

**MINUTES OF
FAUQUIER COUNTY PLANNING COMMISSION
September 25, 2014**

<p><i>Work Session 1:30 p.m. Warren Green Building, Second Floor Conference Room 10 Hotel Street, Warrenton, Virginia</i></p>

The Fauquier County Planning Commission held a Work Session on Thursday, September 25, 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, Mr. Ross D’Urso, Mr. Ray Pickering, Mr. Gary Schwartz, Ms. Kimberley Johnson, Ms. Holly Meade, Mr. Chuck Floyd, Mr. Andrew Hopewell, Mr. Adam Shellenberger, Mr. Don Del Rosso, Mr. David Ek, Ms. Heather Jenkins and Ms. Wendy Wheatcraft.

CATLETT-CALVERTON SEWER PROJECT

Mr. Gary Schwartz provided an update on the project.

TRANSFER OF DEVELOPMENT RIGHTS (TDR) PROGRAM

Mr. Andrew Hopewell provided a brief overview of TDR programs.

COMPREHENSIVE PLAN – CHAPTER 1, PLANNING HISTORY AND GOALS

Mr. Andrew Hopewell discussed the need for an update to this chapter.

REZONING – REZN-14-001168 – OLD SALEM COMMUNITY DEVELOPMENT, LLC (OWNER/APPLICANT) – CARTER’S CROSSING (FORMERLY CANNON RIDGE)

Mr. Adam Shellenberger reviewed the application.

PRELIMINARY PLAT – PREP-14-000598 – OLD SALEM COMMUNITY DEVELOPMENT, LLC (OWNER/APPLICANT) – BLEVINS SUBDIVISION

Ms. Kimberley Johnson reviewed the application.

SPECIAL EXCEPTION – SPEX-14-001540, R. CARL & CAROLYN G. FALLER (OWNERS/APPLICANTS) – FALLER PROPERTY

Mr. Adam Shellenberger reviewed the application.

SPECIAL EXCEPTION – SPEX-14-001542, GRAY & DEBRA COYNER (OWNERS/APPLICANTS) – COYNER PROPERTY

Mr. Don Del Rosso reviewed the application.

REZONING – REZN-14-001435 – GOLDVEIN VOLUNTEER FIRE DEPARTMENT, INC. (OWNER)/JR LEX, LLC (APPLICANT) – MORRISVILLE RETAIL REZONING

Mr. Don Del Rosso reviewed the application.

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

Mr. Chuck Floyd reviewed the application.

ZONING ORDINANCE TEXT AMENDMENT – TEXT-14-001620 – A Zoning Ordinance Text Amendment to Section 6-105 related to front yard limitations for through-lots.

Ms. Kimberley Johnson reviewed the proposed amendment.

CONSIDERATION OF BYLAWS

Planning Commission members discussed changing the Planning Commission meeting schedule beginning in 2015 to move the meeting to the third Thursday of the month, with a combined November/December meeting.

APPROVAL OF MINUTES – AUGUST 28, 2014

Planning Commission members reviewed the minutes.

PLANNING COMMISSIONERS' TIME

Planning Commission members discussed the site visit schedule for October 1, 2014 and determined no site visits were needed.

The meeting was adjourned at 5:10 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, September 25, 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, Mr. Andrew Hopewell, Mr. Adam Shellenberger, Mr. Don Del Rosso and Ms. Marie Scheetz.

1. **APPROVAL OF MINUTES** – August 28, 2014

On motion made by Mr. Dell Ennis and seconded by Mr. John Meadows, it was moved to approve the August 28, 2014 minutes.

The motion carried as follows:

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

NAYS: None

ABSTENTION: Ms. Adrienne Garreau

ABSENT: None

2. **CONSIDERATION OF BYLAWS**

This item was tabled until the next regularly scheduled meeting.

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)

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. Dell Ennis and seconded by Ms. Adrienne Garreau, it was moved to approve this item, subject to the following conditions:

**RINGWOOD SUBDIVISION
PPLT14-CR-001**

1. The Final Plat(s) shall be in general conformance with the Preliminary Plat titled “Preliminary Plat for Ringwood Farm LLC” dated July 25, 2013, last revised on July 21, 2014, and signed and sealed by Charles E. Yowell, P.E. on July 22, 2014 except as noted in the following conditions:
 - a. The Final Construction Plans shall be approved by the Virginia Department of Transportation (VDOT).
 - b. All drainfields shall be approved by the Fauquier County Health Department prior to Final Construction Plan approval.
 - c. Street dedication shall be required to PIN 7914-59-7136-000 so that an inter-parcel connection can be made in the future.
 - d. A temporary turn-around shall be provided at the terminus of Academic Avenue unless VDOT and the County determine that a permanent cul-de-sac is necessary.
 - e. Street trees shall be provided as required by Article 7 of the Zoning Ordinance.
 - f. The specific active recreation facilities shall be provided on the Final Construction Plans.
 - g. Any permits required by the United States Army Corps of Engineers necessary for the construction of the development shall be obtained and provided to the County prior to Final Construction Plan approval.
 - h. A trail easement meeting County requirements shall be provided for the public trail. The trail shall be labeled as public and dedicated to the County on the Final Construction Plans.
 - i. The application shall dedicate the County trail easement to public use on the corresponding Final Plat(s) where the dedication occurs.

