

**MINUTES OF  
FAUQUIER COUNTY PLANNING COMMISSION  
February 28, 2013**

**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 28, 2013, beginning at 1:00 p.m., in the Warren Green Building, Second Floor Conference Room, 10 Hotel Street, Warrenton, Virginia. Members present were Ms. Adrienne Garreau, Chairperson; Mr. John Meadows, Vice-Chairperson; Mr. Dell Ennis, Secretary; Mr. Bob Lee, and Mr. Ken Alm. Also present were Ms. Tracy Gallehr, Ms. Kimberley Fogle, Mrs. Susan Eddy, Ms. Kimberley Johnson, Ms. Holly Meade, Mr. Andrew Hushour, Mr. Rob Walton, Ms. Kristen Slawter and Ms. Erin Kozanecki.*

**SPECIAL EXCEPTION – SPEX13-MA-010 – DELAPLANE VINEYARDS, LLC (OWNER)/DELAPLANE CELLARS, LLC (APPLICANT) – DELAPLANE CELLARS**

Ms. Meade reviewed the application.

**ZONING ORDINANCE TEXT AMENDMENT** – A Zoning Ordinance Text Amendment to Sections 3-300, 5-1400 and 15-300 regarding the limited allowance of the service of automobiles, trucks and heavy equipment as part of a Farm Equipment Sales, Rental and Service Establishment.

Mr. Hushour reviewed the proposed text amendment.

**ZONING ORDINANCE TEXT AMENDMENT** – Initiation of a Zoning Ordinance Text Amendment to Section 4-600 to allow affordable housing/transitional housing in the Planned Commercial Industrial Development (PCID) District with Special Exception approval.

Mr. Hushour reviewed the proposed text amendment.

**ZONING ORDINANCE TEXT AMENDMENT** – A Zoning Ordinance Text Amendment to Section 4-606 related to direct access to an arterial or major collector road from a lot zoned to the Planned Commercial Industrial Development (PCID) District.

Mr. Walton reviewed the proposed text amendment.

**BOARD OF ZONING APPEALS AGENDA**

Planning Commissioners discussed the agenda.

**TRANSPORTATION COMMITTEE AGENDA**

Planning Commissioners discussed the agenda.

**APPROVAL OF MINUTES – JANUARY 31, 2013**

Planning Commissioners discussed the January 31, 2013 minutes.

**COMPREHENSIVE PLAN AMENDMENT** – A Comprehensive Plan Amendment to Chapter 9 related to Public Facilities and Utilities.

Ms. Fogle reviewed.

**COMPREHENSIVE PLAN AMENDMENT** – A Comprehensive Plan Amendment to Chapter 9 Addendum – The Plan for Commercial Wireless Facilities.

Ms. Slawter reviewed.

**CAPITAL IMPROVEMENTS PROGRAM (CIP)**

Ms. Kozanecki reviewed.

The meeting was adjourned at 4:30 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 28, 2013, beginning at 6:30 p.m. in the Warren Green Meeting Room, 10 Hotel Street, Warrenton, Virginia. Members present were Ms. Adrienne Garreau, Chairperson; Mr. John Meadows, Vice-Chairperson; Mr. Dell Ennis, Secretary; Mr. Ken Alm and Mr. Bob Lee. Also present were Ms. Tracy Gallehr, Ms. Kimberley Fogle, Mrs. Susan Eddy, Mr. Drew Hushour, Mr. Rob Walton, Ms. Kristen Slawter and Ms. Erin Kozanecki.***

1. **APPROVAL OF MINUTES** – January 31, 2013

On motion made by Mr. Lee and seconded by Mr. Ennis, it was moved to approve the January 31, 2013 minutes.

The motion carried unanimously.

2. **ZONING ORDINANCE TEXT AMENDMENT** – Initiation of a Zoning Ordinance Text Amendment to Section 4-600 to allow affordable housing/transitional housing in the Planned Commercial Industrial Development (PCID) District with Special Exception approval. (Andrew Hushour, Staff)

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

For purposes of good zoning practice, convenience, as well as public general welfare, on motion made by Ms. Garreau and seconded by Mr. Alm, it was moved to initiate this text amendment to the Zoning Ordinance.

The motion carried unanimously.

3. **BOARD OF ZONING APPEALS AGENDA**

Ms. Garreau announced the March 7, 2013 BZA meeting will be held at the Warrenton Visitors Center, 33 North Calhoun Street, Warrenton, Virginia.

4. **TRANSPORTATION COMMITTEE AGENDA**

No comment.

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

1. **ANNOUNCEMENTS**

None.

2. **CITIZENS' TIME**

None.

3. **CAPITAL IMPROVEMENTS PROGRAM (CIP)** - Fiscal Years (FY) 2014-2019: The CIP lists proposed projects for the School Division, Library, Parks and Recreation, General Services, Environmental Services, Fire and Emergency Services, and Utility Projects. For the six-year period, \$94.6 million is proposed. \$15.0 million would be allocated for school system projects, \$29.7 million for the county government, \$6.5 million for utility projects, \$19.5 million for the County's Fire and Rescue and joint communications system, \$16.9 million for the development of the County's solid waste collection system and \$7.0 million for the development of joint-use facilities for use by the general government, school division and other organizations. (Susan Eddy, Staff)

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

Ms. Garreau opened the public hearing.

