

**MINUTES OF
FAUQUIER COUNTY PLANNING COMMISSION
MAY 31, 2012**

**Work Session
10:30 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, May 31, 2012, beginning at 10:30 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. Jim Sawyer, Mr. Andrew Hushour, Ms. Holly Meade, Mr. Rob Walton, Ms. Kristen Slawter, Mr. Harvey Clark, Mr. Ray Pickering, Ms. Sandra O’Connell, and Mr. Adam Shellenberger.

Agri-Business

Mr. Pickering discussed.

Abattoir Zoning Ordinance Text Amendment

Mr. Walton reviewed the proposed text amendment.

Rezoning – REZN12-MA-003 – Commonwealth Of Virginia (Owner)/Noel Sweeney (Applicant) – Econize Closets, LLC

Ms. Meade reviewed the application.

A Zoning Ordinance Text Amendment to Section 5-2000 to Allow a Private Individual Sewage Treatment System Which Discharges Into an Open Ditch or Water to be Approved for a Business with an Expansion to the Facility

Mr. Hushour reviewed the proposed text amendment.

A Zoning Ordinance Text Amendment to Sections 5-205, 6-303, 6-304, and 15-300 Related to Gunsmithing and Gun Sales

Mr. Hushour reviewed the proposed text amendment.

Zoning Ordinance, Subdivision Ordinance, & Design Standards Manual Text Amendments

Ms. O'Connell reviewed the proposed text amendment.

Initiation of a Zoning Ordinance Text Amendment to Article 4 to Establish the Marshall Historic Overlay and Revitalization Incentive District

Mr. Hushour reviewed the proposed text amendment.

Initiation of a Zoning Ordinance Text Amendment to Farmers' Markets

Mr. Hushour reviewed the proposed text amendment.

Approval of Minutes – April 26, 2012 and May 2, 2012

Planning Commissioners discussed the April 26, 2012 and May 2, 2012 minutes.

Transportation Committee Agenda

Ms. Garreau reviewed the agenda.

Mr. Meadows suggested that a request be made to have the Virginia Department of Transportation (VDOT) regularly mow the grass along major highways, median strips, and shoulders (i.e., Routes 17 & 211) to ensure the safety of motorists.

Board of Zoning Appeals Agenda

Planning Commissioners discussed the agenda.

Asset Mapping Update

Mr. Shellenberger reviewed.

Department of Community Development's Reorganization

Mrs. Eddy reviewed the revised organization chart.

Hydrogeologic Subdivision Ordinance Text Amendment

Mrs. Eddy reviewed the proposed text amendment.

Family Transfer Subdivision Ordinance Text Amendment

Ms. Slawter reviewed the proposed text amendment.

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, May 31, 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. Rick Carr, Mr. Andrew Hushour, Ms. Sandra O'Connell, Ms. Holly Meade and Mrs. Rebecca Kellert.

1. **APPROVAL OF MINUTES** – April 26, 2012 and May 2, 2012

On motion made by Ms. Garreau and seconded by Mr. Meadows, it was moved to approve the April 26, 2012 and May 2, 2012 minutes, as amended.

The motion carried unanimously.

2. **Initiation of a Zoning Ordinance Text Amendment to Article 4 to Establish the Marshall Historic Overlay and Revitalization Incentive District**

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 Mr. Lee and seconded by Ms. Garreau, it was moved to initiate this text amendment to the Zoning Ordinance.

The motion carried unanimously.

3. **Initiation of a Zoning Text Amendment to Section 5-1800 Related to Special Standards to Increase the Maximum Building Size of Markets Situated on 100 Acres or More & Establish the Ability for Markets to Sell Particular Food Products**

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 Mr. Ennis and seconded by Mr. Meadows, it was moved to initiate this text amendment to the Zoning Ordinance.

The motion carried unanimously.

4. **BOARD OF ZONING APPEALS AGENDA**

No comment.

5. **TRANSPORTATION COMMITTEE AGENDA**

Planning Commissioners suggested that a request be made to have the Virginia Department of Transportation (VDOT) regularly mow the grass along major highways, median strips, and shoulders (i.e., Routes 17 & 211) to ensure the safety of motorists.

Ms. Garreau requested that staff send an e-mail with this request to Mr. Dave Cubbage with VDOT and discuss it at a future Transportation Committee meeting.

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

1. **ANNOUNCEMENTS**

None.

2. **CITIZENS' TIME**

Mr. Gerry Ashby, Lee District, reviewed the Code of Ethics that has been signed by all Planning Commissioners.

Ms. Julie Martin, Marshall District, stated that she has contacted the Zoning Office regarding violations in Markham, but expressed concern that responses are not received in a timely manner.

