

**MINUTES OF  
FAUQUIER COUNTY PLANNING COMMISSION  
JUNE 28, 2012**

**Work Session  
12:30 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 28, 2012, beginning at 12:30 p.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, Ms. Kimberley Fogle, Ms. Kimberley Johnson, Mr. Jim Sawyer, Ms. Holly Meade, Mr. Rob Walton, Ms. Wendy Wheatcraft and Mr. Adam Shellenberger.*

**ZONING ORDINANCE TEXT AMENDMENT** – A Zoning Ordinance Text Amendment to Sections 3-317 and 5-1705 to add Abattoirs as a Special Exception use in the RA/Rural Agricultural District.

Mr. Walton reviewed the proposed text amendment.

**SPECIAL EXCEPTION AMENDMENT – SEAM12-CR-002 – AL-MARA FARMS, INC. (OWNER)/JAPAL AG ED, INC. (APPLICANT) – COWS-N-CORN**

Ms. Meade reviewed the application.

**SPECIAL EXCEPTION AMENDMENTS/SPECIAL PERMIT – SEAM12-SC-003, SEAM12-SC-004, & SPPT12-SC-036 – KAREN M. KENNEDY (OWNER)/MOUNTAINSIDE MONTESSORI, A VIRGINIA NON-PROFIT CORPORATION (APPLICANT) – MOUNTAINSIDE MONTESSORI SCHOOL (BELVOIR ROAD SITE)**

Ms. Meade reviewed the application.

**SPECIAL EXCEPTION – SPEX12-LE-009 – MOOTHRU, LLC (OWNER)/KEN SMITH, APPLICANT) – MOOTHRU, LLC**

Ms. Meade reviewed the application.

**ZONING ORDINANCE TEXT AMENDMENT** – A Zoning Ordinance Text Amendment to Section 5-1800 related to Farmers’ Markets.

Ms. Johnson reviewed the proposed text amendment.

**PRELIMINARY PLAT – PPLT11-MA-004 – ALWINGTON FARM, LLC (OWNER)/ALWINGTON FARM DEVELOPERS, LLC (APPLICANT) – ARRINGTON SUBDIVISION**

**SPECIAL EXCEPTION – SPEX12-MA-016 – ALWINGTON FARM, LLC (OWNER)/ALWINGTON FARM DEVELOPERS, LLC (APPLICANT) – ARRINGTON SUBDIVISION**

Ms. Meade reviewed the applications.

**CLOSED MEETING**

On motion made by Mr. Alm and seconded by Mr. Ennis, it was moved to go into a closed meeting, pursuant to *Code of Virginia* Section 2.2-3711.A.(7) for the purpose of consultation with legal counsel pertaining to specific legal matters requiring the provision of legal advice by counsel relating to SPEX12-MA-016 (Arrington Subdivision Special Exception) and SPEX12-LE-009 (MooThru, LLC Special Exception).

The motion carried 5 – 0, as follows:

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

NAYS: None

ABSTENTION: None

ABSENT: None

Upon reconvening from the closed meeting, Mr. Alm read the following Certification of Closed Meeting:

The Fauquier County Planning Commission, having adjourned into a closed meeting this day for the purposes stated in the resolution authorizing such meeting, does hereby certify that to the best of each member's knowledge:

1. Only public business matters lawfully exempted from open meeting requirements under the Virginia Freedom of Information Act; and

2. Only such public business matters as were identified in the motion by which the closed meeting was convened, were heard, discussed, or considered in the closed meeting.

This certification shall be recorded in the minutes of the Planning Commission on motion of Mr. Alm and seconded by Mr. Ennis.

The motion carried 5 – 0, as follows:

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

NAYS: None

ABSTENTION: None

ABSENT: None

**PRELIMINARY PLAT – PPLT12-SC-003 – COVINGTON MIDDLEBURG, LLC  
(OWNER/APPLICANT) – COVINGTON MIDDLEBURG SUBDIVISION**

Mr. Shellenberger reviewed the application.

