Saturdays from 8:00 a.m. to 2:00 p.m.
9. All uses not located within buildings shall be screened from view from public roads and adjoining residentially and rurally zoned properties. Existing landscaping shall be retained and, where necessary to meet the screening requirements of Section 7-604(3) of the Zoning Ordinance, enhanced to provide such screening.
10. Lighting shall be limited during non-business hours to the minimum amount necessary for security purposes. All lighting shall be fully shielded in compliance with the requirements of Article 9 of the Zoning Ordinance. Site Plan approval is required for all lighting.
11. Noise levels shall meet applicable County performance standards and requirements contained in the Zoning Ordinance.
12. The applicant shall obtain and, as necessary, maintain all applicable federal, state and local permits.
13. An amendment to this Special Exception shall be required:
 - a) To add any use, included permitted uses, beyond those set forth in condition 2 above;
 - b) To add permanent buildings beyond those permitted by condition 4 above;
 - c) To subdivide any portion of the property;
 - d) To increase development on the site to a level that generates more than an average of 250 vehicles per day.
14. The middle entrance of the three (3) existing entrances accessing Strodes Mill Road (Route 654) shall be closed.
15. The applicant shall dedicate 25 feet of right-of-way, from the centerline, along Strodes Mill Road (Route 654) prior to release of the Site Plan.
16. The applicant shall connect to public sewer within 12 months of Site Plan approval.

17. The Special Exception shall not expire unless all uses cease on the entire property for a period of two years.

The motion carried 4-0 with Commissioner Garreau absent.

6. **COMPREHENSIVE PLAN AMENDMENT – CPAM-13-XX-004** – A Comprehensive Plan Amendment to Chapter 9 Addendum – The Plan for Commercial Wireless Facilities. (Kimberley Johnson, Staff)

Mr. Bob Lee opened the public hearing.

In that there were no speakers, Mr. Bob Lee 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 4-0 with Commissioner Garreau absent.

7. **COMPREHENSIVE PLAN AMENDMENT – COMA-14-001425** – A Comprehensive Plan Amendment to remove the “Village” designation on property owned by Frederick J. and Aurora Curran for the purpose of putting the land in a conservation easement. The property is located at 6046 Long Branch Lane, Scott District. (PIN 6091-57-6289-000 (Wendy Wheatcraft, Staff)

Mr. Bob Lee opened the public hearing.

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

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 to not change the “Village” designation on the property; placing a conservation easement on the property would be consistent with the language of the Comprehensive Plan.

The motion carried 4-0 with Commissioner Garreau absent.

In that there was no further business, the meeting was adjourned at 7:55 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***