

**MINUTES OF  
FAUQUIER COUNTY PLANNING COMMISSION  
JUNE 30, 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, June 30, 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, Mr. Rick Carr, Mrs. Kimberley Fogle, Ms. Kimberley Johnson, Ms. Holly Meade, Mrs. Melissa Dargis, and Mr. Adam Shellenberger.*

*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.

*REZN11-LE-005 – James I. (aka In Seok) & Grace S. Lim (Owners/Applicants) – Bealeton Gateway Center/Lim Property*

Ms. Meade 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.

*ZOTA11-XX-020 – Zoning Ordinance Text Amendment to Article 4 to Create a New Special District Providing for Development of a Town Center with a Mix of Uses, Including Residential, within a Village Center*

Ms. Johnson reviewed the proposed text amendment.

**APPROVAL OF MINUTES – May 26, 2011; June 13, 2011; June 21, 2011; and June 24, 2011**

Planning Commissioners discussed the May 26, 2011; June 13, 2011; and June 21, 2011 minutes.

The June 24, 2011 minutes will be discussed at the next regularly scheduled meeting.

**BOARD OF ZONING APPEALS AGENDA**

Ms. Johnson reviewed the Board of Zoning Appeals agenda.

**TRANSPORTATION COMMITTEE AGENDA**

Mrs. Fogle reviewed the Transportation Committee agenda.

**SPEX11-SC-002, SPEX11-SC-011 & SPPT11-SC-010 – MCC, LLC (Owner)/Charles W. Moore, Jr. & Clara M. Williams (Applicants) – Capitol Sheds**

Mrs. Dargis reviewed the proposal.

**REZN11-CR-003 & REZN11-CR-004 – Vint Hill Farms Economic Development Authority & Fauquier County (Owners)/Vint Hill Economic Development Authority (Applicant) – Vint Hill Village**

Ms. Meade reviewed the proposal.

**PPLT11-MA-004, WVRP11-MA-002, WVRP11-MA-003, & WVRP11-MA-004 – Alwington Farm, LLC (Owner)/Alwington Farm Developers, LLC (Applicant) – Arrington Subdivision**

**SPEX11-MA-004 & SPEX11-MA-009 – Alwington Farm, LLC (Owner)/Alwington Farm Developers, LLC (Applicant) – Arrington Subdivision**

Ms. Meade reviewed the proposals.

**Route 29 Study – Dane Ismart**

Mr. Ismart reviewed the Route 29 Study.

**Planning Commissioners' Time**

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, June 30, 2011, 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. Ann McCarty, Vice-Chairperson; Ms. Adrienne Garreau, Secretary; Mr. John Meadows and Mr. Jim Stone. Also present were Ms. Tracy Gallehr, Mrs. Kimberley Fogle, Ms. Kimberley Johnson, Mrs. Melissa Dargis, Ms. Holly Meade and Mrs. Rebecca Kellert.*

Mr. Alm read the following statements:

**RESOLUTION OF RECOGNITION**  
**W. Todd Benson**

Adopted at a regular meeting of the Fauquier County Planning Commission, held in the Board of Supervisors Meeting Room, Warren Green Building, 10 Hotel Street, Warrenton, Virginia, on Thursday, June 30, 2011.

WHEREAS, W. Todd Benson served the citizens of Virginia in a variety of capacities and positions ranging from Front Royal Town Attorney, Rockbridge County Attorney and Fauquier County Assistant Zoning Administrator, and most recently as the Fauquier County Field Officer for the Piedmont Environmental Council and Acting Director of Fauquier Housing Corporation; and

WHEREAS, W. Todd Benson served the citizens of Fauquier County with distinction from September 1, 2004 to May 25, 2007 as the Assistant Zoning Administrator and provided exceptional, dedicated and committed leadership; and

WHEREAS, Todd has worked diligently in civic capacities as a charter member of the Board of Supervisors' Business Advisory Committee and as chair of the Civil War Sesquicentennial Committee; and

WHEREAS, as both Assistant Zoning Administrator and Field Officer for the Piedmont Environmental Council, W. Todd Benson tirelessly fought to preserve the environment and aesthetics that have made Fauquier County one of the most distinctive and special places in all of the Commonwealth; now therefore

BE IT RESOLVED, That the Fauquier County Planning Commission, on behalf of all his former co-workers and citizens of the County, wish to officially recognize W. Todd Benson for his continued and significant contribution to our Community and for his constant reminders of the importance of good government; and

BE IT FURTHER RESOLVED, That this Resolution be placed within the minutes of the Planning Commission.