**APPROVAL OF MINUTES – May 31, 2012**

Planning Commissioners discussed the May 31, 2012 minutes.

**BOARD OF ZONING APPEALS AGENDA**

Planning Commissioners discussed the agenda.

**TRANSPORTATION COMMITTEE AGENDA**

Ms. Garreau stated that the June 2012 Transportation Committee meeting was cancelled.

**ZONING ORDINANCE TEXT AMENDMENT** – Initiation of a Zoning Ordinance Text Amendment to Section 6-102 to add Mobile Abattoirs as a permitted accessory use in the RA/Rural Agricultural and RC/Rural Conservation Districts.

Mr. Walton reviewed the proposed text amendment.

**REZONING AND SPECIAL PERMITS - MESSICK FARM MARKET – (REZN12-CR-005, SPPT12-CR-035 & SPPT12-CR-034)**

Ms. Meade presented an overview of the proposed application.

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 28, 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, Ms. Kimberley Fogle, Mr. Rob Walton, Mr. Adam Shellenberger, Ms. Holly Meade and Ms. Rebecca Kellert.*

1. **APPROVAL OF MINUTES** – May 31, 2012

On motion made by Mr. Alm and seconded by Ms. Garreau, it was moved to approve the May 31, 2012 minutes, as amended.

The motion carried unanimously.

2. **ZONING ORDINANCE TEXT AMENDMENT** – Initiation of a Zoning Ordinance Text Amendment to Section 6-102 to add Mobile Abattoirs as a permitted accessory use in the RA/Rural Agricultural and RC/Rural Conservation Districts. (Rob Walton, Staff)

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

The motion carried unanimously.

3. **PRELIMINARY PLAT – PPLT11-MA-004 – ALWINGTON FARM, LLC (OWNER)/ALWINGTON FARM DEVELOPERS, LLC (APPLICANT) – ARRINGTON SUBDIVISION** – An application to subdivide approximately 489.75

acres into one hundred twenty-two (122) lots. The property is located on the west side of James Madison Highway (Routes 15/17/29), Marshall District. (PIN 6983-36-8598-000 and 6983-42-8913) (Holly Meade, Staff)

Ms. Meade 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 Ms. Garreau, it was moved to forward this item to the Board of Supervisors with a recommendation of denial, due to the detailed list of specific deficiencies noted in the staff report.

The motion carried unanimously.

4. **PRELIMINARY PLAT – PPLT12-SC-003 – COVINGTON MIDDLEBURG, LLC (OWNER/APPLICANT) – COVINGTON MIDDLEBURG SUBDIVISION** – An application to subdivide approximately 71.9 acres into three (3) lots. The property is located at 1615 Zulla Road, Scott District. (PIN 6093-45-7298-000) (Adam Shellenberger, Staff)

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

On motion made by Ms. Garreau and seconded by Mr. Alm, 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 Final Plat shall be in general conformance with the Preliminary Plat & Final Construction Plan “Covington Middleburg, LLC” signed by James A. Carson on June 8, 2012.
2. The Town of Middleburg shall approve the Final Plat, prior to Fauquier County issuing final approval.
3. The following shall be recorded prior to or concurrently with Final Plat:
  - a. A Non-Common Open Space Easement for the residue parcel, according to Fauquier County Zoning Ordinance Section: 2-700 Non-Common Open Space and Improvement Regulations.
  - b. A road maintenance agreement between Existing Lot 1, Proposed Lot 2, and Proposed Lot 3 which ensures access rights and continuing maintenance and repair of the private street.
  - c. A Tree Canopy Preservation Easement, which ensures protection of the existing trees, used towards the Zoning Ordinance tree canopy requirements as shown on the Preliminary Plat and Final Construction Plan “Covington Middleburg, LLC.”

