

**MINUTES OF  
FAUQUIER COUNTY PLANNING COMMISSION  
SEPTEMBER 24, 2009**

**Work Session  
10:00 a.m.  
Second Floor Conference Room, Warren Green Building,  
10 Hotel Street, Warrenton, Virginia**

*The Fauquier County Planning Commission held a Work Session on Thursday, September 24, 2009, beginning at 10:00 a.m., in the Warren Green Building, Second Floor Conference Room, 10 Hotel Street, Warrenton, Virginia. Members present were Mr. Jim Stone, Chairman; Mr. John Meadows, Vice-Chairman; Ms. Adrienne Garreau, Secretary; Ms. Ann McCarty, and Mr. Ken Alm. Also present were Mrs. Tracy Gallehr, Mr. Rick Carr, Mrs. Susan Eddy, Mrs. Kimberley Fogle, Ms. Kimberley Johnson, Mr. Andrew Hushour, Ms. Holly Meade, Ms. Kimberly Abe, Mrs. Melissa Dargis and Mrs. Bonnie Bogert.*

**CPAM10-MA-001 - Route 211 – Route 17 Connector**

Mr. Carr reviewed the timetable and discussed having a public meeting on this item at Fauquier High School during the last week of October or the first week in November. Commissioners also discussed holding a public hearing on December 9, 2009.

**Discussion of the Role of the Planning Commission and the Scheduling of Public Hearing and Work Session Items**

The Planning Commission came to some consensus regarding the scheduling of applications for public hearing. They decided that no public relations sessions would be allowed, but stated that they liked the idea of targeted work sessions. They discussed scheduling the first public hearing on major projects and likely arranging a targeted work sessions in two (2) months. The Planning Commissioners are willing to meet with the applicant.

**SPEX10-LE-001, SPEX10-LE-006, & SPPT10-LE-003 – Robert A. & Betty E. Niles (Owners)/Hospice of the Rapidan, Inc. (Applicant) – Hospice of the Rapidan**

Mrs. Dargis reviewed the application.

**SPEX10-CR-004 – School Board of Fauquier County (Owner)/Fauquier County Public Schools (Applicant) – Southeastern Alternative School**

Mrs. Dargis reviewed the application.

**SPEX10-CR-003 – Blue Rock, LLC (Owner)/Young D. Shin (Applicant) – Providence Christian Academy**

Mrs. Dargis reviewed the application.

**PPLT08-MA-004 – Goose Pond Grove, LTD (Owner/Applicant) – Goose Pond Grove**

Mrs. Bogert reviewed the application.

**PPLT09-CR-005, WVRP09-CR-009, & WVRP09-CR-019 – Vanguard Health Group (Owner/Applicant) – Vanguard Health**

Mrs. Bogert reviewed the application.

**PPLT09-MA-006 & WVRP09-MA-018 – William Beach (Owner/Applicant) – Fiery Run Road**

Mrs. Bogert reviewed the application.

**TWSE09-MA-002 – Jackie Shay McNeal (Owner)/T-Mobile Northeast, LLC (Applicant) – T-Mobile WAW312B GTP Delaplane**

Mrs. Dargis reviewed the application. The applicant requested postponement.

**REZN09-SC-004 – Beights Development Corporation (Owner)/Collins Engineering (Applicant) – Mill Run Business Park – Pepsi Expansion**

Ms. Meade reviewed the application.

**Zoning Ordinance Text Amendment to Sections 2-705, 3-300, 5-900, and 5-1800 related to non-common open space, equestrian facilities**

Ms. Johnson reviewed the proposed amendment.

**Zoning Ordinance Text Amendment to Article 4, Part 3 related to Historic Area Districts**

Ms. Johnson reviewed the proposed amendment.

**MINUTES**

Planning Commissioners discussed the August 27, 2009 and September 11, 2009 minutes. Ms. Garreau noted corrections.

**WHITE MARSH REZONING TRANSPORTATION ISSUES**

Ms. Meade reviewed the transportation component and sought input from the Planning Commissioners.