***RESOLUTION OF APPRECIATION***  
***Ann McCarty***

Adopted at the regular meeting of the Fauquier County Planning Commission, held in the Warren Green Building, 10 Hotel Street, Warrenton, Virginia, on June 30, 2011.

WHEREAS, Ann McCarty has served as the Marshall District representative on the Fauquier County Planning Commission with distinction from January 2001 until June 2011, serving as Chairperson in 2010, and serving as Vice-Chairperson from January 2002 until December 2008 and also from January 2011 until June 2011; and

WHEREAS, Ann McCarty served on the Fauquier County Transportation Committee from 1997 until 2003, and from February 2011 until June 2011; and

WHEREAS, Ann McCarty served on the Fauquier County Architectural Review Board from April 2006 until February 2007; and

WHEREAS, Ann McCarty served on the Marshall Service District Plan Citizen Advisory Committee from 2001 until 2003 and from 2008 until 2010; and

WHEREAS, Ann McCarty has been known to be so focused on the needs of the county as to go an entire day wearing two very different shoes on her feet; and

WHEREAS, Ann McCarty has lovingly raised numerous yellow labs, the most recent named after a porter in the Mexico City airport; and

WHEREAS, Ann McCarty has logged thousands of hours and hundreds of miles hunting mushrooms in service of a lifelong passion for fine food; and

WHEREAS, Ann McCarty has the distinction of being a rib-cracking Ninja, known to her students at Northwestern Elementary School as “Ms. Karate”; and

WHEREAS, the Planning Commission, on behalf of the citizens of Fauquier County, wishes to express its profound appreciation for her service to the citizens of Fauquier County; now therefore, be it

RESOLVED, That the Fauquier County Planning Commission, by this Resolution, does hereby express its appreciation to Ann McCarty for her longstanding and significant contribution to the County; and commends her for outstanding service to the citizens of Fauquier County; and, be it

FURTHER RESOLVED, That this Resolution be placed within the minutes of the Planning Commission in recognition of Ann McCarty's distinguished service to Fauquier County.

**ELECTION OF OFFICERS**

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

The motion carried unanimously.

1. **APPROVAL OF MINUTES** – May 26, 2011; June 13, 2011; June 21, 2011; and June 24, 2011

On motion made by Mr. Stone and seconded by Ms. McCarty, it was moved to approve the May 26, 2011; June 13, 2011; and June 21, 2011 minutes.

The June 24, 2011 minutes will be considered at the next regularly scheduled meeting.

The motion carried unanimously.

2. **PRELIMINARY PLAT/WAIVERS**

- **PPLT11-MA-004, WVRP11-MA-002, WVRP11-MA-003, & WVRP11-MA-004 – Alwington Farm, LLC (Owner)/Alwington Farm Developers, LLC (Applicant) – Arrington Subdivision** – An application to subdivide approximately 489.75 acres into one hundred seventy-six (176) lots; and three waivers (Subdivision Ordinance Sections 5-6, 6-1, and 6-2) related to street design. The property is located on the west side of James Madison Highway (Routes 15/17/29), Marshall District. (PIN #6983-36-8598-000 and 6983-42-8913-000) (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 Ms. Garreau, it was moved to postpone action on this item for up to 60 days, at the applicant's request.

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**

None.

6. **CITIZENS' TIME**

No comment.

7. **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. (Andrew Hushour, 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 amended.

The motion carried unanimously.

- b. **ZOTAI1-XX-020** – Zoning Ordinance Text Amendment to Article 4 to create a new Special District providing for development of a town center with a mix of uses, including residential, within a village center. (Vint Hill Economic Development Authority, Applicant/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. Stone, it was moved to postpone action on this item indefinitely, with the public hearing left open.