- d. A Street Tree Easement along Zulla Road and the Private Street which ensures the protection of existing trees and planting of proposed trees, used to meet the Zoning Ordinance street tree requirements.
4. In the event that the proposed landscaping is not installed at the time of Final Plat, the following note shall be added to the final plat:

*The landscaping as shown on the Preliminary Plat and Final Construction Plan entitled "Covington Middleburg, LLC" and approved by Fauquier County on "    (date)    " shall be planted or bonded in accordance with the current County policy according to specifications prior to approval of any Certificate of Occupancy pursuant to Article 7-604.2 of the Fauquier County Zoning Ordinance.*

5. The proposed homes on Lot 2 and Lot 3 shall only have access off the existing private drive, and shall not be permitted to have driveways which access Zulla Road. This shall be noted on the Final Plat.
6. An agreement in lieu of a plan or an erosion and sediment control plan is required before any land disturbing activities associated with construction of the homes begins.

The motion carried unanimously.

5. **BOARD OF ZONING APPEALS AGENDA**

No comment.

6. **TRANSPORTATION COMMITTEE AGENDA**

The June 2012 Transportation Committee meeting was cancelled.

<p style="text-align: center;"><i>Public Hearings 6:30 p.m. Warren Green Meeting Room 10 Hotel Street, Warrenton, Virginia</i></p>
--

1. **ANNOUNCEMENTS**

Mr. Alm introduced Mr. Don Del Rosso, with the Fauquier Times-Democrat, who will be covering County Government for the newspaper.

Mr. Alm noted that the Fauquier County Family Shelter is in need of donations since they will no longer be receiving State funding.

2. **CITIZENS' TIME**

No one spoke.

3. **ZONING ORDINANCE TEXT AMENDMENT** – A Zoning Ordinance Text Amendment to Sections 3-317 and 5-1705 to add Abattoirs as a Special Exception use in the RA/Rural Agricultural District. (Rob Walton, Staff)

Mr. Walton 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. Jessica Swan, Cedar Run District, stated that while she is in support of the proposed text amendment, she does have some concerns regarding the language, including: 1) on-site composting should be incorporated into the Ordinance; 2) sportsmen participating in the Hunters for Hunger program should be allowed to bring game to the abattoir for processing. Once processed, the meat could then be used to feed those at the Fauquier County Family Shelter.

Ms. Virginia Dorkey, Lee District, spoke in support of the proposed text amendment, but also expressed agreement with the concerns of the previous speaker. Ms. Dorkey further stated that requiring animals to be cared for on-site for at least six months prior to processing would not allow neighbors the opportunity to make use of the abattoir.

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

Mr. Lee stated that he cannot support this proposed text amendment due to possible unintended consequences of locating an abattoir on RA (Rural Agricultural) property.

Ms. Garreau stated that this proposed text amendment does not serve the County well and would not allow the processor to make an adequate living.

Mr. Meadows stated that he supports this proposed text amendment but noted that the language should be revised to address the processing of wild game and the amount of time that animals are to be cared for on-site prior to being processed.

Mr. Alm expressed concern about the six month on-site requirement. Mr. Alm also stated that the Department of Environmental Quality (DEQ) has guidelines making the on-site composting of solid waste safe and odor free.

Mr. Ennis spoke in support of the proposed text amendment and stated that the Board of Supervisors could resolve any outstanding issues.

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, as revised.

The motion failed 3 – 2, as follows:

AYES: Mr. Meadows, Mr. Ennis

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

ABSTENTION: None

ABSENT: None

4. **ZONING ORDINANCE TEXT AMENDMENT** – A Zoning Ordinance Text Amendment to Section 5-1800 related to Farmers’ Markets. (Andrew Hushour, Staff)

Mr. Walton 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. Kitty Smith, Marshall District, stated that she supports farmer’s markets but expressed concern about allowing the retail sale of processed food products.

Mr. Paul Bernard, Marshall District, spoke in support of the proposed text amendment.

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

Mr. Lee spoke in support of the proposed text amendment.

Ms. Garreau stated that she cannot support having an eating establishment as part of a farmer’s market on RA (Rural Agricultural) property because of the effect it could have on numerous parcels.