**CANNON RIDGE COMPREHENSIVE PLAN AMENDMENT**

Ms. Abe reviewed updates to the application. She also presented a draft of an alternative Comprehensive Plan Amendment. The Commission did not discuss these matters but instead

unanimously agreed to postpone further analysis of the project until the community plan update was reconvened for purposes of reviewing this application in context of the plan update.

**SHADY GROVE KENNEL AND HUNTING PRESERVE**

Ms. Meade reviewed the application.

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, September 24, 2009, beginning at 6:30 p.m. in the Warren Green Meeting Room, 10 Hotel Street, Warrenton, Virginia. Members present were Mr. Jim Stone, Chairman; Mr. John Meadows, Vice-Chairman; Ms. Adrienne Garreau, Secretary; Ms. Ann McCarty and Mr. Ken Alm. Also present were Mr. Rick Carr, Mrs. Tracy Gallehr, Mrs. Susan Eddy, Ms. Kimberley Johnson, Ms. Holly Meade, Mrs. Melissa Dargis, Mrs. Bonnie Bogert, Mrs. Beverly Pullen and Mrs. Becca Kellert.*

1. **THE PLEDGE OF ALLEGIANCE**
2. **APPROVAL OF MINUTES** – August 27, 2009 and September 11, 2009

On motion made by Mr. Meadows and seconded by Ms. Garreau, it was moved to approve the August 27, 2009 and September 11, 2009 minutes, as amended.

The motion carried unanimously.

3. **PRELIMINARY PLAT**
  - **PPLT08-MA-004 – Goose Pond Grove, LTD (Owner/Applicant) – Goose Pond Grove** – Applicant wishes to subdivide approximately 23.15 acres into seventy-one (71) lots. The property is located on the northeast side of Winchester Road (Route 17) north of its intersection with Route 66, Marshall District. (PIN #6969-97-2278-000, 6969-98-5472-000, and a portion of 6969-98-4109-000) (Bonnie Bogert, Staff)

Mrs. Bogert 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. Meadows, it was moved to forward this item to the Board of Supervisors with a recommendation of approval.

The motion carried unanimously.

4. **PRELIMINARY PLATS/WAIVERS**

- a. **PPLT09-CR-005, WVRP09-CR-009, & WVRP09-CR-019 – Vanguard Health Group (Owner/Applicant) – Vanguard Health** – Applicant wishes to subdivide approximately 40.07 acres into three (3) lots. The applicant is also requesting a waiver of Subdivision Ordinance Section 10-6 in order to combine the Preliminary Plat and Construction Plan, and a waiver of Subdivision Ordinance Section 9-5.B.33 to eliminate the requirement to provide a jurisdictional determination of wetlands. The property is located on the west side of Blackwells Mill Road (Route 617), Cedar Run District. (PIN #7826-93-1191-000) (Bonnie Bogert, Staff)

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

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

The motion carried unanimously.

- b. **PPLT09-MA-006 & WVRP09-MA-018 – William Beach (Owner/Applicant) – Fiery Run Road** – Applicant wishes to subdivide approximately 26.90 acres into three (3) lots. The applicant is also requesting a waiver of Subdivision Ordinance Section 10-6 in order to combine the Preliminary Plat and Construction Plan. The property is located on the west side of Fiery Run Road (Route 726), Marshall District. (PIN #6000-50-8282-000) (Bonnie Bogert, Staff)

Mrs. Bogert 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 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.

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

7. **ANNOUNCEMENTS**

Mr. Stone stated that citizens may speak for five (5) minutes.

8. **CITIZENS' TIME**

No one spoke.

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

- Postponed**
- a. Zoning Ordinance Text Amendment to Section 5-700 related to Adaptive Uses. (Kimberly Abe, Staff)
  - b. Zoning Ordinance Text Amendment to Sections 2-705, 3-300, 5-900, and 5-1800 to clarify that a residence and its accessory structures and uses are allowed within non-common open space and to shift equestrian facilities from the Outdoor Recreation category to the Agriculture category. (Kimberley Johnson, Staff)

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

Mr. Stone opened the public hearing.