In that there were no speakers, Ms. Garreau closed the public hearing.

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

The motion carried 3-2, as follows:

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

NAYS: Mr. Alm and Mr. Lee

ABSTENTION: None

ABSENT: None

4. **ZONING ORDINANCE TEXT AMENDMENT** – A Zoning Ordinance Text Amendment to Sections 3-300, 5-1400 and 15-300 regarding the limited allowance of the service of automobiles, trucks and heavy equipment as part of a Farm Equipment Sales, Rental and Service Establishment. (Andrew Hushour, Staff)

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

Ms. Garreau opened the public hearing.

Ms. Julie Bolthouse, Piedmont Environmental Council (PEC), spoke in opposition to this Text Amendment.

In that there were no further speakers, Ms. Garreau closed the public hearing.

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

The motion carried 4-1, as follows:

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

NAYS: Mr. Alm

ABSTENTION: None

ABSENT: None

5. **ZONING ORDINANCE TEXT AMENDMENT** – A Zoning Ordinance Text Amendment to Section 4-606 related to direct access to an arterial or major collector road from a lot zoned to the Planned Commercial Industrial Development (PCID) District. (Rob Walton, Staff)

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

Ms. Garreau opened the public hearing.

In that there were no speakers, Ms. Garreau closed the public hearing.

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

The motion carried unanimously.

6. **SPECIAL EXCEPTION – SPEX13-MA-010 – DELAPLANE VINEYARDS, LLC (OWNER)/DELAPLANE CELLARS, LLC (APPLICANT) – DELAPLANE CELLARS** – An application for a Category 18 Special Exception to allow farm winery special events. The property is located at 2187 Winchester Road, Marshall District. (PIN 6042-39-1612-000) (Holly Meade, Staff)

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

Ms. Garreau opened the public hearing.

Mr. John Richardson, Marshall District, recommended the new winery ordinance regulations should have time to take effect. He encouraged the Planning Commission members to deny this request and require the applicant to provide a better justification.

In that there were no further speakers, Ms. Garreau closed the public hearing.

Mr. Ennis requested the record reflect his opposition to the revised conditions related to lighting.

After discussion, on motion made by Mr. Lee 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:

**DELAPLANE CELLARS  
SPEX13-MA-010**

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 submission materials, provided that additional agricultural structures may be constructed without further amendment to this Special Exception, except as modified by these conditions.
2. Special Events, as defined in Article 15-300 of the Zoning Ordinance under Farm Winery Definitions, shall be limited to eighteen (18) per calendar year, with a maximum of one hundred fifty-six (156) attendees at any one event. No more than two (2) Special Events shall be allowed in any one calendar month.
3. No activities or events (including wine tasting and Special Events) shall result in more than the authorized occupancy limits under the Health Department septic permit.
4. The closing time for any Special Event shall be no later than 9:00 p.m. Monday through Thursday, 11:00 p.m. Friday and Saturday, and 10:00 p.m. Sunday.
5. The Special Exception shall remain in effect until its end date notwithstanding any change of ownership of the Farm Winery or transfer of title to the Farm Winery property, provided that in the event of any such transfer, the Farm Winery shall provide written notice thereof to the County within ten (10) days following such transfer.
6. With the exception of minor maintenance, the applicant shall not remove any existing trees located between the parking area and the northern property line shared with PIN 6043-20-8177-000.
7. The Special Exception shall be granted for a period of three (3) years from the date of Board of Supervisors' approval.
8. All employees serving wine to the general public shall participate in a bona fide server training program designed to educate servers on how to address potentially intoxicated patrons.

9. Lighting of the crushing area shall be fully shielded as described in Section 9-1005 of the Zoning Ordinance, or shielded by comparable alternate means.

The motion carried unanimously.

7. **COMPREHENSIVE PLAN AMENDMENT** – A Comprehensive Plan Amendment to Chapter 9 related to Public Facilities and Utilities. (Kimberley Fogle, Staff)

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

Ms. Garreau opened the public hearing.

In that there were no speakers, Ms. Garreau closed the public hearing.

On motion made by Mr. Alm and seconded by Mr. Meadows, it was moved to postpone action on this item until the next regularly scheduled meeting, with the public hearing closed.

8. **COMPREHENSIVE PLAN AMENDMENT** – A Comprehensive Plan Amendment to Chapter 9 Addendum – The Plan for Commercial Wireless Facilities. (Kristen Slawter, Staff)

Ms. Garreau opened the public hearing.

In that there were no speakers, Ms. Garreau adjourned the public hearing.

On motion made by Mr. Alm and seconded by Mr. Meadows, it was moved to postpone action on this item up to 90 days, with the public hearing left open.

### **OTHER BUSINESS**

None.

In that there was no further business, the meeting was adjourned at 7:22 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**