

**MINUTES OF  
FAUQUIER COUNTY PLANNING COMMISSION  
FEBRUARY 23, 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, February 23, 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. Dell Ennis, Secretary; Mr. Bob Lee, and Mr. John Meadows. Also present were Ms. Tracy Gallehr, Mr. Rick Carr, Mrs. Susan Eddy, Ms. Kimberley Johnson, Mr. Ari Sky, Mr. Jim Sawyer, Ms. Mary Sherrill, Mr. Andrew Hushour, Ms. Holly Meade, Ms. Kristen Slawter, Mr. Talmage Reeves and Mr. Adam Shellenberger.*

**Zoning Ordinance Text Amendment to Sections 3-307, 5-700, and 15-300 to Allow a Single-Family Dwelling Unit as a Category 7, Adaptive Use**

Mr. Hushour reviewed the proposed text amendment.

**Zoning Ordinance Text Amendment to Create a New Business Park (BP) Zoning District and to Amend the I-1/Industrial Park and I-2/Industrial Business Zoning Districts to Change the Uses Allowed in the Districts**

Ms. Johnson reviewed the proposed text amendment.

**State of Fauquier County Economic Development**

Mr. Reeves reviewed the functions and goals of the Department of Economic Development.

**SPECIAL EXCEPTION – SPEX12-SC-008 – Eric J. Riddleberger & Lydia Strohl (Owners/Applicants) – Riddleberger/Strohl Property**

Mr. Shellenberger reviewed the application.

**SPECIAL EXCEPTION AMENDMENT - SEAM12-MA-001 – James W. & Edel M. Kunkel (Owners)/Edel M. Kunkel (Applicant) – Mountainside Montessori School (John Barton Payne Road)**

Ms. Slawter reviewed the application.

**SPECIAL EXCEPTION - SPEX12-MA-007 – Clifford M. & Margaret D. Grimsley (Owners)/New Cingular Wireless (Applicant) – AT&T Morgantown**

Ms. Meade reviewed the application. The Planning Commission discussed revising the conditions related to the landscaping. Staff will prepare revised conditions for consideration at the public hearing.

**Zoning Ordinance Text Amendment to Article 5 to Clarify Provisions Related to the Extension and Renewal of Special Exceptions, Special Permits, and Administrative Permits**

Ms. Johnson reviewed the proposed text amendment.

**Super NoVa Transit & Transportation Demand Management (TDM)**

Mrs. Eddy gave an update on the Super NoVa Plan.

**APPROVAL OF MINUTES – January 26, 2012**

Planning Commissioners discussed the January 26, 2012 minutes. Ms. Garreau suggested making one revision on Page 11, as follows:

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

**TRANSPORTATION COMMITTEE AGENDA**

Mrs. Eddy reviewed the agenda.

**BOARD OF ZONING APPEALS AGENDA**

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

**Fauquier-Warrenton Destinations Plan, Bicycle & Pedestrian Plan**

Mr. Shellenberger reviewed the proposal.

**COMPREHENSIVE PLAN AMENDMENT – 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 proposed Comprehensive Plan Amendment.

**Transportation Design Standards Manual (DSM)**

Ms. Johnson reviewed the proposed Design Standards Manual (DSM) amendment.

**Capital Improvements Program (CIP)**

Mr. Sky reviewed the proposed Capital Improvements Program (CIP).

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, February 23, 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; Mr. Bob Lee, and Mr. John Meadows. Also present were Ms. Tracy Gallehr, Mrs. Susan Eddy, Mr. Ari Sky, Ms. Kimberley Johnson, Ms. Holly Meade, Mr. Adam Shellenberger, and Mrs. Rebecca Kellert.*

1. **APPROVAL OF MINUTES** – January 26, 2012

On motion made by Mr. Meadows and seconded by Ms. Garreau, it was moved to approve the January 26, 2012 minutes, as amended.

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**

No one spoke.