The motion carried unanimously.

4. **PRELIMINARY PLAT – PREP-14-000598 – OLD SALEM COMMUNITY DEVELOPMENT, LLC (OWNER/APPLICANT) – BLEVINS SUBDIVISION** – An application to subdivide approximately 3.3802 acres into twenty-one (21) townhouse lots. The property is located on Frost Street approximately two hundred (200) feet south of Anderson Avenue, Marshall District. (PIN 6969-67-0802-000) (Kimberley Johnson, 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. Bob Lee and seconded by Ms. Adrienne Garreau, it was moved to approve this item, subject to the following conditions:

**BLEVINS SUBDIVISION
PREP-14-000598**

1. The Final Plat(s) shall be in general conformance with the Preliminary Plat titled “Preliminary Plan for Blevins Subdivision” dated November 15, 2013, last revised on August 15, 2014, and signed and sealed by James R. Ashley, P.E. on August 18, 2014 except as noted in the following conditions:
 - a. The Final Construction Plans shall include changes required for approval by the Virginia Department of Transportation (VDOT).
 - b. The final Construction Plans shall include all corrections and changes required by the ESI review of the Preliminary Plan.
 - c. The “Alternate Preliminary Plan” shown on Sheet 11 of 11 is approved.
 - d. A waiver to allow the one-way alleys to have 12’ of paving is approved.
 - e. Street trees and other landscaping shall be provided as required by Article 7 of the Zoning Ordinance.
 - f. The residents of this development will be part of the same HOA as the adjoining Carter’s Crossing development and will have use of the open space and amenities associated with that project.

The motion carried unanimously.

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

1. CITIZENS’ TIME

Ms. Julie Martin, Marshall District, voiced her appreciation for the groundwater summit that took place in September 2014 and questioned whether the County will implement a resource plan. Ms. Martin suggested using Loudoun County’s process as an example to follow.

2. ANNOUNCEMENTS

None.

3. ZONING ORDINANCE TEXT AMENDMENT – TEXT-14-001620 – A Zoning Ordinance Text Amendment to Section 6-105 related to front yard limitations for through-lots. (Kimberley Johnson, Staff)

Mr. Chuck Floyd 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. Ken Alm 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.

4. **SPECIAL EXCEPTION – SPEX-14-001540, R. CARL & CAROLYN G. FALLER (OWNERS/APPLICANTS) – FALLER PROPERTY** – An application for a Category 26 Special Exception to reduce the non-common open space requirement. The property is located on Oak Shade Road in Bealeton, Lee District. (PIN 6889-55-4111-000) (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. Bob Lee opened the public hearing.

Mr. Carl Faller, applicant, requested a recommendation of approval and noted that he is not asking to reduce the non-common open space, only asking to re-allocate.

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

There was discussion among the Planning Commission members regarding the application, and that it was not satisfying all the standards of the Zoning Ordinance. Mr. Meadows mentioned that perhaps a Zoning Ordinance text amendment should be explored to have different standards for the reduction of non-common open space within Service Districts.

After discussion, on motion made by Mr. John Meadows and seconded by Ms. Adrienne Garreau, it was moved to forward this item to the Board of Supervisors with a recommendation of denial.

The motion carried unanimously.

5. **SPECIAL EXCEPTION – SPEX-14-001542, GRAY & DEBRA COYNER (OWNERS/APPLICANTS) – COYNER PROPERTY** – An application for a Category 29 Special Exception to waive the public street requirement. The property is located at 6394 Airlie Road, Scott District. (PIN 6995-24-0410-000) (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.

Mr. Gray Coyner, applicant, thanked the Planning Commission members for their consideration.

In that there were no further speakers, Mr. Bob Lee 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, subject to the following conditions:

COYNER PROPERTY
SPEX-14-001542

1. The Special Exception is granted only for the purpose(s), structure(s) and/or uses indicated, and shall be in general conformance with the Special Exception plat titled “Conceptual Drawing Showing a Proposed Subdivision on the Property of Gray Coyner and Debra Coyner,” dated July 21, 2014 and received by the Fauquier County Department of Community Development on August 1, 2014, except as modified by these development conditions.
2. Lot 1A and Lot 2A shall be accessed from the proposed private street, as shown on the Special Exception plat.
3. The proposed entrance on Airlie Road (Route 605) shall meet all Virginia Department of Transportation (VDOT) requirements.
4. The property’s existing entrance and driveway shall be removed and restored to grass or other vegetation to be determined during the Construction Plan review process.
5. To the extent possible, the applicants shall be required to preserve the existing trees on-site.
6. Lot 1A and Lot 2A, as shown on the Special Exception plat, shall be deed restricted from further subdivision. The deed restriction shall be noted on the plat and recorded with the deed of subdivision.
7. Prior to final plat approval, the proposed entrance on Airlie Road (Route 605), as shown on the Special Exception plat, shall be bonded with VDOT, pursuant to VDOT guidelines. It shall be constructed in accordance with VDOT requirements prior to the issuance of the Certificate of Occupancy for Lot 1A or Lot 2A.