Mr. Todd Benson, Piedmont Environmental Council, stated that the County should not allow major home occupations on parcels with non-common open space easements. Mr. Benson also stated that minor home occupations on parcels containing non-common open space easements should be carefully reviewed.

Dr. Kitty Smith, Marshall District, stated that she is opposed. She stated that this should not be changed and it should stay as is.

Mr. Roy Beckner, representative, stated that repairs and upgrades have been made to Eastwood Farm to utilize the equestrian facility for boarding and horse shows.

Mr. Chuck Medvitz, Scott District, stated that if this proposed text amendment is allowed there could be issues with traffic and noise in an agricultural area.

In that there were no further speakers, Mr. Stone adjourned the public hearing.

On motion made by Mr. Alm and seconded by Ms. McCarty, it was moved to postpone action for 30 days, with the public hearing left open.

The motion carried unanimously.

- c. Zoning Ordinance Text Amendment to Article 4, Part 3 to clarify that the provisions of the Zoning Ordinance's Historic Area District do not apply to Rural Historic Districts designated on the Historic Registers of the Commonwealth of Virginia or the U.S. Department of the Interior. (Kimberley Johnson, Staff)

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

Mr. Stone opened the public hearing.

In that there were no speakers, Mr. Stone 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 adoption.

The motion carried unanimously.

10. **TELECOMMUNICATIONS SPECIAL EXCEPTION**

- **TWSE09-MA-002 – Jackie Shay McNeal (Owner)/T-Mobile Northeast, LLC (Applicant) – T-Mobile WAW312B GTP Delaplane** – Applicant wishes to obtain a Category 20 Special Exception to install a ten (10) foot extension to an existing eighty (80) foot monopole and add three (3) panel antennas. The applicant also wishes to place three (3) ancillary equipment cabinets at the base of the pole. The property is located at 3175 Aspen Dale Lane off John Marshall Highway (Route 55), Marshall District. (PIN #6031-63-0308-000) (Melissa Dargis, Staff)

Mrs. Dargis reviewed the staff report, a copy of which is attached to and made part of these minutes. Mrs. Dargis stated that the applicant has requested a 30-day postponement to allow time to address comments.

Mr. Stone opened the public hearing.

Mr. Todd Benson, Piedmont Environmental Council, stated that the applicant has agreed to submit the additional material to the County two weeks prior to the next Planning Commission meeting so that the public will have an opportunity to review it in a timely fashion.

In that there were no further speakers, Mr. Stone adjourned the public hearing.

On motion made by Ms. McCarty and seconded by Mr. Meadows, it was moved to postpone action on this item for 30 days with the public hearing left open, at the applicant's request.

The motion carried unanimously.

11. **SPECIAL EXCEPTIONS**

- a. **SPEX10-CR-003 – Blue Rock, LLC (Owner)/Young D. Shin (Applicant) – Providence Christian Academy** – Applicant wishes to obtain a Category 5 Special Exception to allow for the operation of a private school (primary and secondary/advanced – kindergarten through twelfth grade). The property is located at 6872 Watson Court, Suite 100, Cedar Run District. (PIN #7915-86-3249-000) (Melissa Dargis, Staff)

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

Mr. Stone opened the public hearing.

Mr. Scott McMichael, representative, stated that he would be happy to answer any questions.

In that there were no further speakers, Mr. Stone 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, subject to the following revised conditions:

**Providence Christian Academy (SPEX10-CR-003) –  
Amended Conditions September 24, 2009**

1. This Special Exception is granted only for the purpose(s), structure(s) and/or uses indicated on the Special Exception Plat approved with this application, as qualified by these development conditions.
2. The Special Exception shall grant the following uses at the site:
  - a. Primary School - allowed in accordance with Zoning Ordinance Sections 3-305.2, 5-006, 5-501, 5-502, and 5-504.
  - b. Secondary/Advanced School - allowed in accordance with Zoning Ordinance Sections 3-305.3, 5-006, 5-501, 5-502, and 5-504.

