

**MINUTES OF
FAUQUIER COUNTY PLANNING COMMISSION
JANUARY 26, 2012**

**Work Session
10:00 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, January 26, 2012, beginning at 10:00 a.m., in the Warren Green Building, Second Floor Conference Room, 10 Hotel Street, Warrenton, Virginia. Members present were Mr. Ken Alm, Chairperson; Ms. Adrienne Garreau, Vice-Chairperson; Mr. Bob Lee, Mr. John Meadows and Mr. Dell Ennis. Also present were Ms. Tracy Gallehr, Mr. Rick Carr, Mrs. Kimberley Fogle, Mrs. Susan Eddy, Ms. Kimberley Johnson, Mr. Ari Sky, Mr. Jim Sawyer, Ms. Mary Sherrill, Ms. Sandra O'Connell, Mr. Andrew Hushour, Ms. Holly Meade and Mr. Adam Shellenberger.

Virginia Conservation Land Needs Assessment (VCLNA) – Jason Bulluck, Department of Conservation & Recreation

Mr. Bulluck, Department of Conservation & Recreation, gave a presentation on the Virginia Conservation Land Needs Assessment (VCLNA).

Industrial Uses Zoning Ordinance Text Amendment

Ms. Johnson reviewed the proposed text amendment.

CCRV12-MA-002 – Alwington Farm, LLC (Owner)/Alwington Farm Developers, LLC (Applicant) – Arrington Subdivision

Ms. Meade reviewed the application.

SPEX12-CR-006 – Fauquier County Board of Supervisors (Owner)/Fauquier County Environmental Services (Applicant) – Fauquier County Landfill (Cell 1)

Mrs. Eddy reviewed the application.

CPAM12-XX-001 – A Comprehensive Plan Amendment to Chapter 6 – Service Districts – Bealeton, Opal and Remington Service District Plan, to amend transportation elements of the Bealeton Service District Plan.

Mrs. Eddy reviewed the application.

Zoning Ordinance Text Amendment to Sections 5-104 and 5-105 Regarding the Special Standards for Efficiency Apartments and Family Dwelling Units

Mr. Hushour reviewed the proposed text amendment.

Zoning Ordinance Text Amendment to Section 5-700 to Allow a Single-Family Dwelling Unit as a Category 7, Adaptive Use

Mr. Hushour reviewed the proposed text amendment.

Development Process

Mrs. Fogle reviewed the County's development process.

Capital Improvements Program (CIP)

Mr. Sky reviewed the proposed Capital Improvements Program (CIP) for Fiscal Years (FY) 2013 - 2018.

2014 Stormwater Management (SWM) Regulations

Mrs. Fogle reviewed issues related to maintaining local responsibility for a Stormwater Management (SWM) program versus relinquishing full responsibility to the Department of Conservation and Recreation (DCR). Planning Commissioners expressed unanimous support of Mrs. Fogle's recommendation to adopt a local program of Stormwater Management.

Zoning Ordinance Text Amendment to Section 4-400 Related to Special Exceptions for Street Crossings in Floodplains

Ms. Johnson reviewed the proposed text amendment.

Zoning Ordinance Text Amendment to Sections 3-320 and 5-2000 Related to Special Exceptions for Some Aboveground Utilities

Ms. Johnson reviewed the proposed text amendment.

Planning Commissioners discussed the advantages and disadvantages of using laptops versus hard copies of staff reports.

ADOPTION OF 2012 MEETING SCHEDULE

Mrs. Eddy reviewed the proposed 2012 meeting schedule.

CONSIDERATION OF BYLAWS

Mrs. Eddy reviewed the current Bylaws.

COMMITTEE ASSIGNMENTS

Mrs. Eddy reviewed the Committee Assignments.

ELECTION OF OFFICERS

Mrs. Eddy reviewed the procedure for the election of officers.

APPROVAL OF MINUTES – December 12, 2011

Planning Commissioners discussed the December 12, 2011 minutes.

SPEX12-MA-007 – AT&T MORGANTOWN – SPECIAL EXEPTION

Mrs. Eddy reviewed the dates for the proposed balloon test.

BOARD OF ZONING APPEALS AGENDA

Planning Commissioners discussed the Board of Zoning Appeals (BZA) agenda.

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, January 26, 2012, beginning at 6:30 p.m. in the Warren Green Meeting Room, 10 Hotel Street, Warrenton, Virginia. Members present were Mr. Ken Alm, Chairperson; Ms. Adrienne Garreau, Vice-Chairperson; Mr. Dell Ennis, Secretary-Elect; Mr. Bob Lee, and Mr. John Meadows. Also present were Ms. Tracy Gallehr, Mrs. Susan Eddy, Ms. Kimberley Johnson, Mr. Andrew Hushour, Mr. Rob Walton and Mrs. Rebecca Kellert.

1. **ELECTION OF OFFICERS (Item #2)**

Mrs. Eddy opened the meeting and initiated the election of officers.

a. Chairperson

On motion made by Ms. Garreau, it was moved to elect Mr. Alm as Chairperson.