8. A 50-foot wide ingress/egress easement for the private street shall be recorded in conjunction with the final plat. The applicants shall construct within the easement an 18-foot wide street, with a two (2) foot wide shoulder on each side of the street to the proposed turnaround area, as shown on the Special Exception plat.
9. The applicants shall install a turnaround to accommodate fire apparatus prior to the issuance of the Certificate of Occupancy for Lot 2A. The turnaround shall be designed according to the Virginia Statewide Fire Prevention Code.
10. The applicants shall install a street sign and stop sign on-site at the intersection of the proposed private road and Airlie Road (Route 605), prior to the issuance of the Certificate of Occupancy for Lot 1A or Lot 2A, whichever comes first.
11. The applicants shall prepare a street maintenance agreement to include Lot 1A and Lot 2A. The agreement shall provide for:
 - The repair, maintenance and improvement of the proposed street;
 - Access to the proposed street for emergency vehicles and maintenance vehicles;
 - Maintenance of a street sign and stop sign at the intersection of the proposed private road and Airlie Road (Route 605);
 - Snow removal and mowing.

The agreement shall be recorded with the final plat.

The motion carried unanimously.

6. **REZONING – REZN-14-001168 – OLD SALEM COMMUNITY DEVELOPMENT, LLC (OWNER/APPLICANT) – CARTER’S CROSSING (FORMERLY CANNON RIDGE) –**
An application to amend previously approved proffers, Concept Development Plan, and Code of Development (REZN09-MA-003); rezone approximately 9.162 acres from Residential: 4 Dwelling Units Per Acre (R-4) to Planned Residential Development (PRD); rezone approximately 0.862 acres from Commercial Neighborhood (C-1) to Planned Residential Development (PRD); and rezone approximately 0.3328 acres from Planned Residential Development (PRD) to Residential: 2 Dwelling Units Per Acre (R-2). The properties are located south of Main Street (Route 55), north of Interstate 66, and between Lunceford Lane and Frost Street, Marshall District. (PIN 6969-46-7985-000, 6969-57-3762-000, 6969-57-7244-000, 6969-66-2693-000, and 6969-57-1607-000) (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. Bob Lee opened the public hearing.

John Foote, Esq., applicant's representative, noted that Carter's Crossing is an improvement to a plan that was previously approved, with fewer lots, and respectfully requested a favorable recommendation to move forward to the Board of Supervisors.

Ms. Julie Martin, Marshall District, expressed her concern for water availability for new and existing homes within the Marshall Service District.

Mr. Roy Barnett, applicant, indicated that this proposed plan will reduce the density by 22% and stated that the applicant is committed to resolving issues with staff. Mr. Barnett added that they are working with the Fauquier County Water and Sanitation Authority (FCWSA) to locate production wells in order to increase the water production and improve distribution to the larger community.

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

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

The motion carried unanimously.

7. **REZONING – REZN-14-001435 – GOLDVEIN VOLUNTEER FIRE DEPARTMENT, INC. (OWNER)/JR LEX, LLC (APPLICANT) – MORRISVILLE RETAIL REZONING** – An application to rezone approximately 3.8918 acres from Residential District – 1 Dwelling Unit Per Acre (R-1) to Commercial – Highway (C-2) to allow retail uses. The property is located at 4386 Courtneys Corner Road, Lee District. (PIN 7816-36-6128-000) (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.

Mr. Tony Dean, Sr., Cedar Run District, spoke in opposition to having a commercial business in front of his house and explained that the stores in Bealeton and Opal are enough.

Ms. Melissa McDaniel, Cedar Run District, spoke against commercial development and increased traffic next to her house and where her children wait for the bus. Ms. McDaniel stated that this proposed business is not wanted in the community and will destroy the historic significance of the property.

Mr. Carl Faller, Cedar Run District, suggested that the properties bordering the intersection be rezoned to commercial.

Mr. Martin Sullivan, who is the Vice President of the Goldvein Volunteer Fire Department, requested that the Planning Commission members support the application.

Mr. Tony Cates, applicant's representative, stated that they performed extensive research on this site and worked diligently with staff on the look of the building. Mr. Cates indicated that this store will be a benefit to the community and requested a recommendation of approval.

Supervisor Lee Sherbeyn, Cedar Run District resident, spoke in support of this rezoning request and stated that this is a great location for a store in the community. Supervisor Sherbeyn indicated that he and others in the area would appreciate some competition to keep prices down since the larger stores are farther away. He expressed his hope for a recommendation of approval.

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

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

After discussion, on amended motion made by Mr. John Meadows and seconded by Ms. Adrienne Garreau, it was moved to forward this item to the Board of Supervisors with a recommendation of approval with the revised building design that will further require the amendment of the proffers.

The motion carried unanimously, as amended.

In that there was no further business, the meeting was adjourned at 8:14 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