

**MINUTES OF
FAUQUIER COUNTY PLANNING COMMISSION
MAY 26, 2011**

**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, May 26, 2011, beginning at 12:30 p.m., in the Warren Green Building, Second Floor Conference Room, Warrenton, Virginia. Members present were Mr. Ken Alm, Chairperson; Ms. Ann McCarty, Vice-Chairperson, Mr. John Meadows, and Mr. Jim Stone. Member Absent was Ms. Adrienne Garreau, Secretary. Also present were Ms. Tracy Gallehr, Mr. Rick Carr, Mrs. Kimberley Fogle, Mrs. Susan Eddy, Ms. Kimberley Johnson, Mr. Andrew Hushour, Ms. Holly Meade, Mrs. Melissa Dargis, Ms. Mary Sherrill, and Mr. Adam Shellenberger.

The meeting was opened with a moment of silence in honor of Mr. Warren Abel, Lead Building Inspector with the Department of Community Development, who passed away on May 25, 2011.

PPLT11-SC-005 – Michael F. Thomson (Owner/Applicant) – Thomson Property

Mrs. Eddy reviewed the proposal.

Zoning Ordinance Text Amendment to Section 5-504 to Decrease the Lot Size Required in the Village District for a Small School

Ms. Johnson reviewed the proposed text amendment.

APPROVAL OF MINUTES – April 28, 2011

Planning Commissioners discussed the April 28, 2011 minutes.

BOARD OF ZONING APPEALS AGENDA

Ms. Johnson reviewed the Board of Zoning Appeals agenda.

TRANSPORTATION COMMITTEE AGENDA

Planning Commissioners discussed the Transportation Committee agenda.

CPAM11-LE-001, REZN11-LE-002, CCRV11-LE-001 – Jeanne Elizabeth Cheatham, William Wirt Goulding, James F. Steffey, Gary W. Weaver, David Leroy Hodgson, & Terry Lynn Hodgson (Owners)/Bealeton Gateway, LLC/Bowman Development Advisors (Applicants) – Mintbrook

Mrs. Dargis reviewed the proposal.

Vint Hill Introduction

Ms. Meade reviewed the proposal.

Lim Introduction

Ms. Meade reviewed the proposal.

Transportation Principles

Mrs. Fogle led the conversation.

Chesapeake Bay Total Maximum Daily Load (TMDL) Plan Introduction

Ms. Sherrill led the conversation.

Planning Commissioners' Time

Mr. Alm led the discussion.

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

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| <p style="text-align: center;">Regular Meeting 6:30 p.m. Warren Green Meeting Room 10 Hotel Street, Warrenton, Virginia</p> |
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The Fauquier County Planning Commission held its regular meeting on Thursday, May 26, 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; Mr. John Meadows and Mr. Jim Stone. Member Absent was Ms. Adrienne Garreau, Secretary. Also present were Ms. Tracy Gallehr, Mrs. Susan Eddy, Mr. Andrew Hushour, Mrs. Melissa Dargis and Mrs. Rebecca Kellert.

1. **APPROVAL OF MINUTES** – April 28, 2011

On motion made by Mr. Stone and seconded by Mr. Meadows, it was moved to approve the April 28, 2011 minutes.

The motion carried 4-0, as follows:

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

NAYS: None

ABSTENTION: None

ABSENT: Ms. Garreau

2. **PRELIMINARY PLAT**

- **PPLT11-SC-005 – Michael F. Thomson (Owner/Applicant) – Thomson Property**
– An application to subdivide approximately 5.0592 into two (2) lots. The property is located at 6328 Georgetown Road (Route 674) south of its intersection with Old Busthead Road (Route 694), Scott District. (PIN #7906-15-4950-000) (Susan Eddy, Staff)

Ms. Eddy 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 Ms. McCarty, it was moved to approve this item and forward it to the Board of Supervisors.

The motion carried 4-0, as follows:

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

NAYS: None

ABSTENTION: None

ABSENT: Ms. Garreau

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**

None.

6. **CITIZENS' TIME**

No one spoke.

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

- Zoning Ordinance Text Amendment to Section 5-504 to decrease the lot size required in the Village District for a small school. (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 closed the public hearing.

On motion made by Mr. Alm and seconded by Mr. Stone, it was moved to forward this item to the Board of Supervisors, with a recommendation of approval.

The motion carried 4-0, as follows:

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

NAYS: None

ABSTENTION: None

ABSENT: Ms. Garreau

8. **COMPREHENSIVE PLAN/REZONING/COMPREHENSIVE COMPLIANCE REVIEW**

- **CPAM11-LE-001, REZN11-LE-002, CCRV11-LE-001 – Jeanne Elizabeth Cheatham, William Wirt Goulding, James F. Steffey, Gary W. Weaver, David Leroy Hodgson, & Terry Lynn Hodgson (Owners)/Bealeton Gateway, LLC/Bowman Development Advisors (Applicants) – Mintbrook** – Applications for a mixed use project to include 475 dwelling units and over 360,000 square feet of commercial uses – Applications under consideration: 1) Comprehensive Plan Amendment to Chapter 6, Bealeton Service District Plan to: a) expand the Bealeton Service District by approximately 119 acres with a land use designation of SCFRR (School/Church/Fire/Rescue/Recreation); and b) change approximately 225 acres within the existing Bealeton Service District from planned Institutional/Office/Mixed Use, Medium Density Residential, Residential/No Sewer or Water, Park/Open Space and SCFRR (School/Church/Fire/Rescue/Recreation) to Commercial Office/Mixed Use, Medium Density Residential, and Park/Open Space; 2) Rezoning: a) Rezoning of approximately 119 acres from Rural Agriculture (RA) to Rural Agriculture (RA) with Proffers; b) Rezoning of approximately 120 acres from Rural Residential (RR-2) and Rural Agriculture (RA) to Planned Residential Development (PRD); c) Rezoning of approximately 43 acres from Planned Residential Development (PRD) to Mixed Use Special District – Bealeton Service District (MU-Bealeton); and d) Rezoning of approximately 62 acres from Planned Residential Development (PRD) to Planned Residential Development (PRD) with revised Proffers; and 3) A Code of Virginia 2232 Review to determine if proposed public facility sites are in substantial accord with the Comprehensive Plan. The property is located at 10633 Bowers Run Drive and 6331 Mintbrook Lane, Lee District. (PIN #6899-18-3742-000, 6889-89-6214-000 and 6899-05-7716-000) (Melissa Dargis, Staff)

Mrs. Dargis 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. Russell Marks, applicant, reviewed highlights of the application.

John Foote, Esquire, representative, requested a postponement on this item until the next regularly scheduled meeting.

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

On motion made by Mr. Meadows and seconded by Mr. Alm, it was moved to postpone action on this item until the next regularly scheduled meeting, at the applicant's request, with the public hearing left open.

The motion carried 4-0, as follows:

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

NAYS: None

ABSTENTION: None

ABSENT: Ms. Garreau

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.