3. **ZONING ORDINANCE TEXT AMENDMENT** – A Zoning Ordinance Text Amendment to Section 5-2000 to allow a private individual sewage treatment system which discharges into an open ditch or water to be approved for a business with an expansion to the facility. (Andrew Hushour, Staff)

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

Mr. Gerry Ashby, Lee District, spoke in opposition to this proposed text amendment. Mr. Ashby stated that he requested to be included in meetings related to this text amendment, but has not been contacted.

Ms. LaCinda Gooder, Lee District, spoke in opposition to this proposed text amendment, stating that it does not address water quality or how these systems would be monitored.

Mr. Roland Wommath, spoke in opposition to this proposed text amendment, stating that there is no such sewage treatment system that will produce clean water.

Ms. Diana Norris, Piedmont Environmental Council, spoke in opposition to the proposed text amendment due to concerns about impacts to the environment and water quality.

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

After discussion, on motion made by Mr. Alm 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.

4. **ZONING ORDINANCE TEXT AMENDMENT** – A Zoning Ordinance Text Amendment to Sections 5-205, 6-303, 6-304, and 15-300 related to gunsmithing and gun sales. (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.

Dr. Brian Parrish, Center District, spoke in support of this proposed text amendment.

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

On motion made by Mr. Meadows and seconded by Mr. Lee, 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: Mr. Meadows, Mr. Alm, Ms. Garreau, Mr. Lee

NAYS: Mr. Ennis

ABSTENTION: None

ABSENT: None

5. **ZONING ORDINANCE, SUBDIVISION ORDINANCE, & DESIGN STANDARDS MANUAL TEXT AMENDMENTS** – A Zoning Ordinance Text Amendment to Sections 7-101, 7-102, 7-103, 7-201, 7-202, 12-604 and 15-300; a Subdivision Ordinance Text Amendment to Sections 10-5 and 10-6; and a Design Standards Manual Text Amendment to Chapter 3. (Saundra O’Connell, Staff)

Ms. O’Connell 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.

6. **SUBDIVISION ORDINANCE TEXT AMENDMENT** – A Subdivision Ordinance Text Amendment to Sections 4-11, 9-5, 18-1, and 18-2 to require submission of Hydrogeologic Studies with Preliminary Plat applications. (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.

Merle Fallon, Esquire, spoke in opposition to the proposed text amendment, stating that this was targeted at Arrington. Mr. Fallon requested grandfathering for applications submitted prior to the adoption of the Ordinance.

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

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

The motion failed 3 – 2, as follows:

AYES: Mr. Lee, Ms. Garreau

NAYS: Mr. Meadows, Mr. Alm, Mr. Ennis

ABSTENTION: None

ABSENT: None

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

The motion carried 3 – 2, as follows:

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

NAYS: Mr. Lee, Ms. Garreau

ABSTENTION: None

ABSENT: None

7. **REZONING – REZN12-MA-003 – COMMONWEALTH OF VIRGINIA (OWNER)/NOEL SWEENEY (APPLICANT) – ECONIZE CLOSETS, LLC** – An application to rezone approximately 3.69 acres from Village (V) to Commercial-Village (CV). The property is located at 12055 John Marshall Highway, Marshall District. (PIN 6021-33-8360-000) (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. Charles Matheson, Marshall District, spoke in opposition to the granting of this request, stating that the proposal is not in conformance with the Comprehensive Plan.

Mr. Mark Meyer, Marshall District, spoke in opposition to the granting of this request due to the impact it would have on the historical features of the area.

Ms. Julie Martin, Marshall District, spoke in opposition to the granting of this request. Ms. Martin stated that proper notice regarding this application was not given by the County. Ms. Martin also presented the Commission with a petition, a copy of which is attached to and made part of these official minutes, signed by others in opposition to the granting of this request.

Ms. Kelsey Leachman, Marshall District, spoke in opposition to the granting of this request due to concerns about increased traffic and safety.

Ms. Ann McCarty, Marshall District, spoke in support of the granting of this request, stating that commercial uses are needed in Village districts.

Mr. Noel Sweeney, applicant, gave a brief review of his proposal.

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

Mr. Lee stated that this business would provide much needed tax revenue for the County.

Ms. Garreau stated that the proposed building would be more desirable than what is currently on the site.

Mr. Ennis expressed concern regarding the design of the proposed building.

Mr. Meadows stated that the design of the proposed building would be more desirable than what is currently on the site and the business would be a good source of tax revenue for the County.

On motion made by Mr. Lee 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 4 – 1, as follows:

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

NAYS: Mr. Ennis

ABSTENTION: None

ABSENT: None

In that there was no further business, the meeting was adjourned at 8:00 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.