3. *This Special Exception approval grants the Providence Christian Academy a five (5) year permit; subject to annual administrative renewals (for the following school year), in May of each year, by the Zoning Administrator.*
4. No new structures shall be constructed.
5. Maximum student enrollment per school year shall be one hundred fifty (150) students with twenty (20) faculty members.
6. Regular hours of school operation shall be limited from 8:15 a.m. to 3:00 p.m., Monday through Friday.
7. Evening high school or adult classes shall be allowed and may be scheduled from 4:00 p.m. to 8:00 p.m. Monday through Thursday.
8. Providence Christian Academy shall have the option to provide before and after school care for children attending its school. The hours of operation shall start prior to regular school start time and continue after school, including sports and extracurricular activities, until 6:00 p.m.
9. The outdoor recreation area shown on the Special Exception plat shall be fully fenced.
10. For outdoor recreation, the number of children that may use the space at any one time is based on the size of the fenced area and the child's school year as follows: kindergarten through grade 3 shall have 200 square feet of space per child using the recreational area at any one time; and grades 4 through 12 shall have 430 square feet per child using the recreational area at any one time.
11. Children shall be escorted by teachers and utilize sidewalks to access the outdoor recreation area or other athletic fields.
12. The new entrance shall be clearly designated as a point of ingress/egress. It shall be adequately marked through a combination of signage and pavement markings.
13. An adult or teacher shall monitor regular drop-off (7:00 a.m. to 8:45 a.m.) and pick-up (3:00 p.m. to 6:00 p.m.) times at the school entrance.
14. Children will be escorted by an adult at all times, including but not limited to the playground and restroom. Providence Christian Academy shall use specific procedures and guidelines for adults to follow when accompanying students. A copy of these procedures shall be submitted to the County for the project file.
15. The school shall provide evidence of appropriate insurance (full liability policy).



16. Providence Christian Academy shall have an emergency policy that includes emergency forms to be signed by parents and/or legal guardians that provide details regarding emergency care. A copy of this document shall be submitted to the County for the project file.
17. Providence Christian Academy shall have a written emergency plan in case of accident, fire, snow, or other unforeseen occurrence. This includes an emergency call plan, posted evacuation maps, written procedures, and practice drills as mandated by state and county codes. A copy of this document shall be submitted to the County for the project file.
18. No food preparation or lunch service shall be offered. Students shall bring packed lunches.

The motion carried unanimously.

- b. **SPEX10-CR-004 – School Board of Fauquier County (Owner)/Fauquier County Public Schools (Applicant) – Southeastern Alternative School**

Applicant wishes to obtain a Category 5 Special Exception to allow for the construction of an additional building for school use. The property is located at 4484 Catlett Road, Cedar Run District. (PIN #7911-30-8998-000)  
(Melissa Dargis, Staff)

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

Mr. Stone opened the public hearing.

In that there were no speakers, Mr. Stone 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.

12. **SPECIAL EXCEPTIONS/SPECIAL PERMITS**

- a. **SPEX10-LE-001, SPEX10-LE-006, & SPPT10-LE-003 – Robert A. & Betty E. Niles (Owners)/Hospice of the Rapidan, Inc. (Applicant) – Hospice of the Rapidan**

Applicant wishes to obtain a Category 6 Special Exception to allow for the operation of a major medical care facility. The applicant also wishes to obtain a Category 20 Special Exception to allow for a private commercial sewage system. The applicant further wishes to obtain a Category 13 Special Permit to allow for a business/professional office with six (6) or less employees. The property is located on the west side of Royalls Mill Road (Route 631), Lee District. (PIN #7815-04-9018-000) (Melissa Dargis, Staff)

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

Mr. Stone opened the public hearing.

Mr. Marvin Mitchell, Marshall District, stated that many patients of the Hospice of the Rapidan are Fauquier County residents and he welcomes this facility.

Mr. Chuck Floyd, representative, stated that he is happy to answer any questions.

Ms. Kathy Clements, applicant, stated that the Hospice of the Rapidan is the biggest hospice provider in Fauquier, Culpeper, and Rappahannock counties. She also stated that the proposed site is a peaceful setting for the patients.

