

**MINUTES OF
FAUQUIER COUNTY PLANNING COMMISSION
June 27, 2013**

**Work Session
2:00 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, June 27, 2013, beginning at 2:00 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, Ms. Kimberley Johnson, Mrs. Susan Eddy, Ms. Holly Meade, Mr. Rob Walton, Mr. Adam Shellenberger, Ms. Wendy Wheatcraft and Mr. Don Del Rosso.

PLANNING WAIVER – WVRP13-SC-006 – FAUQUIER LAKES LIMITED PARTNERSHIP (OWNER)/BOHLER ENGINEERING (APPLICANT) – BROOKSIDE, PHASE 13/LAKE DRIVE

Mr. Shellenberger reviewed the application.

ZONING ORDINANCE TEXT AMENDMENT – A Zoning Ordinance Text Amendment to Section 4-603 to add data centers as a principal permitted use in the Planned Commercial Industrial (PCID) District.

Mr. Walton reviewed the proposed text amendment.

ZONING ORDINANCE TEXT AMENDMENT – A Zoning Ordinance Text Amendment to Article 11 to establish procedures for allowing temporary telecommunications towers for events.

Ms. Johnson reviewed the proposed text amendment.

SPECIAL EXCEPTION – SPEX13-MA-020 – OAK VIEW NATIONAL BANK (OWNER/APPLICANT) – OAK VIEW NATIONAL BANK – MARSHALL BRANCH

Mr. Del Rosso reviewed the application.

SPECIAL EXCEPTION – SPEX13-SC-021 – JOHN KENT COOKE, SR., TRUSTEE/ JOHN KENT COOKE REVOCABLE TRUST (OWNER/APPLICANT) – BOXWOOD ESTATE WINERY

Ms. Meade reviewed the application.

APPROVAL OF MINUTES – May 30, 2013

Planning Commissioners discussed the May 30, 2013 minutes.

BOARD OF ZONING APPEALS AGENDA

Planning Commissioners discussed the agenda.

TRANSPORTATION COMMITTEE AGENDA

Planning Commissioners discussed the agenda.

ATOKA VERIZON WIRELESS

Planning Commissioners discussed the request for a modification to the balloon test policy.

CODE OF VIRGINIA AMENDMENTS

Ms. Gallehr reviewed recent amendments.

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, June 27, 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, Mrs. Susan Eddy, Ms. Holly Meade, Mr. Rob Walton, Mr. Adam Shellenberger, Mr. Don Del Rosso and Mr. Chris Pettit.

1. **APPROVAL OF MINUTES** – May 30, 2013

On motion made by Mr. Ennis and seconded by Mr. Alm, it was moved to approve the May 30, 2013 minutes.

The motion carried unanimously.

2. **BOARD OF ZONING APPEALS AGENDA**

No comment.

3. **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. **ZONING ORDINANCE TEXT AMENDMENT** – A Zoning Ordinance Text Amendment to Section 15-300 and Section 15-300 related to approval requirements for select commercial uses. (Kimberley Johnson, Staff)

4. **ZONING ORDINANCE TEXT AMENDMENT** – A Zoning Ordinance Text Amendment to Article 11 to establish procedures for allowing temporary telecommunications towers for events. (Kimberley Johnson, 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.

5. **ZONING ORDINANCE TEXT AMENDMENT** – A Zoning Ordinance Text Amendment to Section 4-603 to add data centers as a principal permitted use in the Planned Commercial Industrial (PCID) District. (Kimberley Johnson, 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.

Mr. Alm noted he would prefer all data centers go through the Special Exception process for now.

The motion carried 3-2, as follows:

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

NAYS: Mr. Lee and Mr. Alm

ABSTENTION: None

ABSENT: None

6. **PLANNING WAIVER – WVRP13-SC-006 – FAUQUIER LAKES LIMITED PARTNERSHIP (OWNER)/BOHLER ENGINEERING (APPLICANT) – BROOKSIDE, PHASE 13/LAKE DRIVE** – An application for a waiver of Subdivision Ordinance Section 8-1 related to curb, gutter and sidewalk requirements. The waiver is

for a portion of the Lake Drive Extension, where no lots front, Scott District. (PIN 7915-25-9566-000, 7915-14-6435-000, and 7915-05-6833-000) (Adam Shellenberger, Staff)

Mr. Shellenberger 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. Lee, it was moved to approve the waiver and send it forward to the Board of Supervisors.

The motion carried unanimously.

7. **SPECIAL EXCEPTION – SPEX13-MA-020 – OAK VIEW NATIONAL BANK (OWNER/APPLICANT) – OAK VIEW NATIONAL BANK – MARSHALL BRANCH**
– An application for a Category 13 Special Exception to allow a drive-through lane. The property is located at 4174 Old Stockyard Road, Marshall District. (PIN 6969-79-9101-000) (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.

Ms. Garreau opened the public hearing.

Ms. Erica Wiley, representative, stated that this application meets the requirements and that the applicant is willing to comply with the proposed conditions, is providing six new parking spaces, has addressed the concerns of adjoining property owners and would prefer to have no time limit. Ms. Wiley respectfully requested a recommendation of approval.

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

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 with the following conditions:

**Oak View National Bank – Marshall Branch
SPEX13-MA-020**

1. This 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 prepared by Carson Ashley, dated April 26, 2013, and approved with the application, except as modified by these development conditions.

2. No improvements shall be permitted within the recorded ingress/egress easement (DB 911, PG 1735).
3. A maintenance agreement shall be provided for the street trees, sidewalk and on-street parking along Old Stockyard Road (Route 1001) prior to site plan approval.
4. Any lighting associated with the drive-through facility shall conform to Article 9 of the Fauquier County Zoning Ordinance.
5. Any signs associated with the drive-through facility shall conform to Article 8 of the Fauquier County Zoning Ordinance and be properly permitted.
6. The applicant shall install electrical conduits along Old Stockyard Road (Route 1001) to serve future street lights. The exact location shall be determined during the site plan review process.
7. A site plan shall be required for the drive-through facility.

The motion carried unanimously.

8. **SPECIAL EXCEPTION – SPEX13-SC-021 – JOHN KENT COOKE, SR., TRUSTEE/ JOHN KENT COOKE REVOCABLE TRUST (OWNER/APPLICANT) – BOXWOOD ESTATE WINERY** – A Category 18 Special Exception to allow farm winery special events. The property is located at 1704 Halfway Road, Scott District. (PIN 6093-73-4779-000) (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.

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 with the following conditions:

**BOXWOOD ESTATE WINERY
SPEX13-SC-021**

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 24 per calendar year, with a maximum of 94 attendees and 9 employees 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. 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.
7. Within 30 days of approval of the Special Exception application, the applicant shall submit a revision to Administrative Permit ADMP13-SC-007, eliminating the request for all special events.
8. No parking shall be permitted within 100 feet of any property line. All parking shall be screened from adjoining properties and rights-of-way.
9. Sound generated by outdoor amplified music shall not be audible at or beyond the property lines of Boxwood Estate Winery.
10. The Special Exception shall be granted for a period of three (3) years from the date of Board of Supervisors' approval.

The motion carried unanimously.

In that there was no further business, the meeting was adjourned at 6:48 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**