The motion carried unanimously.

8. **SPECIAL EXCEPTIONS**

- **SPEX11-MA-004 & SPEX11-MA-009 - Alwington Farm, LLC (Owner)/Alwington Farm Developers, LLC (Applicant) - Arrington Subdivision** – Applications for a Category 20 and Category 26 Special Exception to allow for an aboveground water pumping storage facility and a variation in the non-common open space requirement. The property is located on the west side of James Madison Highway (Routes 15/17/29), Marshall District. (PIN #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.

Mr. Russell Marks, applicant, reviewed the proposed aboveground water pumping storage facility and road alignment.

Ms. Susan Keyser, Marshall District, expressed concern about increased traffic in this area and also noted that drilling wells to accommodate the aboveground water storage facility may deplete the water table, causing other wells in the area to go dry.

Mr. Lloyd Blackwell, Marshall District, stated that he is opposed due to increased traffic and the effect this project will have on the water table.

Mr. Lofton White, Marshall District, stated that he supports the proposal but requested that residents in this area be allowed to connect to the proposed water system in the event their wells go dry.

Mr. Mike Hanback, Marshall District, speaking on behalf of the Leeton Subdivision homeowners' association, expressed concern about increased traffic along Leeton Court and requested that further studies be done regarding this issue.

Mr. Mike Atkins, Marshall District, spoke in opposition due to concerns about traffic and the water supply.

Mr. David Farrar, Marshall District, stated that he is opposed to this project because of water supply and traffic issues.

Ms. Bonnie Bekisz, Marshall District, spoke in opposition to this project, stating that she agrees with the previous speakers. Ms. Bekisz added that an access road which would ultimately put additional traffic on Springs Road is a bad idea since it is already very dangerous.

Mr. Larry Kovalik, Center District, expressed concern about increased traffic.

Mr. Ward O'Brien, Marshall District, stated that there are pedestrians and bicyclists who use Lee's Ridge Road, which does not have sidewalks, and expressed concern about the safety impact this proposal would create.

Mr. Tom Thorpe, Cedar Run, spoke in support of this proposal, but he did encourage approaching the developer to request that traffic be redirected.

Mr. Chris Pearmund, Scott District, spoke in support of the proposal, stating that this is the most appropriate development for this property.

Eighteen (18) additional citizens signed a sign-in sheet expressing concern with the application.

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

On motion made by Ms. McCarty and seconded by Mr. Meadows, it was moved to postpone action on this item for up to 60 days, at the applicant's request, with the public hearing left open.

The motion carried unanimously.

9. **SPECIAL EXCEPTIONS/SPECIAL PERMITS**

- **SPEX11-SC-002, SPEX11-SC-011 & 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; a Category 32 Special Exception to legalize unpermitted uses to allow for a display area in the front yard setback; 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. 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. Christer Carshult, representative, thanked staff for their hard work and requested that the Planning Commission recommend approval.

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

On motion made by Ms. Garreau and seconded by Ms. McCarty, it was moved to forward this item to the Board of Supervisors with a recommendation of approval, with revised conditions.

The motion carried unanimously.

10. **REZONINGS**

- a. **REZN11-CR-003 & REZN11-CR-004 – Vint Hill Farms Economic Development Authority & Fauquier County (Owners)/Vint Hill Economic Development Authority (Applicant) – Vint Hill Village** – Applications to rezone approximately 106.45 acres from Planned Commercial Industrial Development District (PCID) to a newly proposed Planned Village District (PVD); and to amend a previously approved rezoning, which includes 27.072 acres from Planned Residential Development (PRD) to Planned Commercial Industrial Development District (PCID), and amending uses on 179 acres of the existing Concept Development Plan. The property is located south of Vint Hill Road (Route 215), north of Rogues Road (Route 602), and east of Kennedy Road (Route 652) in the New Baltimore Service District, Cedar Run Magisterial District. (PIN #7915-77-4735-000, 7915-65-7924-000, 7915-77-2128-000, 7915-55-8099-000, 7915-77-2958-000, 7915-56-6014-000, 7915-64-2507-000, 7915-64-9304-000, 7915-95-1597-000; and a portion of 7915-75-2800-000 and 7915-95-1597-000) (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. Harrison Premen, Scott District, spoke in opposition to this proposal, expressing concern about the impact a development of this size would have on schools, public safety, health care, the environment, and surrounding roads.

