

**MINUTES OF
FAUQUIER COUNTY PLANNING COMMISSION
FEBRUARY 2, 2011**

**Work Session
10:00 a.m.
Warren Green Meeting Room
10 Hotel Street, Warrenton, Virginia**

The Fauquier County Planning Commission held a Work Session on Wednesday, February 2, 2011, beginning at 10:00 a.m., in the Warren Green Meeting Room, Warrenton, Virginia. Members present were Ms. Ann McCarty, Chairperson; Ms. Adrienne Garreau, Vice-Chairperson; Mr. John Meadows, Secretary; Mr. Ken Alm, and Mr. Jim Stone. Also present were Mrs. Tracy Gallehr, Mrs. Kimberley Fogle, Mrs. Susan Eddy, Ms. Kimberley Johnson, Mr. Andrew Hushour, Mr. Ari Sky, Ms. Mary Sherrill and Mrs. Melissa Dargis.

Sign Ordinance

Mr. Hushour reviewed the updates.

SPEX11-MA-003 – Marriotts Westfields Conference Center, Inc. (Owner/Applicant) – Marriott Ranch

Mrs. Dargis reviewed the staff report.

SPEX11-SC-002 & SPPT11-SC-010 – MCC, LLC (Owner)/Charles W. Moore, Jr. & Clara M. Williams (Applicants) – Capitol Sheds

Mrs. Dargis reviewed the staff report.

WAVR11-CT-018 & WAVR11-CT-019 – Darold Davis, Jr. & Darold Davis, Sr. (Owners)/Darold Davis, Jr. (Applicant) – Davis Property

Mrs. Eddy reviewed the staff report.

Initiation of a Zoning Ordinance Text Amendment to Section 13-502 Regarding the Size of Structures Exempt from Zoning Permit Requirements.

Mr. Hushour reviewed the proposed text amendment.

Zoning Ordinance Text Amendment to Section 6-102 Relating to the Parking of Commercial Vehicles/Tractor Trailers in Rural and Residential Zoning Districts.

Mr. Hushour reviewed the proposed text amendment.

Zoning Ordinance Text Amendment to Section 11-102 Related to Telecommunications Facilities Within Silos.

Ms. Johnson reviewed the proposed text amendment.

Zoning Ordinance Text Amendment to Article 12 Related to Site Plan Process Requirements.

Ms. Johnson reviewed the proposed text amendment.

Capital Improvements Program (CIP) Introduction

Mr. Sky reviewed the proposed Capital Improvements Program (CIP) for Fiscal Years (FY) 2012 - 2017.

Water Supply Plan

Ms. Sherrill updated the Planning Commission on the Water Supply Plan.

Zoning Ordinance Text Amendment to Add Sections 3-332 and 5-3200 and Amend Section 10-103 to Establish a Special Exception Process to Legalize Long-Standing Non-Permitted Uses.

Ms. Johnson reviewed the proposed text amendment.

Urban Development Areas

Mrs. Fogle reviewed the proposed Comprehensive Plan Amendment regarding Urban Development Areas (UDAs).

Zoning Ordinance Text Amendment to Sections 3-314, 5-1400, and 15-300 Establishing Vehicle Transportation Service Establishments.

Mr. Hushour reviewed the proposed text amendment.

ELECTION OF OFFICERS

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

CONSIDERATION OF BYLAWS

Mrs. Eddy reviewed the current Bylaws.

COMMITTEE ASSIGNMENTS

Mrs. Eddy reviewed the Committee Assignments.

APPROVAL OF MINUTES – December 8, 2010

Planning Commissioners discussed the December 8, 2010 minutes.

BOARD OF ZONING APPEALS AGENDA

Planning Commissioners discussed the Board of Zoning Appeals agenda.

TRANSPORTATION COMMITTEE AGENDA

Planning Commissioners discussed the Transportation Committee agenda.

The meeting was adjourned at 4:30 p.m.

<p style="text-align: center;"><i>Regular Meeting 6:30 p.m. Warren Green Meeting Room 10 Hotel Street, Warrenton, Virginia</i></p>
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The Fauquier County Planning Commission held its regular meeting on Wednesday, February 2, 2011, beginning at 6:30 p.m. in the Warren Green Meeting Room, 10 Hotel Street, Warrenton, Virginia. Members present were Mr. Ken Alm, Chairman-Elect; Ms. Ann McCarty, Vice-Chairperson Elect; Ms. Adrienne Garreau, Secretary-Elect; Mr. John Meadows and Mr. Jim Stone. Also present were Mrs. Tracy Gallehr, Mr. Rick Carr, Mrs. Susan Eddy, Ms. Kimberley Johnson, Mr. Andrew Hushour and Mrs. Rebecca Kellert.