3. **CAPITAL IMPROVEMENTS PROGRAM (CIP) – FISCAL YEARS (FY) 2013 – 2018** -

The CIP lists proposed projects for the School Division, Library, Parks and Recreation, General Services, Environmental Services, Fire and Emergency Services, and Utility Projects. The recommended 25 capital projects total \$103.9 Million for FY 2013-2018, and \$89.5 million in future fiscal years. For FY 2013, one project totaling \$200,000 is proposed.

Mr. Sky 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** - Zoning Ordinance Text Amendment to create a new Business Park (BP) zoning district and to amend the I-1/Industrial Park and I-2/Industrial Business zoning districts to change 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. 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.

5. **ZONING ORDINANCE TEXT AMENDMENT** - Zoning Ordinance Text Amendment to Sections 3-307, 5-700, and 15-300 to allow a single-family dwelling unit as a Category 7, Adaptive Use. (Andrew Hushour, 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 Mr. Lee and seconded by Ms. Garreau, it was moved to postpone action on this item indefinitely, with the public hearing left open.

The motion carried unanimously.

6. **ZONING ORDINANCE TEXT AMENDMENT** - Zoning Ordinance Text Amendment to Article 5 to clarify provisions related to the extension and renewal of Special Exceptions, Special Permits, and Administrative Permits. (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 Ms. Garreau and seconded by Mr. Lee, it was moved to forward this item to the Board of Supervisors with a recommendation of approval, with revised language.

The motion carried unanimously.

7. **SPECIAL EXCEPTION - SPEX12-MA-007 – Clifford M. & Margaret D. Grimsley (Owners)/New Cingular Wireless (Applicant) – AT&T Morgantown** – An application for a Category 20 Special Exception to allow for the installation of an 80' stealth silo

telecommunications facility and related equipment. The property is located at 4370 Free State Road, Marshall District. (PIN #6969-04-9943-000) (Holly Meade, Staff)

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

Mr. Alm opened the public hearing.

Mr. Frank Stearns, representative, gave an overview of the application and presented a slide show.

Mr. Lee stated that additional screening will help conceal the silo.

Mr. Meadows stated that Condition #5 related to supplemental planting is very important because the site is still an active farm operation and any alterations to the landscaping should allow the owner to safely continue operating his farm.

Ms. Garreau noted that Section 11-102.3 of the Zoning Ordinance clearly states that this type of structure should not be built within 1,000 feet of homes.

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:

**SPEX12-MA-007 – CLIFFORD M. & MARGARET D. GRIMSLEY  
(OWNERS)/NEW CINGULAR WIRELESS (APPLICANT) – AT&T  
MORGANTOWN**

1. The site shall be in general conformance with the information and drawings submitted with the special exception application except as specifically modified by the conditions below or as necessary to meet Zoning Ordinance requirements.
2. A grounding plan shall be required prior to the issuance of a building permit.
3. A VDOT entrance permit shall be required before site plan approval.
4. Existing trees on-site, within 200 feet of the telecommunications tower, shall not be removed except as needed to construct the facility.
5. ~~The applicant shall provide supplemental plantings along the southwestern portion of the 8-foot wooden security fence to be determined at time of site plan.~~ **The applicant shall provide supplemental plantings along the southwestern portion of the 8-foot wooden security fence and along Free State Road to lessen the visual impact of the silo. The plantings shall be approved by Community Development and all relevant review agencies as part of the site plan process.**

6. An 8 foot tall board-on-board wood security fence with a locked gate shall be provided around the entire compound. The board fence shall match the siding on the existing barn.
7. Signals or lights or illumination shall not be permitted on any antenna, unless required by Federal Communications Commission (FCC), the Federal Aviation Administration (FAA), State or Federal authorities, or the County.
8. No commercial advertising or signs shall be allowed on the tower or associated structures.
9. Removal of the facility is subject to the terms identified in Zoning Ordinance Section 11-107.2. The site shall be restored as closely as possible to its original condition.
10. Existing mature tree growth and natural land forms on-site shall be preserved.
11. The existing access road to the tower site shall continue to be used, with no additions. A utility ingress/egress easement shall be recorded over the existing driveway prior to site plan release.
12. Before proceeding to the zoning/building permit phase, site plan review and approval shall be required.
13. The project shall comply with all other applicable Zoning Ordinance requirements.

