

**MINUTES OF
FAUQUIER COUNTY PLANNING COMMISSION
DECEMBER 8, 2010**

**Work Session
12:30 p.m.
Warren Green Meeting Room
10 Hotel Street, Warrenton, Virginia**

The Fauquier County Planning Commission held a Work Session on Wednesday, December 8, 2010, beginning at 12:30 p.m., in the Warren Green Meeting Room, 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. Kimberley Johnson, and Ms. Holly Meade.

PPLT11-CT-002, WVRP11-CT-001, & WVRT11-CT-005 – The Drew Corporation (Owner)/Walter Hitchcock, Jr. (Applicant) – Heritage Heights

Ms. Meade reviewed the application.

WVRP11-MA-017, Whiting Industrial, LLC (Owner/Applicant) – Whiting Road – Lots 2 & 3

Ms. Meade reviewed the application.

PPLT09-SC-004 – Millennium Bank Shares Corporation (Owner/Applicant) – Bishop’s Run Subdivision

Mrs. Eddy reviewed the staff report.

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

Ms. Johnson reviewed the proposed text amendment.

Initiation of a Zoning Ordinance Text Amendment to Section 11-102 Related to Telecommunications Facilities Within Silos

Ms. Johnson reviewed the proposed text amendment.

Initiation of a Zoning Ordinance Text Amendment to Article 12 Related to Site Plan Process Requirements

Ms. Johnson reviewed the proposed text amendment.

Zoning Ordinance Text Amendment to Sections 3-317.3 and 5-1700 to Allow Outdoor Storage for Contractor's Storage Yards in the C-1 District

Ms. Johnson reviewed the proposed text amendment.

Amendments to Zoning Ordinance Articles 4, 12, and 13; and Subdivision Ordinance Sections 9 and 10 to Implement Changes to Submission and Processing Requirements for Projects With a Code of Development in the MU-Bealeton District and PRD Districts

Ms. Johnson reviewed the proposed text amendment.

Zoning Ordinance Text Amendment to Section 11-102 Related to Telecommunications Antennas on Public and Quasi-Public Uses

Ms. Johnson reviewed the proposed text amendment.

Sign Ordinance

A Special Work Session will be held on Thursday, January 6, 2011 in the Warren Green Building, Second Floor Conference Room, 10 Hotel Street, Warrenton, Virginia.

Approval of Minutes

Planning Commissioners discussed the October 28, 2010 and November 30, 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.

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 Wednesday, December 8, 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. Kimberley Johnson, Ms. Holly Meade, and Mrs. Rebecca Kellert.

1. **APPROVAL OF MINUTES** – October 28, 2010 and November 30, 2010

On motion made by Mr. Stone and seconded by Ms. Garreau, it was moved to approve the October 28, 2010 and November 30, 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)

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

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

The motion carried unanimously.

- Initiation of a Zoning Ordinance Text Amendment to Section 11-102 related to telecommunications facilities within silos. (Kimberley Johnson, Staff)

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

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

The motion carried unanimously.

- Initiation of a Zoning Ordinance Text Amendment to Article 12 related to Site Plan process requirements. (Kimberley Johnson, Staff)

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

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

The motion carried unanimously.

3. **PRELIMINARY PLATS**

- a. **PPLT09-SC-004 – Millennium Bank Shares Corporation (Owner/Applicant) – Bishop’s Run Subdivision** – An application to subdivide approximately 54.52 acres into ninety-five (95) lots. The property is located on Riley Road (Route 676) between Route 15/29 and Broad Run Church Road (Route 600), Scott District. (PIN #7916-22-4949-000 and 7916-13-9118-000) (Kristen Slawter, Staff)

Mrs. Eddy 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 Mr. Stone, it was moved to postpone action on this item until the next regularly scheduled meeting, at the applicant’s request.

The motion carried unanimously.

- b. **PPLT11-CT-002, WVRP11-CT-001, & WVRT11-CT-005 – The Drew Corporation (Owner)/Walter Hitchcock, Jr. (Applicant) – Heritage Heights** – An application to subdivide approximately 3.7366 acres into two (2) parcels; waive Subdivision Ordinance Section 10-6 in order to combine the Preliminary Plat and Construction Plan; and waive Subdivision Ordinance Section 9-5.B.33 to eliminate the requirement to provide a jurisdictional determination of wetlands at this time. The property is located on the east side of Millfield Drive, Center District. (PIN #6984-94-0653-000, former) (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 Mr. Stone, it was moved to forward these items to the Board of Supervisors with a recommendation of approval.

