

**MINUTES OF
FAUQUIER COUNTY PLANNING COMMISSION
OCTOBER 28, 2010**

<p><i>Work Session 10:00 a.m. Second Floor Conference Room, Warren Green Building, 10 Hotel Street, Warrenton, Virginia</i></p>

The Fauquier County Planning Commission held a Work Session on Thursday, October 28, 2010, beginning at 10:00 a.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, Ms. Holly Meade, Ms. Kimberley Johnson, Mr. Andrew Hushour, Ms. Sandra O’Connell, and Mrs. Meredith Meixner.

Sign Ordinance

Mr. Hushour reviewed the proposed text amendment.

PLDV09-SC-001 – Beights Development Corporation (Owner)/Justin Beights (Applicant) – Mill Run Business Park

Ms. Meade reviewed the application.

PLDV09-MA-002 – 17/66, LLC (Owner)/Justin Beights (Applicant) – 17/66 Industrial Park

Ms. Meade reviewed the application.

Zoning Ordinance Text Amendment to Section 5-2002, Standards for all Category 20 Uses, Relating to Sewage Disposal Systems.

Ms. Johnson reviewed the proposed text amendment.

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 proposed text amendment.

Approval of Minutes

Planning Commissioners discussed the August 26, 2010, September 30, 2010 and October 19, 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.

Webinar – “Blending Conservation Design and the New Urbanism”

Planning Commissioners participated in a webinar, which was presented by Mr. Randall Arendt, a renowned landscape planner, site designer, author, lecturer, and advocate of “conservation planning.”

Initiation of a Zoning Ordinance Text Amendment to Section 6-102 Relating to the Parking of Commercial Vehicles/Tractor Trailers in Rural and Residential Zoning Districts.

Mr. Hushour reviewed the proposed text amendment.

Zoning Ordinance Text Amendment to Section 5-1407 Relating to Surface Treatments for Motor Vehicle Impoundment and Towing Businesses.

Mr. Hushour reviewed the proposed text amendment.

Zoning Ordinance Text Amendment to Section 5-1700 to Allow Outdoor Storage for Contractor’s Storage Yards in the C-1 District.

Ms. Johnson reviewed the proposed text amendment.

Sign Ordinance

Mr. Hushour continued with a review of the proposed text amendment.

Novus Agenda Process

Mrs. Meixner gave a brief presentation regarding the new Novus Agenda software, which the Planning Commission will begin using within the next few months.

Marshall Service District Plan

Mrs. Eddy reviewed the proposed Plan.

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

<p style="text-align: center;">Regular Meeting 6:30 p.m. Warren Green Meeting Room, 10 Hotel Street, Warrenton, Virginia</p>

The Fauquier County Planning Commission held its regular meeting on Thursday, October 28, 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, Mr. Rick Carr, Mrs. Susan Eddy, Ms. Holly Meade, Mr. Andrew Hushour, and Mrs. Fran Williams.

1. **APPROVAL OF MINUTES** – August 26, 2010; September 30, 2010; and October 19, 2010

On motion made by Mr. Stone and seconded by Ms. Garreau, it was moved to approve the August 26, 2010; September 30, 2010; and October 19, 2010 minutes.

The motion carried unanimously.

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

- Initiation of a Zoning Ordinance Text Amendment to Section 6-102 relating to the parking of commercial vehicles/tractor trailers in rural and residential zoning districts. (Andrew Hushour, Staff)

On motion made by Mr. Alm and seconded by Mr. Stone, it was moved to remove this text amendment from the agenda indefinitely.

The motion carried unanimously.

3. **PLANS OF DEVELOPMENT**

- a. **PLDV09-SC-001 – Beights Development Corporation (Owner)/Justin Beights (Applicant) – Mill Run Business Park** – An application to obtain approval of a Plan of Development to subdivide approximately 47.182 acres into seven (7) lots. The property is located on the south side of Lee Highway (Route 29/15) and west of Grays Mill Road (Route 674), Scott District. (PIN #7905-19-2654-000) (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 Ms. Garreau and seconded by Ms. McCarty, it was moved to approve this application.