Mr. Ike Broaddus, applicant, reviewed the proposal and spoke in support of the request.

Ms. Nancy Premen, Scott District, spoke in opposition to this proposal because of the impact it would have on traffic.

Ms. Mara Seaforest, Citizens for Fauquier County, spoke in opposition to this proposal, stating that: 1) The plan emphasizes residential development totaling 1,050 homes rather than the employment center focus on land meant for economic development, which would result in a net loss to the County in excess of \$5 million per year. 2) Nothing prevents those living in the proposed dwellings from commuting to existing jobs in other counties, creating a bedroom community. 3) The Purchase of Development Rights (PDR) proffer of 244 dwelling unit development rights in exchange for building 500 new dwelling units is not equitable. The proffer for a 10-acre school site is unacceptable when the County requires twice that amount just for an elementary school. 4) The proposed road improvements may complement and accelerate a provision for future Virginia

Department of Transportation (VDOT) use in the New Baltimore Comprehensive Plan that currently prevents the National Park Service from granting desired historic easements on land along Route 29, resulting in the preservation of Buckland Battlefield being taken off the table permanently. 5) No Traffic Impact Analysis is available for review.

Mr. Doug Keen, Cedar Run District, spoke in opposition to this proposal because of the impact it would have on public safety and traffic.

Dr. Kitty Smith, Marshall District, expressed concern because the application is not complete since the proffers have not been finalized, no Traffic Impact Analysis has been submitted and there is no Planned Village District Ordinance in place.

Ms. Julie Bolthouse, Piedmont Environmental Council, echoed concerns about public safety, the impact on the school system and historical resources in the area.

Ms. Anna Hartbarger, Cedar Run District, expressed concern about the increase in traffic in the area.

Mr. Richard McEachin, Cedar Run District, stated that he agrees with the previous speakers.

Ms. Brenda Ross, Scott District, spoke in opposition to this proposal and encouraged the developer to consider making good use of the unique historic resources in the area to provide environmental education and recreation for the County's youth.

Mr. Russ Fuller, Scott District, stated that he agrees with the previous speakers.

Mr. John DePerro, Cedar Run District, spoke in support of the project, noting that the site has adequate sewer and water to accommodate the proposal.

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 indefinitely, with the public hearing left open. The motion carried unanimously.

- b. **REZN11-LE-005 – James I. (aka In Seok) & Grace S. Lim (Owners/Applicants) – Bealeton Gateway Center/Lim Property** – An application to amend a previously approved rezoning to revise the proffers and Concept Development Plan related to permitted uses and site layout. The property is located at the intersection of Marsh Road (Route 17) and Catlett Road (Route 28), at 10772 Bowers Run Drive, Lee District. (PIN #6899-16-6332-000 and 6899-16-9374-000) (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.

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

Mr. Meadows read the following statement:

A RESOLUTION OF THE  
PLANNING COMMISSION OF THE COUNTY OF FAUQUIER  
FOR LIM: REZONING APPLICATION REZN11-LE-005

BE IT RESOLVED by the Planning Commission of Fauquier County, That, in the matter of the Lim application to amend a previously approved rezoning to revise the Proffers and Concept Development Plan related to permitted uses and site layout, REZN11-LE-005, said Commission hereby makes the following affirmative findings and recommendation:

1. That the application is not in conformance with the Comprehensive Plan.
2. The existing zoning of the property subject to the original proffers approved in 2009 is appropriate and reasonable and the applicant has other reasonable uses of the property; now, therefore, be it

RESOLVED by the Planning Commission of the County of Fauquier, Virginia on the 30<sup>th</sup> day of June 2011, That, in light of the deficiencies and the applicant's failure to resolve these issues with the Planning Commission, the subject applications are forwarded to the Board of Supervisors of Fauquier County with a recommendation of denial.

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

11. **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 515 dwelling units and over 390,000 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.