The motion carried unanimously.

Mr. Alm took over as Chairperson.

b. Vice-Chairperson

On motion made by Mr. Ennis, it was moved to elect Mr. Meadows as Vice-Chairperson.

The motion failed 3-2, as follows:

AYES: Mr. Ennis, Mr. Meadows

NAYS: Mr. Alm, Mr. Lee, Ms. Garreau

ABSTENTION: None

ABSENT: None

On motion made by Mr. Lee, it was moved to elect Ms. Garreau as Vice-Chairperson.

The motion carried 3-2, as follows:

AYES: Mr. Alm, Mr. Lee, Ms. Garreau

NAYS: Mr. Ennis, Mr. Meadows

ABSTENTION: None

ABSENT: None

c. Secretary

On motion made by Mr. Lee, it was moved to elect Mr. Meadows as Secretary. In that Mr. Meadows declined the nomination, on motion made by Ms. Garreau, it was moved to elect Mr. Ennis as Secretary.

The motion carried unanimously.

2. **APPROVAL OF MINUTES** – December 12, 2011 (*Item #1*)

On motion made by Ms. Garreau and seconded by Mr. Alm, it was moved to approve the December 12, 2011 minutes.

The motion carried unanimously.

3. **CONSIDERATION OF BYLAWS**

On motion made by Mr. Alm and seconded by Mr. Lee, it was moved to retain the current Bylaws as written.

The motion carried unanimously.

4. **COMMITTEE ASSIGNMENTS**

- a. Architectural Review Board – Mr. Lee
- b. Pedestrian Bicycle and Greenway Advisory Committee – Mr. Alm
- c. Transportation Committee – Ms. Garreau

5. **ADOPTION OF 2012 MEETING SCHEDULE**

On motion made by Mr. Alm and seconded by Ms. Garreau, it was moved to adopt the 2012 meeting schedule.

The motion carried unanimously.

6. **RESOLUTION OF APPRECIATION FOR JIM STONE**

Mr. Alm expressed appreciation for Mr. Stone's many years of service to the citizens of Fauquier County and read the following statement:

Resolution of Appreciation Jim Stone

WHEREAS, Jim Stone has served as the Cedar Run Magisterial District representative on the Fauquier County Planning Commission with distinction from January 2002 until December 2011, while also serving as Chairman in 2004, 2005, 2006 and 2009; and Secretary in 2003 and 2011; and

WHEREAS, Jim Stone served on the:

- ❖ Affordable Housing Committee (2002, 2003), ARB (2007, 2008), Facilities Planning Sub-Committee (2009, 2010, 2011), Fiscal Impact Modeling Advisory Committee (2003), and the Proffer Policy Analysis Committee (2008);
- ❖ Fauquier County Facilities Planning Committee as Chairman in October of 2008, with its work culminating in the Board of Supervisors' adoption of A Plan for Public Facilities in December of 2009;
- ❖ Opal Steering Committee from June 2010 until June 2011 for the review and preparation of the Opal Public Service Road Network Access Management Study and the Opal Land Use and Policy Design Study; and

WHEREAS, Jim Stone in his tenure provided insight and leadership for amendments to the Comprehensive Plan, Proffer Policy, provisions for Low Impact Development (LID), introduction of Green Infrastructure (natural and historic resources) principles, County requirements associated with fiscal impacts; as well as community design and performance requirements to preserve and enhance Fauquier County's quality of life for our rural areas, villages and town scaled Service Districts; and

WHEREAS, the Planning Commission, on behalf of the citizens of Fauquier County, wishes to express its profound appreciation for his service; now therefore, be it

RESOLVED, That the Fauquier County Planning Commission, by this Resolution, hereby expresses its appreciation to Jim Stone for his longstanding and significant contributions to the County; and commends him for outstanding service to the citizens of Fauquier County; and, be it

FURTHER RESOLVED, That this Resolution be placed in the minutes of the Planning Commission in recognition of Jim Stone's distinguished service to Fauquier County.

Mr. Stone stated that he has enjoyed his many years on the Planning Commission and expressed deep appreciation for the opportunity to serve the citizens of Fauquier County.

7. **COMPREHENSIVE COMPLIANCE REVIEW**

- **CCRV12-MA-002 – Alwington Farm, LLC (Owner)/Alwington Farm Developers, LLC (Applicant) – Arrington Subdivision** – An application for a Comprehensive Plan Conformance Determination in accord with *Code of Virginia*, Section 15.2-2232, as to whether the location of a proposed aboveground water pumping storage facility on this property is substantially in accord with the Comprehensive Plan. The property is located on the west side of James Madison Highway (Routes 15/17/29), Marshall District. (PIN #6983-42-8913-000) (Holly Meade, Staff)

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

On motion made by Mr. Lee and seconded by Mr. Alm, it was moved that the Planning Commission finds that the proposed location of an aboveground water pumping storage facility for the Arrington Subdivision is substantially in accord with the Comprehensive Plan and that this finding be forwarded to the Board of Supervisors.

