

**MINUTES OF
FAUQUIER COUNTY PLANNING COMMISSION
APRIL 28, 2011**

**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, April 28, 2011, beginning at 10:30 a.m., in the Warren Green Building, Second Floor Conference Room, Warrenton, Virginia. Members present were Mr. Ken Alm, Chairperson; Ms. Ann McCarty, Vice-Chairperson, Ms. Adrienne Garreau, Secretary, Mr. John Meadows, and Mr. Jim Stone. Also present were Ms. Tracy Gallehr, Ms. Mary Catherine Sheridan, Mr. Rick Carr, Mrs. Kimberley Fogle, Mrs. Susan Eddy, Ms. Kimberley Johnson, Mr. Andrew Hushour, Ms. Kimberly Abe, Ms. Kristen Slawter, Ms. Holly Meade, Mrs. Melissa Dargis, Mr. Adam Shellenberger, Ms. Cynthia Porter-Johnson, Mrs. Debbie Dotson, Ms. Sandra O'Connell, and Mr. Jim Sawyer.

REZN11-LE-002, CCRV11-LE-001, CPAM11-LE-001 – Mintbrook

Mrs. Dargis reviewed the proposal.

PPLT11-CT-001 – Charlotte M. Heath, Doyle E. Marshall & Others (Owners)/Dannie R. & Cecilia A. Marshall (Applicants) – Marshall Gardens

Ms. Meade reviewed the proposal.

4th Renewal of the Springs Valley Agricultural and Forestal District

Mrs. Dotson reviewed the proposal.

4th Renewal of the Upperville Agricultural and Forestal District

Mrs. Dotson reviewed the proposal.

Zoning Ordinance Text Amendment to Sections 3-318, 5-1812, 5-1813, 6-102, and 15-300 Related to Wayside Stands and Farmers' Markets

Ms. Johnson reviewed the proposed text amendment.

Zoning Ordinance Text Amendment to Sections 3-317, 3-405, 3-504.1, and 7-604 to Change Setback and Landscaping Requirements for Properties in the Industrial Zoning Districts

Ms. Johnson reviewed the proposed text amendment.

TWSE11-MA-001 – AT&T HUME – POE PROPERTY

Mrs. Dargis reviewed the proposal.

Zoning Ordinance Text Amendment to Sections 3-317, 5-1700, and 15-300 to Add Composting Facility for Vegetative and Food Waste as a Specific Use Under the General Industrial Category Allowed in the I-1 and I-2 Districts with Approval of a Special Exception and Site Plan

Ms. Johnson reviewed the proposed text amendment.

APPROVAL OF MINUTES – March 31, 2011 and April 18, 2011

Planning Commissioners discussed the March 31, 2011 and April 18, 2011 minutes.

BOARD OF ZONING APPEALS AGENDA

No comment.

TRANSPORTATION COMMITTEE AGENDA

Planning Commissioners discussed the Transportation Committee agenda.

Planning Commissioners' Time – Strategic Planning

Mr. Alm led the discussion.

The meeting was adjourned at 4:30 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, April 28, 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; Ms. Ann McCarty, Vice-Chairperson; Ms. Adrienne Garreau, Secretary; Mr. John Meadows and Mr. Jim Stone. Also present were Ms. Mary Catherine Sheridan, Mr. Rick Carr, Mrs. Susan Eddy, Ms. Kim Johnson, Mr. Andrew Hushour, Ms. Holly Meade and Mrs. Rebecca Kellert.

1. **APPROVAL OF MINUTES** – March 31, 2011 and April 18, 2011

On motion made by Ms. Garreau and seconded by Mr. Stone, it was moved to approve the March 31, 2011 and April 18, 2011 minutes.

The motion carried unanimously.

2. **PRELIMINARY PLAT**

- **PPLT11-CT-001 – Charlotte M. Heath, Doyle E. Marshall & Others (Owners)/Dannie R. & Cecilia A. Marshall (Applicants) – Marshall Gardens** – An application to subdivide approximately 44.8 acres into five (5) lots. The property is located on Old Auburn Road (Route 670), Center District. (PIN #7914-20-0908-000) (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. Alm and seconded by Mr. Meadows, it was moved to approve this item and forward it to the Board of Supervisors.

The motion carried unanimously.

3. **BOARD OF ZONING APPEALS AGENDA**

No comment.

4. **TRANSPORTATION COMMITTEE AGENDA**

No comment.

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

5. **ANNOUNCEMENTS**

Mr. Alm announced that a meeting regarding the Bealeton Area Plan for Route 17 will be held on Thursday, May 5, 2011 from 7:00 p.m. – 9:00 p.m. at Liberty High School in the Eagle Room.

6. **CITIZENS' TIME**

No one spoke.

7. **AGRICULTURAL AND FORESTAL DISTRICT RENEWALS**

- a. 4th Renewal of the Springs Valley Agricultural and Forestal District (Deborah Dotson, 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 Mr. Meadows, it was moved to forward this item to the Board of Supervisors with a recommendation of approval.

The motion carried unanimously.

- b. 4th Renewal of the Upperville Agricultural and Forestal District (Deborah Dotson, 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 Mr. Meadows, it was moved to forward this item to the Board of Supervisors with a recommendation of approval.

The motion carried unanimously.

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

- a. Zoning Ordinance Text Amendment to Sections 3-317, 5-1700, and 15-300 to add Composting Facility for Vegetative and Food Waste as a specific use under the General Industrial category allowed in the I-1 and I-2 Districts with approval of a Special Exception and Site Plan. (Kimberley Johnson, 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.

Mr. Denton Baldwin, Marshall District, stated that he is looking forward to working with the Planning Commission and feels that the work session went very well earlier in the day.

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 on this item for up to 60 days, with the public hearing left open.

The motion carried unanimously.

- b. Zoning Ordinance Text Amendment to Sections 3-318, 5-1812, 5-1813, 6-102, and 15-300 related to Wayside Stands and Farmers' Markets. (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. Alm, it was moved to forward this item to the Board of Supervisors with a recommendation of approval.

The motion carried unanimously.

- c. Zoning Ordinance Text Amendment to Sections 3-317, 3-405, 3-504.1, and 7-604 to change setback and landscaping requirements for properties in the Industrial zoning 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.

In that there was no further business, the meeting was adjourned at 6:45 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.