

**MINUTES OF
FAUQUIER COUNTY PLANNING COMMISSION
OCTOBER 27, 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, October 27, 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; Ms. Adrienne Garreau, Vice-Chairperson; Mr. Jim Stone, Secretary; and Mr. John Meadows. Member absent was Mr. Bob Lee. Also present were Ms. Tracy Gallehr, Mr. Rick Carr, Mrs. Kimberley Fogle, Mrs. Susan Eddy, Ms. Kimberley Johnson, Ms. Mary Sherrill, Ms. Sandra O'Connell, Ms. Kim Abe, Mrs. Melissa Dargis, Ms. Kristen Slawter, Mr. Andrew Hushour, Mr. Harvey Clark, and Mr. Adam Shellenberger.

Introduction to Novus Agenda

Mrs. Eddy reviewed the implementation schedule for Novus Agenda, the software package the Planning Commission will be using for staff reports, agendas and minutes.

SPEX12-LE-003 – Jeanne Elizabeth Cheatham, William Wirt Goulding, David Leroy Hodgson, & Terry Lynn Hodgson (Owners)/Bealeton Gateway, LLC & Bowman Development Advisors (Applicants) – Mintbrook

Mrs. Dargis reviewed the application.

APPROVAL OF MINUTES – September 29, 2011 and October 20, 2011

Planning Commissioners discussed the September 29, 2011 and October 20, 2011 minutes.

TRANSPORTATION COMMITTEE AGENDA

Mrs. Eddy reviewed the Transportation Committee agenda.

Overview of Family Transfers

Ms. Slawter gave an overview.

BOARD OF ZONING APPEALS AGENDA

Ms. Johnson reviewed the Board of Zoning Appeals' agenda.

The meeting was adjourned at 5:00 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, October 27, 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; and Mr. John Meadows. Members absent were Mr. Jim Stone, Secretary and Mr. Bob Lee. Also present were Ms. Tracy Gallehr, Mrs. Susan Eddy, Mrs. Melissa Dargis, and Mrs. Rebecca Kellert.

1. **APPROVAL OF MINUTES** – September 29, 2011 and October 20, 2011

On motion made by Ms. Garreau and seconded by Mr. Meadows, it was moved to approve the September 29, 2011 and October 20, 2011 minutes.

The motion carried 3-0, as follows:

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

NAYS: None

ABSTENTION: None

ABSENT: Mr. Stone and Mr. Lee

2. **BOARD OF ZONING APPEALS AGENDA**

No comment.

3. **TRANSPORTATION COMMITTEE AGENDA**

No comment.

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

4. **ANNOUNCEMENTS**

Mr. Alm announced that the next regularly scheduled meeting will be held on Monday, December 12, 2011.

Mr. Alm announced that individuals wishing to speak during Citizens' Time may do so for up to two (2) minutes.

5. **CITIZENS' TIME**

Mr. Jo Tartt, Marshall District, representing Citizens Concerned for Historic Lee's Ridge, expressed concern about the proposed Arrington Subdivision (PPLT11-MA-004). Mr. Tartt stated that he is in receipt of an email from Emery and Garrett Groundwater, Inc., the company that conducted the water study, indicating that a sufficient water source to meet the needs of the proposed subdivision could not be located. Mr. Tartt stated that property owners in the area has experienced low water levels in the past and suggested that the proposed subdivision be connected to the Town of Warrenton's water supply.

Mr. Ernest Oare, Marshall District, expressed concern about the effect the proposed Arrington Subdivision (PPLT11-MA-004) would have on the rich history of the area as well as the amount of increased traffic that would be generated.

Mr. Mike Hanback, Marshall District, expressed concern about the increased traffic and safety issues related to the proposed Arrington Subdivision (PPLT11-MA-004).

6. **SPECIAL EXCEPTION**

- **SPEX12-LE-003 – Jeanne Elizabeth Cheatham, William Wirt Goulding, David Leroy Hodgson, & Terry Lynn Hodgson (Owners)/Bealeton Gateway, LLC & Bowman Development Advisors (Applicants) – Mintbrook** – An application for a Category 23 Special Exception for four (4) floodplain crossings. The property is located at 10633 Bowers Run Drive and 6331 Mintbrook Lane, Lee District. (PIN #6899-18-3742-000 and 6889-89-6214-000) (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.

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

On motion made by Mr. Meadows 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 3-0, as follows:

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

NAYS: None

ABSTENTION: None

ABSENT: Mr. Stone, Mr. Lee

In that there was no further business, the meeting was adjourned at 7:00 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.