

**MINUTES OF
FAUQUIER COUNTY PLANNING COMMISSION
FEBRUARY 28, 2008**

The Fauquier County Planning Commission held its regular meeting on Thursday, February 28, 2008, beginning at 6:30 P.M. in the 1st Floor Conference Room of the Warren Green Building, 10 Hotel Street, Warrenton, Virginia. Those members present were Mr. John Meadows, Chairman; Ms. Ann McCarty, Vice Chairman; Ms. Adrienne Garreau, Secretary; Mr. Larry Kovalik; and Mr. Jim Stone. Also present at the meeting were Mr. Rick Carr, Mrs. Kimberley Fogle, Mr. Kevin Burke, Mrs. Susan Eddy, Mrs. Bonnie Bogert, Mrs. Melissa Dargis, Mrs. Cynthia Porter-Johnson, Ms. Kim Johnson, and Miss Carissa Blevins.

**Regular Meeting
6:30 P.M.
Warren Green Meeting Room
Warren Green Building**

1. **CONSIDERATION OF BY-LAWS**

Mr. Stone, seconded by Ms. McCarty, moved to approve the By-Laws.

The motion carried unanimously.

2. **APPROVAL OF MINUTES** – January 29, 2008

Mr. Meadows, seconded by Mr. Stone, moved to approve the minutes as amended.

The motion carried unanimously.

3. **ZONING AND SUBDIVISION ORDINANCE TEXT AMENDMENTS**

- a. Initiation of a Zoning Ordinance Text Amendment to Section 6-302.1.D to Allow a Trailer in Conjunction with a Minor Home Occupation

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

For the purposes of convenience and good zoning practices, Mr. Meadows, seconded by Mr. Stone, moved to initiate a Zoning Ordinance Text Amendment to Section 6-302.1.D to allow a trailer in conjunction with a minor home occupation and to schedule a public hearing for the Planning Commission's March 27, 2008 meeting.

The motion carried unanimously.

- b. Initiation of a Zoning Ordinance Text Amendment to Section 6-101 to Allow Accessory Uses on Adjoining Lots for Commercial Uses

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

For the purposes of convenience and good zoning practices, Mr. Meadows, seconded by Ms. McCarty, moved to initiate a Zoning Ordinance Text Amendment to Section 6-101 to allow accessory uses on adjoining lots for commercial uses and to schedule a public hearing for the Planning Commission's March 27, 2008 meeting.

The motion carried unanimously.

- c. Initiation of a Zoning Ordinance Text Amendment to Section 9-1006 Related to Architectural/Landscape Lighting

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

For the purposes of convenience and good zoning practices, Mr. Meadows, seconded by Mr. Stone, moved to initiate a Zoning Ordinance Text Amendment to Section 9-1006 related to architectural/landscape lighting and to schedule a public hearing for the Planning Commission's March 27, 2008 meeting.

The motion carried unanimously.

- d. Initiation of a Zoning Ordinance Text Amendment to Section 5-700 Related to Adaptive Uses

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

For the purposes of convenience and good zoning practices, Mr. Stone, seconded by Mr. Meadows, moved to initiate a Zoning Ordinance Text Amendment to Section 5-700 related to adaptive uses and to schedule a public hearing for the Planning Commission's March 27, 2008 meeting.

The motion carried unanimously.

4. **ZONING ORDINANCE WAIVER**

- a. **WAVR08-CR-050 – Thomas and Pamela Hugill, owners and applicants** – applicants wish to obtain a waiver of Zoning Ordinance 7-302.1.A.2 to allow for a private street to connect to a private street. The property is

located on the east side of Marsh Road (Route 17) south of its intersection with Ritchie Road (Route 644), Cedar Run District. (PIN 7807-59-7038-000)

Mrs. Porter-Johnson reviewed the staff memorandum, a copy of which is attached to and made part of the official minutes.

Mr. Stone, seconded by Mr. Meadows, moved to forward to the Board of Supervisors with a recommendation of approval.

The motion carried unanimously.

- b. **WAVR08-CR-047 – Carlton Hughes and Brenda Simpson, owners and applicants** – applicant wishes to obtain a waiver of Zoning Ordinance 7.302.1.A.3 to allow for a right-of-way less than fifty (50) feet. The property is located between Rogues Road (Route 602) and Old Auburn Road (Route 670), Cedar Run District. (PIN 7903-96-7882-000 & 7903-96-5917-000)

Mrs. Porter-Johnson stated that the applicant wished to postpone action for 30 days.

Mr. Stone, seconded by Mr. Meadows, moved to postpone action for 30 days.

The motion carried unanimously.

5. **PRELIMINARY PLAT**

- **PPLT08-CR-001 – The Stribling Co., Inc., owner and Gene Clore, applicant – Stribling’s Mill Estates** – applicant wishes to subdivide approximately 16.69 acres into four (4) lots. The applicant is also requesting a waiver of Subdivision Ordinance Section 10-6 (WVRP08-CR-001) in order to combine the Final Construction Plan and Preliminary Plat. The property is located at the intersection of Old Mill Road (Route 602) and Razor Hill Road (Route 637), Cedar Run District. (PIN 7817-64-6213-000)

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

Mr. Stone, seconded by Mr. Meadows, moved to approve the Preliminary Plat subject to approval of the Waiver by the Board of Supervisors.

