

*MINUTES OF  
FAUQUIER COUNTY PLANNING COMMISSION  
SEPTEMBER 30, 2010*

<p><i>Work Session 1:00 p.m. Second Floor Conference Room, Warren Green Building, 10 Hotel Street, Warrenton, Virginia</i></p>
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*The Fauquier County Planning Commission held a Work Session on Thursday, September 30, 2010, beginning at 1:00 p.m., in the Warren Green Building, Second Floor Conference Room, 10 Hotel Street, Warrenton, Virginia. Members present were Ms. Ann McCarty, Chairperson; Ms. Adrienne Garreau, Vice-Chairperson; Mr. John Meadows, Secretary; Mr. Ken Alm, and Mr. Jim Stone. Also present were Mrs. Tracy Gallehr, Mrs. Kimberley Fogle, Mrs. Susan Eddy and Mr. Andrew Hushour.*

*CPAM08-MA-004 – A Revision to the Marshall Service District Plan, Chapter 6 of the Fauquier County Comprehensive Plan.*

Mrs. Eddy reviewed the staff report.

*Initiation of a Subdivision Ordinance Text Amendment to Sections 4-11 Sanitary Sewer and Water, 9-5 Preliminary Plan Requirements, 9-6 Planning Commission Decision, 9-13 Additional Design and Performance Standards, 10-5 Final Plat Requirements, and 10-6 Construction/Infrastructure Plans and Additional Submission Requirements, relating to sewers and sewage disposal.*

Mrs. Eddy reviewed the staff report.

*Initiation of a Zoning Ordinance Text Amendment to Section 5-2002, Standards for All Category 20 Uses, relating to sewage disposal systems.*

Mr. Hushour reviewed the staff report.

*Zoning Ordinance Text Amendment to Section 5-1407 relating to surface treatments for motor vehicle impoundment and towing businesses.*

Mr. Hushour reviewed the staff report.

*Zoning Ordinance Text Amendment to Sections 6-102 and 15-300 to allow temporary family health care structures as a permitted accessory use in the single-family residential districts.*

Mr. Hushour reviewed the staff report.

**Zoning Ordinance Text Amendment to Sections 2-502 and 15-300 to allow groups of eight (8) or fewer aged, infirm or elderly persons; or eight (8) or fewer domestic abuse victims to occupy a single dwelling.**

Mr. Hushour reviewed the staff report.

**Zoning Ordinance Text Amendment to Section 15-300 to clarify that a strip of land adjacent to a public street dedicated to the County for trail purposes shall be considered frontage.**

Mr. Hushour reviewed the staff report.

**Zoning Ordinance Text Amendment to Section 5-1700 to allow outdoor storage for contractor's storage yards in the C-1 district.**

Mr. Hushour reviewed the staff report.

**Zoning Ordinance Text Amendment to Article 8 related to signs.**

Mr. Hushour reviewed the staff report.

**APPROVAL OF MINUTES**

Planning Commissioners discussed the August 24, 2010; August 26, 2010; and September 1, 2010 minutes.

**BOARD OF ZONING APPEALS AGENDA**

Planning Commissioners discussed the Board of Zoning Appeals agenda.

**TRANSPORTATION COMMITTEE AGENDA**

Planning Commissioners discussed the Transportation Committee agenda.

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

<p style="text-align: center;"><b>Regular Meeting</b> <b>6:30 p.m.</b> <b>Warren Green Meeting Room, 10 Hotel Street, Warrenton, Virginia</b></p>
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*The Fauquier County Planning Commission held its regular meeting on Thursday, September 30, 2010, beginning at 6:30 p.m. in the Warren Green Meeting Room, 10 Hotel Street, Warrenton, Virginia. Members present were Ms. Ann McCarty, Chairperson; Ms. Adrienne Garreau, Vice-Chairperson; Mr. John Meadows, Secretary; Mr. Ken Alm and Mr. Jim Stone. Also present were Mrs. Tracy Gallehr, Mrs. Susan Eddy, Mr. Andrew Hushour and Mrs. Rebecca Kellert.*

1. **APPROVAL OF MINUTES** – August 24, 2010; August 26, 2010; and September 1, 2010

On motion made by Ms. Garreau and seconded by Mr. Stone, it was moved to approve the August 24, 2010 and September 1, 2010 minutes.

The motion carried unanimously.

On motion made by Ms. Garreau and seconded by Mr. Stone, it was moved to postpone action on the August 26, 2010 minutes until the next regularly scheduled meeting.

The motion carried unanimously.

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

- a. Initiation of a Subdivision Ordinance Text Amendment to Sections 4-11 Sanitary Sewer and Water, 9-5 Preliminary Plan Requirements, 9-6 Planning Commission Decision, 9-13 Additional Design and Performance Standards, 10-5 Final Plat Requirements, and 10-6 Construction/Infrastructure Plans and Additional Submission Requirements, relating to sewers and sewage disposal. (Susan Eddy, Staff)

For purposes of good subdivision practice, convenience, as well as public general welfare, on motion made by Mr. Stone and seconded by Ms. McCarty, it was moved to initiate this text amendment to the Subdivision Ordinance.

The motion carried unanimously.

- b. Initiation of a Zoning Ordinance Text Amendment to Section 5-2002, Standards for All Category 20 Uses, relating to sewage disposal systems. (Kimberley Johnson, Staff)

For purposes of good zoning practice, convenience, as well as public general welfare, on motion made by Mr. Stone and seconded by Mr. Meadows, it was moved to initiate this text amendment to the Zoning Ordinance.

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**

Ms. McCarty stated that the Southern Gateway Design Charrette has been scheduled for 10:00 a.m. to 5:00 p.m. on October 1, 2010 and 10:00 a.m. to 5:00 p.m. on October 2, 2010 at the Marshall Community Center.