The motion carried unanimously.

4. **WAIVER**

- **WVRP11-MA-017, Whiting Industrial, LLC (Owner/Applicant) – Whiting Road – Lots 2 & 3** – An application to obtain a waiver of Zoning Ordinance Section 7-302.1.A.3 to allow for a right-of-way that is less than fifty (50) feet in width. The property is located on the west side of Whiting Road (Route 622), Marshall District. (PIN #6979-38-0570-000 and 6979-38-1920-000) (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 Mr. Stone, it was moved to forward this item to the Board of Supervisors with a recommendation of approval.

The motion carried unanimously.

5. **BOARD OF ZONING APPEALS AGENDA**

No comment.

6. **TRANSPORTATION COMMITTEE AGENDA**

No comment.

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

7. **ANNOUNCEMENTS**

Ms. McCarty stated that a work session regarding the proposed Zoning Ordinance Text Amendment related to signs would be held on Thursday, January 6, 2011 at 11:00 a.m. in the Warren Green Building, Second Floor Conference Room, 10 Hotel Street, Warrenton, Virginia.

8. **CITIZENS' TIME**

No one spoke.

9. **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 and 5-1700 to allow outdoor storage for contractor's storage yards in the C-1 district. (Andrew Hushour, Staff)

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

Ms. McCarty opened the public hearing.

Dr. Kitty Smith, Marshall District, stated that she is opposed. She stated that language should be added requiring the maintenance of screening, fencing, and walls. She also questioned if existing storage yards would be grandfathered or if they would they have to come into compliance.

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

On motion made by Ms. Garreau and seconded by Ms. McCarty, it was moved to approve modifying the proposed text amendment, as follows:

1. On lots with building(s):
 - a. Any outdoor material storage yard associated with the use shall be located at the rear of such buildings, and such area shall not occupy an area larger than the area of the building(s).
 - b. If any portion of the outdoor material storage yard is visible from a street or an adjacent residential property, it shall be ~~entirely~~ completely screened from view from such street or property by a solid board-on-board privacy fence, or brick or stone wall, and supplemented by vegetation.
 - c. Buildings housing contractor's offices and shops shall be designed to be compatible with other surrounding uses.
2. On lots without buildings:
 - a. Any outdoor material storage yard shall be completely enclosed with a solid board-on-board privacy fence, or brick or stone wall, and supplemented by sufficient vegetation, so that any stored materials and/or equipment are completely screened from view from any street and adjacent residential property.

- b. Such enclosed storage area shall be set back anywhere from 10 to 25 feet from the front property line, with the specific setback requirement to be determined by the Zoning Administrator, based on the preservation of existing vegetation within the possible setback area and compatibility with the character of the street.
- c. The required setback area shall be landscaped, to include street trees.
- 3. In no case shall an outdoor material storage yard exceed one (1) acre in size. The Zoning Administrator may require that the size of any storage area be less than one (1) acre upon making a determination that a larger storage area at the proposed location would diminish the existing pedestrian oriented character of the street upon which it is located or would have undue impact on an adjoining residential property.
- 4. All required screening and associated required landscaping shall be maintained by the contractor and/or property owner.
 - ~~d. All equipment and materials shall be contained entirely within a building.~~
 - ~~e. Buildings housing such uses shall be compatible with other surrounding uses.²²~~

The motion carried unanimously.

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

The motion carried 3 – 2, as follows:

AYES: Mrs. McCarty, Ms. Garreau, Mr. Alm

NAYS: Mr. Stone, Mr. Meadows

ABSTENTION: None

ABSENT: None

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

Ms. Johnson 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. Chuck Floyd, representative for Mr. Don Tharpe, stated that he is in favor of the proposed text amendments. He stated that this process would give developers an incentive to do a rezoning in a PRD district because they would not have to come back through the preliminary plat process, which in turn, will save time and money.

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

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

The motion carried unanimously.

- c. Zoning Ordinance Text Amendment to Section 11-102 related to telecommunications antennas on public and quasi-public uses. (Kimberley Johnson, Staff)

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

Ms. McCarty opened the public hearing.

Dr. Kitty Smith, Marshall District, stated that she is in favor of the proposed text amendment. She stated that the change would be for the better and could be well enforced by the County. She also stated that it would be good to have more deliberation on this topic.

In that there were no further 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.

In that there was no further business, the meeting was adjourned at 7:10 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.