The motion carried unanimously.

6. a. **BOARD OF ZONING APPEALS AGENDA**

No comments.

b. **TRANSPORTATION COMMITTEE AGENDA**

No comments.

*Public Hearings
7:00 P.M.
Warren Green Meeting Room
10 Hotel Street, Warrenton, Virginia*

7. **THE PLEDGE OF ALLEGIANCE**

8. **ANNOUNCEMENTS**

Mr. Meadows announced that the Planning Commission would conduct a site visit on Friday, February 29, 2008 to visit Kentlands, MD.

9. **CITIZENS' TIME**

No one spoke.

10. **CAPITAL IMPROVEMENT PLAN (CIP) – FISCAL YEARS (FY) 2009 - 2018**

The CIP lists proposed projects for the School Division, Library, Parks and Recreation, General County Government and Emergency Services. The recommended 22 capital projects total \$283.3 million for FY 2009 - 2018 with operating costs of \$16.9 million. For FY 2009 two projects totaling \$5.4 million are proposed.

Mr. Carr conducted a brief overview of the proposed CIP.

Mr. Meadows opened the public hearing.

Mr. Sam Clinard, Scott District, stated that he was a member of the Bot Brains which is a group of Home Schooled Students that compete in academic competitions and he would request funding be made available for the construction of the New Baltimore library. He continued that a library is needed in that area because of groups like his own but mainly because of the advantage it would give to all the children in this area.

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

Mr. Meadows, seconded by Mr. Stone, moved to recommend approval of the CIP. The Planning Commission is looking at land use options related to the CIP, and

these will be forthcoming to the Board of Supervisors after the March Planning Commission meeting.

The motion carried unanimously.

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

a. Zoning Text Amendment to Article 4, Part 4 and Section 5-904 of the Fauquier County Zoning Ordinance and Sections 15-300, and 3-323 Pertaining to Floodplain Overlay Districts

b. Zoning Ordinance Text Amendment to Sections 5-011, 12-502 and 13-202, a Subdivision Ordinance Text Amendment to Section 9-5, and creation of a new Chapter 3: Transportation in the Design Standards Manual, to establish requirements for Traffic Impact Analysis

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

Mr. Meadows opened the public hearing.

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

Mr. Kovalik, seconded by Ms. McCarty, moved to forward to the Board of Supervisors with a recommendation of approval.

The motion carried unanimously.

c. Zoning Ordinance Text Amendment to Section 8-1502 to allow Exceptions and Variations to Districts by Approval of a Special Exception by the Board of Supervisors

d. Zoning Ordinance Text Amendment to Create a Mixed Use Special District as Section 4-900

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

Mr. Meadows opened the public hearing.

Mr. Chuck Floyd, Carson Ashley & Associates, stated that he has worked with staff on the Text Amendment and is pleased with the progress it has made and that he supports its approval.

Mr. Jim Downey, representing Don Tharpe, stated that he concurs with Mr. Floyd and would recommend the Planning Commission move forward with a vote of approval.

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

Mr. Meadows, seconded by Ms. McCarty, moved to postpone action for 30 days, with the public hearing open.

The motion carried unanimously.

- e. Consider proposed amendments to the Comprehensive Plan Chapter 6 – Service Districts - Bealeton, Opal and Remington Service District Plan

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

Mr. Meadows opened the public hearing.

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

Mr. Meadows, seconded by Mr. Stone, moved to postpone action for 30 days.

The motion carried unanimously.

12. **SPECIAL EXCEPTION**

- **SPEX06-MA-004 – M3Marshall Properties, LLC & Arthur McKenny, owner and applicant – M3 Marshall Properties/McKenny** – applicant wishes to obtain a Category 14 Special Exception to allow certain motor vehicle related uses in an I-2 zoning district. The property is located on the west side of Whiting Road (Route 622), south of its intersection with East Main Street (Route 55), Marshall District. (PIN 6979-29-9361-000)

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

Mr. Meadows opened the public hearing.

Mr. Chuck Floyd, representing the applicant, stated that he is in compliance with the conditions as written and would respectfully request this application be forwarded to the Board of Supervisors with a recommendation of approval.

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

Ms. McCarty, seconded by Mr. Meadows, moved to forward to the Board of Supervisors with a recommendation of approval.

The motion carried unanimously.

13. **SPECIAL EXCEPTION AMENDMENT**

- **SEAM08-SC-002 & SPPT08-SC-029 Great Meadow Foundation, owner and applicant – Great Meadow** – applicant wishes to obtain a Category 9 Special Exception to extend the time of a previously approved Special Exception (SPEX03-SC-012) and to allow for certain Class C events to exceed 1,000 attendees and to exceed the three (3) day duration. The property is located east of Route 17, Scott District. (PIN 6978-96-2610-000 & 6988-04-7000-000)

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

Mr. Meadows opened the public hearing.

Ms. Leslie VanSant, representing Great Meadows, thanked staff for all their help and hard work and stated that she agreed with the amended conditions. She continued that she respectfully requested this item be forwarded to the Board of Supervisors with a recommendation of approval.

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

Mrs. Garreau, seconded by Ms. McCarty, moved to forward to the Board of Supervisors with a recommendation of approval with the amended conditions.

The motion carried unanimously.

In that there was no further business, the meeting adjourned at 7:27 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, Warrenton, Virginia, for a period of one year.