The motion carried unanimously.

8. **BOARD OF ZONING APPEALS AGENDA**

No comment.

9. **TRANSPORTATION COMMITTEE AGENDA**

No comment.

<p>Public Hearings 6:30 p.m. Warren Green Meeting Room 10 Hotel Street, Warrenton, Virginia</p>
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1. **ANNOUNCEMENTS**

None.

2. **CITIZENS' TIME**

No one spoke.

3. **Zoning Ordinance Text Amendment to Sections 5-104 and 5-105 Regarding the Special Standards for Efficiency Apartments and Family Dwelling Units. (Andrew Hushour, Staff)**

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

Mr. Alm opened the public hearing.

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

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

The motion carried unanimously.

4. **Zoning Ordinance Text Amendment to Section 4-400 Related to Special Exceptions for Street Crossings in Floodplains. (Kimberley Johnson, Staff)**

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

Mr. Alm opened the public hearing.

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

On motion made by Mr. Alm 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.

5. **Zoning Ordinance Text Amendment to Sections 3-320 and 5-2000 Related to Special Exceptions for Discharge Sewage Disposal Systems. (Kimberley Johnson, Staff)**

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

Mr. Alm opened the public hearing.

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

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

The motion carried unanimously.

6. **Zoning Ordinance Text Amendment to Section 5-700 to Allow a Single-Family Dwelling Unit as a Category 7, Adaptive Use. (Andrew Hushour, Staff)**

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

Mr. Alm opened the public hearing.

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

Mr. Lee stated that it is important to embrace historical structures that are part of the County's cultural heritage so that they do not decline due to neglect. Mr. Lee also stated that further consideration should be given to this proposed text amendment to determine if the Special Exception or Special Permit process would be most appropriate.

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

The motion carried unanimously.

7. **Zoning Ordinance Text Amendment to Create a New Business Park (BPK) Zoning District and to Amend the I-1/Industrial Park and I-2/Industrial Business Zoning Districts to Expand the Uses allowed in the Districts. (Kimberley Johnson, Staff)**

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

Mr. Alm opened the public hearing.

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

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

The motion carried unanimously.

8. **SPEX12-CR-006 – Fauquier County Board of Supervisors (Owner)/Fauquier County Environmental Services (Applicant) – Fauquier County Landfill (Cell 1)** – An application for a Category 11 Special Exception to add “Cell 1” into service at the Fauquier County Corral Farm Landfill for solid waste disposal use. The property is located at 8499 Bingham Road, Cedar Run District. (PIN #6983-81-0145-000) (Melissa Dargis, Staff)

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

Mr. Alm opened the public hearing.

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

Mr. Mike Dorsey, representative, gave a brief description of the proposal at the request of Mr. Ennis.

Mr. Meadows commended Mr. Dorsey on his efforts at the landfill, but stated that additional screening is necessary. Mr. Meadows noted that there may be funding available for this through the Journey Through Hallowed Ground project. Mr. Meadows also stated that while this request is for a 7-year project, he would like to see a long term proposal for the landfill.

Mr. Alm stated that this request is an excellent reminder of the need for each of us to increase our recycling efforts.

Mr. Ennis commended Mr. Dorsey and stated that the landfill is a very clean and efficiently run operation.

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 conditions.

The motion carried unanimously.

9. **CPAM12-XX-001 – A Comprehensive Plan Amendment to Chapter 6 – Service Districts – Bealeton, Opal and Remington Service District Plan, to Amend Transportation Elements of the Bealeton Service District Plan.** (Susan Eddy, Staff)

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

Mr. Alm opened the public hearing.

Ms. Julie Wickham, Lee District, stated that while a bypass could help with traffic calming in the future, the speed of traffic along Route 17 is a more immediate concern and should be addressed now. Ms. Wickham suggested reducing the speed limit from 45 mph to 35 mph from the Marsh Run Trailer Park to Old Marsh Road (Route 837),

stating that this along with better enforcement would improve safety for schools and businesses in the area.

Ms. Garreau suggested that Ms. Wickham forward her request for a reduced speed limit along Route 17 to the Transportation Committee for a recommendation to the Board of Supervisors.

Ms. Heather Mullins, Lee District, expressed concern about the safety of pedestrians walking along Route 17.

Mr. Don Tharpe, Lee District, echoed concerns about the need for a reduced speed limit in this area to ensure the safety of the community. Mr. Tharpe stated that construction on the White Marsh project is scheduled to begin within the next two years and this will bring needed improvements to the area. Mr. Tharpe also spoke in support of a roundabout at the intersection of Route 17 and Old Marsh Road (Route 837). Mr. Tharpe opposed the East/ West Connector east of Bealeton.

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

Mr. Meadows stated that he would like to review studies that have been done on roundabouts and their effectiveness.

Ms. Garreau stated that the public needs additional time to review comments from the Virginia Department of Transportation (VDOT), which were received within the last 10 days.

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

The motion carried unanimously.

In that there was no further business, the meeting was adjourned at 7:45 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.