Dr. Kitty Smith, Marshall District, stated that she is opposed and expressed concern that the proposed proffers would actually cost the County a great deal of money.

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

Mr. Meadows read the following statement:

A RESOLUTION OF THE  
PLANNING COMMISSION OF THE COUNTY OF FAUQUIER  
FOR MINTBROOK: A COMPREHENSIVE PLAN AMENDMENT CPAM11-  
LE-001; REZONING REZN11-LE-002 AND COMPREHENSIVE PLAN  
CONFORMANCE REVIEW CCRV11-LE-001

BE IT RESOLVED by the Planning Commission of Fauquier County, That, in the matter of the Mintbrook application for a Mixed Use project in the Bealeton Service District to include 515 dwelling units and over 390,000 square feet of commercial uses, (Comprehensive Plan Amendment, CPAM11-LE-001; Rezoning, REZN11-LE-002; and Comprehensive Plan Conformance Review, CCRV11-LE-001), said Commission hereby makes the following affirmative findings and recommendation:

1. That the provisions of the Zoning Ordinance standards are not met in these applications, the Planning Commission finding that said applications will negatively impact the public health, safety and welfare of residents of Fauquier County.
2. That the proposal fails to comply with and is not in conformity with all the applicable standards of Article 4 – Special and Overlay District Regulations, Article 5 – Administrative Permits, Special Permits and Special Exceptions, and Article 13 – Administration,

Amendments, Violations and Penalties, of said Zoning Ordinance and all other applicable requirements of said Zoning Ordinance.

3. The existing zoning and comprehensive plan designations are appropriate and reasonable and applicant has other reasonable uses of the property.

WHEREAS the Planning Commission has identified a significant number of issues that remain outstanding and unresolved, including, but not limited to the following:

- Deficiencies in MU-Bealeton Core;
- Inconsistencies in the Code of Development;
- Absence of traditional town center design principles in the MU-Bealeton Core as building lined blocks are not evident and main street ends behind a commercial building;
- Lack of character and key features of open spaces;
- Missing a large central green in the MU-Bealeton Core and a key element in the open space located at the visual terminus of Main Street;
- Inadequate commitment to community facilities;
- Impacts of proposed project on schools, parks, libraries, public safety, and transportation;
- Inadequate phasing plan, it does not address the timing and character of what is built in each phase;
- Unidentified utility locations;
- Clarification and detail related to Public, Civic and Institutional uses;
- Lack of variation of building heights;
- Insufficient trail details to verify connections and loops;
- Undetermined configuration of the East-West Connector Road and the frontage road/access along Route 17;
- Insufficient Category 23 Special Exception data to evaluate impacts;
- Lack of updated Subdivision Potential letter for RA property;
- Lack of commitment to extinguish development rights on the rural land to be given to the County;
- Lack of projected post-development floodplain study to demonstrate downstream impact.
- Lack of integration of the elementary school in the residential portion of the project;
- Unresolved location of middle school, YMCA or a similar facility, and connector road with the service district boundary immediately north of the institutional facility buildings;
- Missing substantial contribution for the YMCA or a similar facility;
- Lack of integration of an adequate amount of residential in the commercial core;

- Inappropriate to have residential units with the back of the unit facing a road or trail;
- Unsatisfied with the increase in residential units from 475 to 515;
- Insufficient green spaces and breaks in between townhouses in the southern portion of the project;
- Lack of commitment to green building principles in residential and commercial area;
- Absence of an integrated park in the northwestern neighborhood between the townhouses; and
- Lack of definition for the “future commercial areas” on Route 28 and interior to the project south of the MU-Bealeton Core.

WHEREAS the above list may not be all inclusive of the deficiencies of the project; now, therefore, be it

RESOLVED by the Planning Commission of the County of Fauquier, Virginia on the 30<sup>th</sup> day of June 2011, That, in light of the significant deficiencies and the applicant’s failure to resolve these issues with the Planning Commission, the subject applications are forwarded to the Board of Supervisors of Fauquier County with a recommendation of denial.

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

The motion carried unanimously.

In that there was no further business, the meeting was adjourned at 9:00 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.*