

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

**Work Session
2:00 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, July 28, 2011, beginning at 2:00 p.m., in the Warren Green Building, Second Floor Conference Room, Warrenton, Virginia. Members present were Mr. Ken Alm, Chairperson; Mrs. Adrienne Garreau, Vice-Chairperson & Secretary, Mr. Jim Stone, Mr. John Meadows, and Mr. Bob Lee. Also present were Ms. Tracy Gallehr, Mrs. Susan Eddy, Ms. Kimberley Johnson, Ms. Holly Meade, Ms. Mary Sherrill and Mr. Adam Shellenberger.

Mr. Alm discussed his trip to Richmond, Virginia regarding Economic Development which occurred on July 11, 2011.

SPEX11-SC-010 & SPPT11-SC-029 – Brian E. & Clare R. Ferrell (Owners)/Beth Ann Slater (Applicant) – Middleburg Montessori School

Ms. Eddy reviewed the proposal.

SPEX11-CR-007 & SPEX11-CR-008 – Elk Mount Farm, LLC & William C. Patton (Owners)/Lee Hollander (Applicant) – Range 82, LLC

Ms. Meade reviewed the proposal.

Fauquier County Water Supply Plan and Wellhead Protection Area – Bealeton Service District

Ms. Sherrill presented an update.

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.

APPROVAL OF MINUTES – June 30, 2011

Planning Commissioners discussed the June 30, 2011 minutes.

ELECTION OF OFFICERS – Secretary

No comment.

BOARD OF ZONING APPEALS AGENDA

Ms. Johnson reviewed the Board of Zoning Appeals agenda.

TRANSPORTATION COMMITTEE AGENDA

Mrs. Eddy reviewed the Transportation Committee agenda.

Planning Commissioners' Time

Mr. Alm led the discussion.

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 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. Adrienne Garreau, Vice-Chairperson & Secretary, Mr. Jim Stone, Mr. John Meadows and Mr. Bob Lee. Also present were Ms. Tracy Gallehr, Mrs. Susan Eddy, Ms. Kimberley Johnson, Ms. Holly Meade and Mrs. Rebecca Kellert.

1. **APPROVAL OF MINUTES** – June 30, 2011

On motion made by Mr. Stone and seconded by Ms. Garreau, it was moved to approve the June 30, 2011 minutes, as amended.

The motion carried 4-0-1, as follows:

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

NAYS: None

ABSTENTION: Mr. Lee

ABSENT: None

2. **ELECTION OF OFFICERS**

- Secretary

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

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**

Chairman Alm welcomed Mr. Lee the new Marshall District Planning Commissioner.

6. **CITIZENS' TIME**

No one spoke.

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, 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 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.

8. **SPECIAL EXCEPTIONS**

- **SPEX11-CR-007 & SPEX11-CR-008 – Elk Mount Farm, LLC & William C. Patton (Owners)/Lee Hollander (Applicant) – Range 82, LLC** – Applications for a Category 5 and Category 9 Special Exception to allow for the continued operation of a recreational firing range with the addition of training courses. The property is located at 4818 Midland Road (Route 610), Cedar Run District. (PIN #7819-66-3353-000) (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, Esq., representative, stated that the applicant is interested in public input. The applicant requested a thirty day postponement.

Michael Pappas, Esq., representative for Mr. Robert Townsend, stated that his client is opposed to the Special Permit conditions because of concerns related to noise levels, property values and safety. He also stated that the applicant is currently operating in violation of Special Permit conditions.

Ms. Karen Kettell, Cedar Run District, stated that she is opposed. She stated that the applicant has not been honest with the neighbors. She also has concerns about the noise levels.

Mr. Kent Kettell, Cedar Run District, stated that he is opposed. He stated that he is an engineer and that he has concerns about the safety, especially with an airport so close.

Mr. Phil Maynard, Cedar Run District, stated that he is opposed. He has concerns about the noise levels and thinks that this is too large of a project for the proposed area.

Ms. Ann Rezelman, Cedar Run District, stated that she is in favor. She stated that she lives three miles from Clark Brothers shooting range.

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

On motion made by Mr. Stone and seconded by Ms. Garreau, it was moved to postpone this item until the next regularly scheduled meeting, at the applicant's request.

The motion carried unanimously.

9. **SPECIAL EXCEPTION/SPECIAL PERMIT**

- a. **SPEX11-SC-010 & SPPT11-SC-029 – Brian E. & Clare R. Ferrell (Owners)/Beth Ann Slater (Applicant) – Middleburg Montessori School** – Applications for a Category 5 Special Exception and Special Permit to expand the current preschool; add primary school aged students; and construct an addition to the existing building. The property is located at 7274 Rectors Lane, Scott District. (PIN #6073-89-9285-000) (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.

Ms. Beth Ann Slater, applicant, stated that she was happy to answer any questions.

Ms. Haley Walsh, Scott District, stated that she had concerns about her property value but that the applicant is a great neighbor.

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

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

The motion carried unanimously.

In that there was no further business, the meeting was adjourned at 7:20 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.