Mr. Meadows stated that it is imperative that the County’s remaining dairy farmers be allowed to subsidize their operations so that they can remain viable.

Mr. Alm spoke in support of the proposed text amendment, stating that farmer’s markets are important to the County.

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, as revised.



The motion carried 4 – 1, as follows:

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

NAYS: Ms. Garreau

ABSTENTION: None

ABSENT: None

5. **SPECIAL EXCEPTION – SPEX12-LE-009 – MOOTHRU, LLC (OWNER)/KEN SMITH, APPLICANT) – MOOTHRU, LLC** – An application for a Category 20 Special Exception to allow for a sewage treatment system which discharges into an open ditch or water. The property is located at 11402 James Madison Highway, Lee District. (PIN 6888-28-5394-000) (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.

Merle Fallon, Esquire, representative, requested that action on this item be postponed for 30 days.

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

On motion made by Mr. Meadows and seconded by Ms. Garreau, it was moved to postpone action on this item, with the public hearing left open, until the Board of Supervisors acts on the related Zoning Ordinance text amendment.

The motion carried unanimously.

6. **SPECIAL EXCEPTION – SPEX12-MA-016 – ALWINGTON FARM, LLC (OWNER)/ALWINGTON FARM DEVELOPERS, LLC (APPLICANT) – ARRINGTON SUBDIVISION** – An application for a Category 31 Special Exception to allow for a waiver of the public/central water requirement. The property is located on the west side of James Madison Highway, Marshall District. (PIN 6983-36-8598-000 and 6983-42-8913-000) (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.

Merle Fallon, Esquire, representative, requested that action on this item be postponed to allow time for additional material to be submitted and reviewed by staff.

In that there were no further 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.

7. **SPECIAL EXCEPTION AMENDMENT – SEAM12-CR-002 – AL-MARA FARMS, INC. (OWNER)/JAPAL AG ED, INC. (APPLICANT) – COWS-N-CORN** – An application to amend and extend an existing Category 9 Special Exception for Class “B” and Class “C” events. The property is located on the southeast side of Catlett Road, Cedar Run District. (PIN 7900-64-8311-000) (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.

Ms. Patricia Leonard, applicant, reviewed the proposal.

Mr. Michael Booth, Cedar Run District, spoke in support of the proposal, stating that he enjoys having this facility as a neighbor.

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

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 the following revised conditions:

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 Special Exception exhibit and Statement of Justification stamped received in the Department of Community Development on May 4, 2012 approved with the application, as qualified by these development conditions.
2. The Special Exception is subject to the provisions of Article 12 of the Fauquier County Zoning Ordinance, Site Plans, as may be determined by the Fauquier County Department of Community Development. Any site plan submitted pursuant to this Special Exception shall be in conformance with the Special Exception exhibit received May 4, 2012.
3. This Special Exception shall be granted for a period of ten (10) years from the date of Board of Supervisors’ approval and shall also be allowed to apply for three (3) five-year renewals by the Zoning Administrator.

4. No use associated with this Special Exception shall be permitted on the portion of the property that is zoned Residential (R-1).
5. There shall be no access associated with this use from Route 28. The proposed entrance site from Route 649 shall be maintained to include a paved apron.
6. A red four (4) board fence shall be provided and maintained for the exhibit area along the Route 28 frontage. Within the corn maze area, netting shall be provided along the Route 28 frontage to prohibit movement into and out of the corn maze from Route 28.
7. No events or activities shall occur before 8:00 a.m. and all events must conclude no later than 11:00 p.m.
8. There shall be no more than 1,000 attendees on site at any one time, and no event shall last more than three (3) consecutive days.
9. No structure associated with the use shall be closer than 100 feet to any adjacent lot line.
10. All parking must be provided on site, and shall be no closer than 50 feet from any adjacent property.
11. The applicant shall provide adequate security, emergency, traffic control, sanitation and refreshment services. At least thirty (30) days prior to major events, the applicant shall provide written proof to the Zoning Administrator that the following agencies have been consulted and that necessary approvals/permits have been obtained: Fauquier County Sheriff's Office, Virginia Department of Transportation, Fauquier County Emergency Services and the Fauquier County Health Department. Should the existing Zoning Ordinance be amendment, this provision shall conform to the amended Ordinance.
12. Any retail use associated with this use shall be either accessory to the use or conducted for the benefit of a non-profit, tax-exempt organization. At least thirty (30) days prior to the event applicant shall provide to the Zoning Administrator the name, address and contact person for each entity conducting retail sales at the event.
13. All grass areas used for parking shall be mowed and maintained as to minimize the risk of vehicle and field fires.
14. Restroom facilities shall be provided in accordance with Health Department regulations.
15. At no time shall fireworks, hot-air balloons or helicopters be used for any Class "C" events.