1. **ELECTION OF OFFICERS**

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

a. Chairman

On motion made by Mr. Stone and seconded by Ms. McCarty, it was moved to elect Mr. Alm as Chairman.

The motion carried unanimously.

Mr. Alm took over as chairman.

b. Vice-Chairman

On motion made by Mr. Alm and seconded by Mr. Stone, it was moved to elect Ms. McCarty as Vice-Chairperson.

The motion carried unanimously.

c. Secretary

On motion made by Mr. Meadows and seconded by Mr. Stone, it was moved to elect Ms. Garreau as Secretary.

The motion carried unanimously.

2. **CONSIDERATION OF BYLAWS**

Mr. Alm stated that action of this item will be postponed until the next regularly scheduled meeting in order to add language related to inclement weather.

The motion carried unanimously.

3. **COMMITTEE ASSIGNMENTS**

- a. Architectural Review Board – Mr. Alm
- b. Facilities Planning Subcommittee – Mr. Stone
- c. Pedestrian Bicycle and Greenway Advisory Committee – Ms. Garreau (Interim Appointment)
- d. Transportation Committee – Ms. Garreau

4. **APPROVAL OF MINUTES** – December 8, 2010

On motion made by Ms. Garreau and seconded by Mr. Stone, it was moved to approve the December 8, 2010 minutes.

The motion carried unanimously.

5. **PROPOSED TEXT AMENDMENTS TO THE ZONING AND SUBDIVISION ORDINANCES, THE FAUQUIER COUNTY CODE AND THE COMPREHENSIVE PLAN**

- Initiation of a Zoning Ordinance Text Amendment to Section 13-502 regarding the size of structures exempt from zoning permit requirements. (Andrew Hushour, Staff)

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

The motion carried unanimously.

6. **WAIVERS**

WAVR11-CT-018 & WAVR11-CT-019 – Darold Davis, Jr. & Darold Davis, Sr. (Owners)/Darold Davis, Jr. (Applicant) – Davis Property – An application to obtain waivers of Zoning Ordinance Sections 7-450.1 and 7-450.2 to allow three (3) family transfer lots plus the residue on a dead end street, Porch Road, which is approximately 5,700 feet in length and serves more than twenty (20) lots. The property is located at the terminus of Porch Road, south of Dumfries Road (Route 605), Center District. (PIN #6994-86-7200-000) (Cynthia Porter-Johnson, Staff)

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

Planning Commissioners noted that without these waivers the applicant still had reasonable use of their property. They also noted that Porch Road was not a good road to handle more development.

On motion made by Mr. Alm and seconded by Mr. Stone, it was moved to forward these items to the Board of Supervisors with a recommendation of denial.

The motion carried 4 – 1, as follows:

AYES: Ms. McCarty, Ms. Garreau, Mr. Alm, Mr. Stone

NAYS: Mr. Meadows

ABSTENTION: None

ABSENT: None

7. **BOARD OF ZONING APPEALS AGENDA**

No comment.

8. **TRANSPORTATION COMMITTEE AGENDA**

Ms. Garreau stated that Jim Rich, Culpeper District Commonwealth Transportation Board member, will be at the February 23, 2011 Transportation Committee meeting, which will be held at 7:00 p.m. in the Warren Green Building, Second Floor Conference Room, 10 Hotel Street, Warrenton, Virginia.

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

9. **ANNOUNCEMENTS**

Mr. Alm announced that a meeting regarding the Bealeton Area Plan for Route 17 will be held on Tuesday, February 22, 2011 from 7:00 p.m. – 9:00 p.m. at Liberty High School in the Eagle Room.

Mr. Alm stated that the Rappahannock-Rapidan Regional Commission has launched a new campaign, “It’s Your Doodie,” to make the public aware of proper pet waste management. The name of their official “spokesdog” is Odie.

10. **CITIZENS’ TIME**

No one spoke.

11. **PROPOSED TEXT AMENDMENTS TO THE ZONING AND SUBDIVISION ORDINANCES, THE FAUQUIER COUNTY CODE AND THE COMPREHENSIVE PLAN**

- a. Zoning Ordinance Text Amendment to Section 6-102 relating to the parking of commercial vehicles/tractor trailers in rural and residential zoning districts. (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. Kitty Smith, Marshall District, stated that she is opposed because this would be incompatible in a residential area. She also noted that the noise would be very disruptive to the community.

In that there were no further 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 denial.

Mr. Stone stated that noise from these vehicles is major concern in residential areas.

Ms. McCarty agreed that this would be incompatible in a residential area.

Ms. Garreau stated that large trucks need to be kept out of residential areas.

The motion carried unanimously.