Mr. Stone stated that a public meeting will be held regarding the Opal Service District. The meeting will be held on October 5, 2010 from 7:00 p.m. to 9:00 p.m. in the “Eagle Room” at Liberty High School, 6300 Independence Avenue, Bealeton.

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 Article 8 related to signs. (Andrew Hushour, Staff)

Mr. Hushour reviewed the staff report, a copy of which is attached to and made part of these official minutes.

Ms. McCarty opened the public hearing.

Mr. Dave Colleran, Cedar Run District, stated that he was on the Sign Ordinance Advisory Committee and he was ninety percent happy with its recommendations. He expressed concern about vehicle lettering signage, commercial vehicles in parking lots, translucent signage, and building signs.

Mr. Tom Campbell, Fauquier Chamber of Commerce, stated that he is in favor of vehicle lettering signage.

Dr. Kitty Smith, Marshall District, stated that visual images and illustrations would be very helpful in understanding what is being proposed.

Ms. Karen Thompson, Marshall District, stated that she is in favor of vehicle lettering signage.

In that there were no further speakers, Ms. McCarty adjourned the public hearing.

On motion made by Mr. Alm and seconded by Mr. Stone, it was moved to postpone action on this item for up to 90 days, with the public hearing left open.

The motion carried unanimously.

- b. Zoning Ordinance Text Amendment to Section 5-1407 relating to surface treatments for motor vehicle impoundment and towing businesses. (Andrew Hushour, Staff)

Mr. Hushour reviewed the staff report, a copy of which is attached to and made part of these official minutes.

Ms. McCarty opened the public hearing.

In that there were no speakers, Ms. McCarty adjourned the public hearing.

Mr. Stone stated that he would like to visit some facilities to determine what the impact would be from an environmental stand point.

On motion made by Mr. Stone and seconded by Ms. Garreau, it was moved to postpone action on this item until the next regularly scheduled meeting, with the public hearing left open.

The motion carried unanimously.

- c. Zoning Ordinance Text Amendment to Sections 6-102 and 15-300 to allow temporary family health care structures as a permitted accessory use in the single-family residential districts. (Andrew Hushour, Staff)

Mr. Hushour reviewed the staff report, a copy of which is attached to and made part of these official minutes.

Ms. McCarty opened the public hearing.

In that there were no speakers, Ms. McCarty 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.

- d. Zoning Ordinance Text Amendment to Sections 2-502 and 15-300 to allow groups of eight (8) or fewer aged, infirm or elderly persons; or eight (8) or fewer domestic abuse victims to occupy a single dwelling. (Andrew Hushour, Staff)

Mr. Hushour reviewed the staff report, a copy of which is attached to and made part of these official minutes.

Ms. McCarty opened the public hearing.

In that there were no speakers, Ms. McCarty closed the public hearing.

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

The motion carried unanimously.

- e. Zoning Ordinance Text Amendment to Section 15-300 to clarify that a strip of land adjacent to a public street dedicated to the County for trail purposes shall be considered frontage. (Andrew Hushour, Staff)

Mr. Hushour reviewed the staff report, a copy of which is attached to and made part of these official minutes.

Ms. McCarty opened the public hearing.

In that there were no speakers, Ms. McCarty closed the public hearing.

On motion made by Mr. Stone 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.

- f. Zoning Ordinance Text Amendment to Section 5-1700 to allow outdoor storage for contractor's storage yards in the C-1 district. (Andrew Hushour, Staff)

Mr. Hushour reviewed the staff report, a copy of which is attached to and made part of these official minutes.

Ms. McCarty opened the public hearing.

Mr. Todd Benson, Piedmont Environmental Council, stated that he is in opposition since this proposed amendment would be inconsistent with a recent revision to the Zoning Ordinance regarding the C-1 zoning district.

Ms. Amy Trotto, Citizens for Fauquier County, stated that she is opposed since this proposed amendment conflicts with what the County originally envisioned for the C-1 zoning district.

Dr. Kitty Smith, Marshall District, stated that she is opposed because much of the screening would be unattractive.

In that there were no further speakers, Ms. McCarty adjourned the public hearing.

On motion made by Ms. Garreau and seconded by Mr. Stone, it was moved to postpone action on this item until the next regularly scheduled meeting, with the public hearing left open.

The motion carried unanimously.

8. **COMPREHENSIVE PLAN AMENDMENT**

- **CPAM08-MA-004** – A Revision to the Marshall Service District Plan, Chapter 6 of the Fauquier County Comprehensive Plan. (Susan Eddy, Staff)

Mrs. Eddy reviewed the staff report, a copy of which is attached to and made part of these official minutes.

Ms. McCarty opened the public hearing.

Mr. Michael Johnson, Marshall District, stated that the proposed road would cut through his property, which adjoins the cemetery in Marshall.

Mr. Maurice Yacoub, Cedar Run District, stated that the proposed road would go through his property, which he purchased as an investment for his retirement. He also expressed concern about the road going through wetlands on his property.

Mr. Tom Leachman, Marshall District, stated that this could be a good idea but he has concerns about the transfer of development rights.

Dr. Kitty Smith, Marshall District, stated that she appreciates the hard work of County staff, but has concerns about density and the proposed rail station parking.

Mr. George Thompson, Marshall District, stated that he supports the railroad coming to Marshall.

In that there were no further speakers, Ms. McCarty adjourned the public hearing.

On motion made by Ms. McCarty and seconded by Ms. Garreau, it was moved to postpone action on this item until the next regularly scheduled meeting, with the public hearing left open.

The motion carried unanimously.

In that there was no further business, the meeting was adjourned at 7:50 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.*