The motion carried 4 – 1, as follows:

AYES: Mr. Alm, Mr. Lee, Mr. Meadows, Mr. Ennis

NAYS: Ms. Garreau

ABSTENTION: None

ABSENT: None

8. **SPECIAL EXCEPTION – SPEX12-SC-008 – Eric J. Riddleberger & Lydia Strohl (Owners/Applicants) – Riddleberger/Strohl Property** – An application for a Category 32 Special Exception to legalize a dwelling unit previously approved by the County in error. The property is located at 3074 Rectortown Road, Scott District. (PIN #6061-57-4656-000) (Adam Shellenberger, Staff)

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

Mr. Alm opened the public hearing.

Jennifer Moore, Esquire, representative, expressed agreement with the staff report. Ms. Moore suggested that, in the future, this type of application be subject to administrative approval instead of being required to go through the Special Exception process.

Mr. Meadows clarified that even though these applications are required to go through the Special Exception process, there is no fee associated with them.

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

On motion made by Ms. Garreau 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.

9. **SPECIAL EXCEPTION AMENDMENT - SEAM12-MA-001 – James W. & Edel M. Kunkel (Owners)/Edel M. Kunkel (Applicant) – Mountainside Montessori School (John Barton Payne Road)** – An application to amend conditions of a previously approved Category 5 Special Exception to allow for a primary school, on a temporary basis, at the current preschool location. The property is located at 6089 John Barton Payne Road, Marshall District. (PIN#6947-10-9444-000) (Kristen Slawter, 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.

Jennifer Moore, Esquire, representative, spoke in support of approval of this request.

Ms. Edel Kunkel, applicant, reviewed the proposal and outlined efforts made regarding fundraising for the new school. Ms. Kunkel stated that even though the school has aggressively been fundraising, additional time is needed to reach its goal.

Mr. Ben Cooper, Marshall District, spoke in opposition to the granting of this request, citing noise and traffic concerns. Mr. Cooper also stated that this location is not appropriate for a school.

Ms. Judith Adams, Marshall District, stated that she is opposed. Ms. Adams noted that she ceased a thoroughbred training operation because of noise from the school.

Mr. David McAlister, Marshall District, stated that he is opposed. Mr. McAlister further stated that the decision to recommend approval or denial should be based on land use rather than the applicant's finances.

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

1. The approved Special Exception shall be granted for and run with the land indicated in this application and shall not be transferable to other land.
2. 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, "Mountainside Montessori School" approved with Special Exception (SPEX10-MA-020) on October 14, 2010, as qualified by these development conditions.
3. The term of this Special Exception shall be valid through July 1, 2012 or until 30 days after the occupancy certificate for a new location for the primary school is issued, whichever is sooner.
4. The applicants shall have the ability to conduct the following uses on the site:
  - primary school for a maximum of 12 children, ages twelve years old or younger at the beginning of the school year.
5. The total school use on the site is limited to a maximum of forty (40) students including the preschool and primary school.

After discussion, on motion made by Mr. Meadows and seconded by Mr. Ennis, it was moved to amend Condition #3 of the previous motion, as follows:

3. The term of this Special Exception shall be valid through *July 1, 2013* or until 30 days after the occupancy certificate for a new location for the primary school is issued, whichever is sooner.

The amended motion carried 3 – 2, as follows:

AYES: Mr. Alm, Mr. Meadows, Mr. Ennis

NAYS: Mr. Lee, Ms. Garreau

ABSTENTION: None

ABSENT: None

The original motion, as amended, carried 3 – 2, as follows:

AYES: Mr. Alm, Mr. Meadows, Mr. Ennis

NAYS: Mr. Lee, Ms. Garreau

ABSTENTION: None

ABSENT: None

10. **COMPREHENSIVE PLAN AMENDMENT – 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 the Transportation Committee will consider her request for crosswalks and a reduction of the speed limit along a portion of Route 17 in Bealeton at its February 29, 2012 meeting.

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

On motion made by Mr. Meadows 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.

In that there was no further business, the meeting was adjourned at 8:20 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.*