- b. Zoning Ordinance Text Amendment to Section 11-102 related to telecommunications facilities within silos. (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. McCarty and seconded by Ms. Garreau, it was moved to forward this item to the Board of Supervisors with a recommendation of approval, as revised.

The motion carried unanimously.

- c. Zoning Ordinance Text Amendment to Article 12 related to Site Plan process requirements. (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. McCarty 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.

- d. Zoning Ordinance Text Amendment to Sections 3-314, 5-1400, and 15-300 establishing vehicle transportation service establishments. (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.

On motion made by Mr. Stone and seconded by Ms. Garreau, 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.

- e. Zoning Ordinance Text Amendment to add Sections 3-332 and 5-3200 and amend Section 10-103 to establish a Special Exception process to legalize long-standing non-permitted uses. (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.

Mr. Todd Benson, Piedmont Environmental Council, stated that he is opposed. He stated that while he understands the issues the County is trying to address, the Ordinance needs to be based on good zoning principles.

Dr. Kitty Smith, Marshall District, stated that she is opposed. She stated that just because an illegal use has been around a long time does not mean it should be legalized.

Mr. Christer Carshult, Center District, stated that he is in favor. He stated that this proposed text amendment would empower the Zoning Administrator with new tools to facilitate resolutions to various issues the County may be faced with.

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

On motion made by Mr. Stone and seconded by Mr. Meadows, 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.

12. **SPECIAL EXCEPTIONS/SPECIAL PERMITS**

- a. **SPEX11-SC-002 & SPPT11-SC-010 – MCC, LLC (Owner)/Charles W. Moore, Jr. & Clara M. Williams (Applicants) – Capitol Sheds** – An application for a Category 23 Special Exception to allow for the storage of inventory in the 100-year floodplain and a Category 12 Special Permit to allow retail sales exceeding 5,000 square feet. The property is located at 5280 Lee Highway, Scott District. (PIN# 7906-32-3745-000 and 7906-32-1665-000) (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.

Mr. Christer Carshult, representative, stated that support of these applications will enable this longstanding business to continue operating within the County.

Mr. Charles W. Moore, Jr., owner, stated that he is in the process of trying to correct the existing zoning violations on this property and requested support of these applications.

Mr. Loren Shetler, owner of Capitol Sheds, stated that approval of these applications will allow him to continue operating this business, which brings in much needed revenue to the County.

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

On motion made by Ms. Garreau and seconded by Mr. Stone, it was moved to postpone action on this item for up to ninety (90) days, at the applicant's request, with the public hearing left open.

The motion carried unanimously.

- b. **SPEX11-MA-003 – Marriotts Westfields Conference Center, Inc. (Owner/Applicant) – Marriott Ranch** – An application to amend and extend Category 9 Special Exceptions for Class “B” and Class “C” events; hunting preserve; firing range, skeet or trap shooting facility; and a resort. The property is located at 5219 Marriott Lane, 4437 Fiery Run Road (Route 726), and the north and south sides of Hume Road (Route 635), Marshall District. (PIN #6908-83-3361-000, 6919-15-9657-000, 6917-47-0965-000, and 6918-55-8536-000) (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.

Mr. Lanier Cate, applicant, stated that Marriott Ranch, which has a 60-year legacy, provides jobs and revenue for the County while maintaining a minimal impact on its neighbors.

Ms. Debbie Johnson, Business Manager at Marriott Ranch, stated that they work with the Virginia Department of Game and Inland Fisheries to meet and comply with all of its rules and regulations regarding bird and game hunting.

Ms. Sheila Wolk, Marshall District, stated her farm is completely surrounded by Marriott Ranch, which has been a good neighbor over the years. However, Ms. Wolk stated that she and other neighbors do have some concerns, which have been outlined in a letter, a copy of which is made a part of these official minutes, from Mr. & Mrs. Jim Moorman. The letter expressed concerns about noise, increased traffic, the possible impact on the character of the neighborhood, and the request for no time limit on the use.

Mr. Carl Modine, Marshall District, stated that Marriott Ranch has been a very good neighbor, but he too, has concerns about noise and the increased traffic. Mr. Modine requested that if the applications are approved, a time limit be placed on the approvals.

Mr. Irvin Woods, Marshall District, stated that Marriott Ranch has been a good neighbor and he would prefer to deal with traffic six to eight times per year rather than each day. Mr. Woods also requested that if the applications are approved, a time limit be placed on the approvals.

Dr. Kitty Smith, Marshall District, stated that she is not in opposition to Marriott Ranch, but did express concern about increased traffic that this proposal would create.

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

On motion made by Ms. McCarty and seconded by Ms. Garreau, it was moved to postpone action for up to sixty (60) days, at the applicant's request, with the public hearing left open.

The motion carried unanimously.

In that there was no further business, the meeting was adjourned at 7:50 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.