Mr. Neil Mairs, stated that his mother lived in a hospice home the last few weeks of her life. He stated the facility was more like a home than a hospital.

Mr. Meadows applauded Mr. and Mrs. Robert Niles for their generous donation of this property and their willingness to give back to the community.

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

On motion made by Mr. Meadows and seconded by Ms. McCarty, it was moved to forward this item to the Board of Supervisors with a recommendation of approval, subject to the following revised conditions:

**Hospice House Amended Conditions  
(SPEX10-LE-001, SPEX10-LE-006, & SPPT10-LE-003)  
September 24, 2009**

1. These Special Exceptions and Special Permit are granted only for the purpose(s), structure(s) and/or uses (minor medical facility; private commercial sewage system; and business/professional office with six (6) or less employees) and indicated on the Special Exceptions/Special Permit plat approved with the application, dated July 24, 2009 by Carson Ashley entitled "Special Exception/Special Permit Plat – Hospice House," as qualified by these development conditions, with the exception that accessory structures as otherwise permitted in the underlying zoning district shall be permitted in accordance with the Provisions in Article 6 of the Zoning Ordinance.
2. These Special Exceptions and Special Permit (SPEX10-LE-001: Category 6 Special Exception for the operation of a minor medical care facility; SPEX10-LE-006: Category 20 Special Exception for a private commercial sewage system; and SPPT10-LE-003: Category 13 Special Permit for a business/professional office with six (6) or less employees) are granted for and run with the land indicated in this application and is not transferable to

other lands. Conditions of the permit shall be applicable to all successors and assigns of the applicant.

3. The maximum number of residents at the hospice house facility shall be ten (10).
4. The maximum number of office staff allowed for a satellite office within the facility to service the main branch, but not related to the hospice house use, is six (6).
5. The overall building square footage may not exceed a cumulative total of 20,000 GSF.
6. The use of the property shall be limited to the following housing component; one 10-bed minor medical facility (hospice house for terminally ill patients) as depicted on the Special Exceptions/Special Permit plat.
7. A Site Plan is required per Fauquier County Zoning Ordinance Section 3-306.
8. The applicant shall obtain and, as necessary, maintain all applicable federal, state, and local permits.
9. The architectural style of the facility shall blend with the residential architectures in the area.

#### **Emergency Services**

10. Since public water supply is unavailable, arrangements shall be made to comply with a nationally recognized standard such as NFPA 1142 Standard on Water Supplies for Suburban and Rural Fire Fighting.
11. The water supply shall meet all Virginia Department of Health requirements for a public water supply.

#### **Environmental Conditions**

12. Stormwater management and BMPs shall be required for the site.
13. The applicant shall submit the Preliminary Soil Report with first submission of Major Site Plan.
14. An erosion and sediment control plan must be developed and submitted for approval with the first Major Site Plan submission.
15. The applicant shall protect the installation and reserve drainfield areas with safety fence during construction.

16. Due to the proposed construction on soil map units with a high shrink-swell potential and low bearing capacity, a geotechnical study is recommended to determine appropriate construction of roads and foundations; this should be done prior to issuance of building permit.
17. *Any parking not routinely used shall be pervious surface, if approved by the Zoning Administrator.*

### **Landscape and Buffer Requirements**

The applicant shall meet landscape and buffering requirements pursuant to the Zoning Ordinance.

18. A landscape/buffering plan shall be prepared and submitted with the site plan for the Facility, pursuant to Zoning Ordinance requirements for approval by the Department of Community Development. The planting plan will be submitted as part of the site plan and shall meet the landscape and buffering requirements contained in Section 7-600 of the Zoning Ordinance. The plan shall also include:
  - a. **Perimeter Buffering.** The applicant shall identify tree stands, which are to be preserved and the method of protection and site management before and after construction. The details shall be included as part of site plan design and approval.