16. The applicant shall require its employees and all invitees to strictly comply with State burning laws and copies of such laws shall be posted on site.
17. During events with outdoor music or amplified sound, the maximum permitted sound noise levels shall not exceed sixty (60) db at the property line.
18. All lighting shall be in conformance with the Fauquier County Zoning Ordinance and be positioned downward, inward and shielded to eliminate glare to all adjacent properties.
19. Fire extinguishers meeting State and Federal standards shall be provided at all events.
20. The applicant may be required to provide a Site Plan, pursuant to Article 12 of the Zoning Ordinance.

Class “B” Events include the conditions above (with the exception of Condition 8) and the following:

1. The applicants shall have no more than twelve (12) encampment events per calendar year, each with a maximum of 150 attendees. Should the applicants request additional events or attendees, Special Permit approval is required.
2. Attendees of the Class “B” events shall not be included in the attendance number for the Class “C” events.

The motion carried unanimously.

8. **SPECIAL EXCEPTION AMENDMENTS/SPECIAL PERMIT – SEAM12-SC-003, SEAM12-SC-004, & SPPT12-SC-036 – KAREN M. KENNEDY (OWNER)/MOUNTAINSIDE MONTESSORI, A VIRGINIA NON-PROFIT CORPORATION (APPLICANT) – MOUNTAINSIDE MONTESSORI SCHOOL (BELVOIR ROAD SITE)** – An application to amend conditions for an existing Category 5 Special Exception and Special Permit for a primary school and preschool, and a Category 30 Special Exception to waive the public sewer requirement. The property is located at 4206 Belvoir Road in the Marshall Service District, Scott Magisterial District. (PIN 6979-68-0106-000 and 6979-68-1478-000) (Kristen Slawter, 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.

Ms. Valerie Amster, applicant, reviewed the proposal.

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

Mr. Meadows stated that he would support a longer approval period.

Mr. Ennis expressed agreement with Mr. Meadows.

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, subject to the following revised conditions:

1. The Special Exceptions and Special Permit are granted to operate a preschool and primary school pursuant to Sections 3-305.1 and 3-305.2 of the Zoning Ordinance and to waive connection to the Public Sewer System pursuant to Section 3-330 of the Zoning Ordinance. The use and site shall be in general conformance with the information submitted with the application and as shown on the "Special Exception Plat for Mountainside Montessori School," sealed on August 25, 2010 and as modified on September 3, 2010 and received in the Planning Office on September 3, 2010, except as specifically modified by these development conditions or as necessary to meet Zoning Ordinance requirements.
2. The applicant shall have up to two (2) years from the November 10, 2011 Board of Supervisors' approval to demonstrate diligent pursuit of the amended permits (SEAM12-SC-003, SEAM12-SC-004 and SPPT12-SC-036) on the site.
3. The Special Exceptions and Special Permit shall be valid for fifteen (15) years from the Board of Supervisors' approval.
4. The maximum number of students approved at the Preschool and Primary School shall be one hundred sixty (160).
5. Children who attend the school shall be a minimum of 18 months old. The maximum age of children attending the school is fourteen (14) years of age; this means children shall be age 14 or younger at the beginning of each school year.
6. Regular hours of operation for the school shall be from 7:00 a.m. to 7:00 p.m., Monday through Friday. A before and after school program primarily for students at the school shall be allowed if operated within this established time frame.
7. Two (2) weekend activities per month and three (3) weekday after hours activities per month are authorized to occur outside of regular operating hours, plus routine Parent/Child Night, Back-to-School Night or Parent Education Sessions. The aforementioned events shall conclude no later than 10:00 p.m.