The motion carried unanimously.

- b. **PLDV09-MA-002 – 17/66, LLC (Owner)/Justin Beights (Applicant) – 17/66 Industrial Park** – An application to obtain approval of a Plan of Development to subdivide approximately 152.761 acres into eleven (11) lots. The property is located on the north side of Interstate 66, Marshall District, with a portion in Scott District. (PIN #6969-96-4916-000, 6979-06-2885-000, 6979-07-3940-000, 6979-16-7734-000, 6979-17-6651-000, 6979-27-8124-000, and 6979-46-0754-000) (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 Ms. McCarty and seconded by Ms. Garreau, it was moved to approve this application.

The motion carried unanimously.

4. **BOARD OF ZONING APPEALS AGENDA**

No comment.

5. **TRANSPORTATION COMMITTEE AGENDA**

No comment.

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

6. **ANNOUNCEMENTS**

None.

7. **CITIZENS' TIME**

Mr. Chris Anthon, Center District, outlined his concerns regarding the Clarence and Margaret Gill applications (SPEX10-CR-023, WAVR10-CR-037, and WAVR10-CR-038), which were considered at the August 26, 2010 meeting.

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

- a. 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 closed the public hearing.

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

Mr. Alm stated that he does not support this text amendment since stormwater management requirements would be less restrictive than what is currently necessary for areas of 10,000 square feet and greater.

The motion carried 3 – 2, as follows:

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

NAYS: Mr. Alm, Ms. McCarty

ABSTENTION: None

ABSENT: None

- b. 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.

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

On motion made by Ms. Garreau and seconded by Mr. Meadows, 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 Section 5-2002, Standards for all Category 20 Uses, relating to sewage disposal systems. (Kimberley Johnson, 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 Ms. Garreau, it was moved to forward this item to the Board of Supervisors with a recommendation of approval.

The motion carried unanimously.

- d. 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)

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.

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

On motion made by Mr. Stone 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.

- e. Amendments to Zoning Ordinance Articles 4, 12, 13 and 15 and Subdivision Ordinance Sections 2, 3, 9 and 10 to Implement Changes to Submission and Processing Requirements for a Code of Development in the MU-Bealeton District and PRD Districts. (Kimberley Johnson, Staff)

9. **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.

Ms. Roni Robbins, representing the Marshall Shopping Center, expressed appreciation for the hard work staff has done on this proposal. However, Ms. Robbins highlighted her concerns about parking, streetscapes, and particularly a public road shown going through the shopping center. Ms. Robbins stated that additional review should be done on this illustrative plan.

Mr. Maurice Yacoub, Cedar Run District, expressed concern about the effect a proposed road would have on wetlands, the cost of its construction, and the location of an industrial area in close proximity to Route 55.

Ms. Mary Wilkerson, a business owner in Marshall, stated that she would prefer to see parking in front of buildings.

Mr. Arthur McKenny, Louisa County, stated that he owns property in Marshall. Mr. McKenny noted that while he is glad to see that the requirement for sidewalks on both sides of the street in an industrial zone has been reduced to one side, even this is too much since there will not be any foot traffic in these areas.

Mr. Tom Leachman, Marshall District, suggested that an independent consultant be retained to review the economic feasibility of this proposed plan.

Mr. John Suter, Marshall District, suggested that action on this item be postponed until some of the citizens' concerns can be addressed. Mr. Suter also had concerns about sidewalks in the industrial area and the Transfer of Development Rights (TDR) proposals.

Mr. Joe Dilisi, Marshall District, stated that his family restaurant on Main Street in Marshall draws a great deal of business from Routes 17 and 66 and asked that thought be given to how the proposed plan will affect businesses in that area.

Dr. Norris Royston, Jr., Marshall District, spoke in support of the proposed plan, stating that it will solve a number of problems that have been of concern for quite some time.

Mr. Brian Knepper, Marshall District, spoke in support of the proposed plan and stated that he would like to see it move forward.

In that there were no further speakers, Ms. McCarty 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.

The motion carried unanimously.

In that there was no further business, the meeting was adjourned at 7:30 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.