Maintenance:

- b. **Dead and Dying Trees and Replacements.** The applicant shall replace any trees planted along the forested buffer pursuant to item 2.a. above that die within three (3) years of planting. If any trees shown on the approved site plan to be preserved or planted as part of the perimeter buffer become diseased or are dying, then the applicant may remove those trees. If the removed trees are part of the screening buffer as shown on the approved landscape/buffer plan, then the applicant shall replace with such number of trees as are necessary to satisfy the screening intent of the approved landscape/buffer plan. The replacement trees shall be planted as nearly as possible to the location of the removed trees. The replacement trees must be equivalent to that shown on the approved plan.
  - c. **Protection.** The applicant shall be responsible for and employ reasonable efforts for the protection of the tops, trunks and roots of all existing trees, as well as other vegetation on the site. Protection devices shall be installed along the limits of clearing and grading, prior to any construction occurring on-site. Such protection shall be maintained until all work in the vicinity has been completed, and

shall not be removed without the consent of the Zoning Administrator.

### **Lighting Requirements**

19. The facility lighting shall comply with the performance standards contained in Section 9-900 and 9-1000 of the Fauquier County Zoning Ordinance. All lighting shall be in conformance with the Fauquier County Zoning Ordinance and positioned downward, inward and shielded to eliminate glare from all adjacent properties.

### **Transportation Requirements**

20. Adequate traffic controls, as determined by VDOT, shall be established for all construction traffic and also for activities within the public right-of-way.
21. The entrance shall meet minimum sight distance and entrance requirements in accordance with the VDOT Minimum Standard of Entrances to State Highways, including improvements, as required.

### **Private Sewage Treatment System**

22. Monitoring reports of the sewage treatment system shall be submitted to the Health Department as noted in the permit and as required by the Health Department, with accumulated results submitted to the Zoning Administrator on an annual basis.
23. The applicant shall comply with all applicable water and sewage treatment standards as determined by the Virginia Department of Health.
24. The sewage treatment facility shall be designed to a maximum of 3,000 gallons per day (gpd).

The motion carried unanimously.

- b. *SPEX10-LE-002 & SPPT10-LE-007 – Virginia Electric and Power Company (Owner)/Shady Grove Kennel and Hunting Preserve, Inc. (Applicant) – Shady Grove Kennel and Hunting Preserve* – Applicant wishes to obtain a Category 9 Special Exception and a Category 13 Special Permit to allow for the continued operation of an existing hunting preserve and kennel. The property is located at 11870 Lucky Hill Road and 12025 Lucky Hill Road, Lee District. (PIN #6888-83-5891-000 and 6898-21-1913-000) (Holly Meade, Staff)

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

Mr. Stone opened the public hearing.

Mr. Neil Selby, representative, stated that he would be happy to answer any questions.

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

Mr. Alm expressed concern about shooting guns over large areas of water such as ponds.

Mr. Meadows stated that requires the use of steel shots when you are shooting over water.

On motion made by Mr. Meadows 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.

13. **REZONINGS**

- a. **REZN09-SC-004 – Beights Development Corporation and Pepsi-Cola Bottling Company of Central Virginia (Owners)/Collins Engineering (Applicant) – Mill Run Business Park – Pepsi Expansion** – Applicant wishes to rezone approximately 3.2982 acres from Residential - 1 (R-1) to Industrial Park (I-1) in order to allow the expansion of an existing warehouse and the parking area. The property is located on the south side of Lee Highway (Route 15/29), approximately 1,200 feet north of the intersection of Telephone Road and Lee Highway (Route 15/29), Scott District. (PIN #7906-21-3506-000, 7906-21-1470-000, and 7906-11-8194-000) (Holly Meade, Staff)

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

Mr. Stone opened the public hearing.

Mr. Justin Beights, representative, stated that there is still work to be done on the proffers, but it is critical for Pepsi to expand. He stated that he would be happy to answer any questions.

Mr. Todd Benson, Piedmont Environmental Council, expressed concerns about safety and access management on Route 29. He stated that there should be no further curb cuts on Route 29.

Mr. Chuck Medvitz, Scott District, stated that this is moving in the right direction and the issue of the Route 29 access management is for safety.

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

On motion made by Ms. Garreau and seconded by Ms. McCarty, it was moved to postpone action for 30 days.

The motion carried unanimously.

In that there was no further business, the meeting was adjourned at 7:24 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.*