8. The aesthetic and character of existing structures on the site shall be maintained; the new “proposed school building” and “future classroom building” shall be of similar aesthetic and character to the elevation for the proposed new school building, as shown on the Special Exception/Special Permit plat, Sheet 3.
9. The “future farm school” building shall be designed to look like a residential structure and shall be similar in appearance to the residences in the area; alternatively it may be designed to look like an agricultural building.
10. New construction on-site shall be limited to the following: one single story school building, not to exceed 5,000 square feet located behind the existing house on the site; an additional single story classroom building located southwest of the existing house, not to exceed 3,000 square feet; and a single story “farm school” classroom building located in front of the existing house, as identified on the plat, not to exceed 2,500 square feet.
11. The existing house shall be allowed to be maintained as a residence or it may be converted for school use if brought up to appropriate building code standards, per the Fauquier County Building Official. The two existing outbuildings on the site shall also meet building code requirements, as necessary, prior to any school use.
12. The “future amphitheater” shall be located in the area shown on the Special Exception/Special Permit plat.
13. There shall be no amplified sound or outward directed lighting at the amphitheater.
14. Use of the amphitheater shall be limited to members of the school community such as students, parents, teachers, etc.
15. For additional screening and noise attenuation for the amphitheater, an earthen berm shall be installed with an additional tree buffer area. The additional tree buffer shall be 100 feet wide and shall be installed in the area shown on the Special Exception/Special Permit Sheet 4, Landscaping and Lighting Plan.
16. The riding ring may be used as a riding ring in conjunction with the school use.
17. Signage at the site shall be limited to one monument sign no more than six (6) feet in height and twenty-four (24) square feet in size, or one projecting sign of no more than six (6) feet in height and nine (9) square feet in size.
18. The use is authorized to utilize an on-site septic system, with the maximum capacity of the system not to exceed 1,200 gallons per day. The septic and well on-site shall meet all Virginia Department of Health (VDH) regulations. The waiver to connect to the public sewer system is granted only until such time that public sewer lines are installed within 300 feet of the

subject parcels. At such time, the subject parcels shall connect to public sewer and be given up to two years to connect.

19. The entrance shall comply with Virginia Department of Transportation (VDOT) Standards for Commercial Entrances.
20. Canopy trees shall be planted along the Belvoir Road frontage of the front property line and spaced a maximum of thirty (30) feet on center. These canopy trees shall be counted toward the broader Zoning Ordinance requirements for a Front Buffer Yard. Shrubs and understory trees shall be located closer to the road and power line; canopy trees shall be located farther away from the road to stay outside of overhead utility easement.
21. To protect the character of the surrounding area, no new non-agricultural buildings, recreational/sports fields or children's playground equipment shall be permitted within 200 feet of the edge of the property fronting Belvoir Road. However, this area may be used for outdoor school activities.
22. The location of electrical power access shall be provided in a manner such as to not damage or remove the existing mature trees that are located along the driveway of the property.
23. A Boundary Line Adjustment to dissolve the internal property lines shall be recorded prior to approval of the Site Plan.
24. No subdivision of the property shall be made so long as an operational school is located on the site.
25. The applicant shall dedicate a twenty-foot wide trail easement to Fauquier County along the parcels' Belvoir Road frontage, with the final location to be determined during the site plan process.

The motion carried 3 – 2, as follows:

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

NAYS: Mr. Meadows, Mr. Ennis

ABSTENTION: None

ABSENT: None

In that there was no further business, the meeting was adjourned at 8:30 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.*