

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

*The Fauquier County Planning Commission held its regular meeting on Thursday, August 28, 2008, beginning at 6:30 p.m. in the Warren Green Meeting Room, 10 Hotel Street, Warrenton, Virginia. Those members present were Mr. John Meadows, Chairman; Ms. Ann McCarty, Vice-Chairman; Ms. Adrienne Garreau, Secretary; and Mr. Jim Stone. Also present at the meeting were Mr. Kevin Burke, Mrs. Susan Eddy, Ms. Holly Meade, Mr. Andrew Hushour, Mrs. Fran Williams, and Mrs. Rebecca Kellert. Member absent was Mr. Larry Kovalik.*

1. **APPROVAL OF MINUTES** – June 26, 2008 and July 31, 2008

On motion made by Mr. Stone and seconded by Ms. Garreau, it was moved to approve the minutes for June 26, 2008 and July 31, 2008, as amended.

The motion carried unanimously.

2. **ZONING ORDINANCE TEXT AMENDMENTS**

a. **Initiation of a Zoning Ordinance Text Amendment to Article 2 to require additional setbacks from floodplain district boundaries in the RA and RC Rural Districts**

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 to allow for a work session to be held.

The motion carried unanimously.

b. **Initiation of a Zoning Ordinance Text Amendment to Article 2, Article 3, and Article 5 to require a Special Exception for development on Steep Slopes**

On motion made by Ms. Garreau and seconded by Ms. McCarty, it was moved to postpone action on this item until the next regularly scheduled meeting to allow for a work session to be held.

The motion carried unanimously.

c. **Initiation of a Zoning Ordinance Text Amendment to Sections 3-312 and 5-1200 to allow up to 100,000 square feet of total square footage, subject to specific standards, within a retail/shopping center in the C-1 District with approval of a Special Exception.**

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

The motion carried unanimously.

3. **BOARD OF ZONING APPEALS AGENDA**

No comment.

<p style="text-align: center;"><i>Public Hearings</i> <i>7:00 P.M.</i> <i>Warren Green Meeting Room, 10 Hotel Street, Warrenton, Virginia</i></p>
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4. **THE PLEDGE OF ALLEGIANCE**

5. **ANNOUNCEMENTS**

The following appointments were made to the Capital Review Committee: Mr. Stone (Cedar Run District) appointed Mr. Jim Van Luven; Ms. McCarty (Marshall District) appointed Dr. Kitty Smith; Ms. Garreau (Scott District) appointed Mr. Chris Hritsik; Supervisor Nyhous, in the absence of a Planning Commissioner (Center District), appointed Ms. Marie Lowe; and Mr. Meadows (Lee District) appointed Mr. Paul Blackmer.

Mr. Meadows stated that there will be a Work Session on the second floor of the Warren Green Building on Wednesday, September 10, 2008 from 12:00 p.m. to 2:30 p.m. to discuss Items 2a. and 2b.

Mr. Meadows stated that citizens may speak for three (3) minutes.

6. **CITIZENS' TIME**

No one spoke.

7. **SPECIAL EXCEPTIONS**

- a. **SPEX09-CR-001 – Trenis, Inc. (Owner/Applicant) – Trenis Exxon –**  
Applicant wishes to obtain approval for additional signage for a service station. The property is located at 3388 Catlett Road, Cedar Run District. (PIN #7922-85-9592-000)

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

Mr. Meadows opened the public hearing.

Mr. William Russell, applicant, requested that action be postponed until the next regularly scheduled meeting to allow time for him to work with staff to consider various sign options.

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

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

The motion carried unanimously.

- b. **SPEX09-CR-002, SPEX09-CR-003, SPEX09-CR-004 & CCRV09-CR-002 – Fauquier County Board of Supervisors & Janet N. Shannon (Owners)/Fauquier County Board of Supervisors (Applicant) – Safety Training Facility & Firing Range** – Applicant wishes to obtain a Category 5 Special Exception to allow for an outdoor technical school; a Category 11 Special Exception to allow for a public safety facility; and a Category 20 Special Exception to allow for an aboveground water storage facility. In addition, the applicant is seeking a Comprehensive Plan Conformance Determination in accord with *Code of Virginia*, Section 15.2-2232, as to whether the location of these facilities on this property is substantially in accord with the Comprehensive Plan. The property is located on the west side of Green Road (Route 674), Cedar Run District. (PIN #6982-98-7086-000 & 6982-97-5456-000)

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

Mr. Meadows opened the public hearing.

Mr. Tony Hooper, Deputy County Administrator, stated that this proposed facility is very important to the County so that high quality service can continue to be provided. The current facilities are either inadequate or difficult to work into the proper scheduling and training of personnel.

Lt. Col. Dave Flohr, Sheriff's Department, stated that the current firefighters only have access to train at the Warrenton Training Facility about one to two weekends per year.

Chief Philip Myer, Department of Fire, Rescue and Emergency Services, stated that this department has provided training since the mid- 1980's. Also, over the years they have offered a fire program through Fauquier High School. In 2007, they moved the classrooms to the lower level of the

Warrenton Rescue Station which has limited parking. Mr. Myer stated that this proposed facility is imperative in training fire fighters with true-life simulators.

Mr. Tom Marable, Volunteer Fire and Rescue Association President, spoke in support of the approval of this application. Mr. Marable stated that the fire and rescue volunteers currently train at parking lots, shopping centers, fields and abandoned buildings. Mr. Marable further stated that this proposed facility would give these volunteers valuable training that would prove beneficial to County residents.

Mr. Ken Anderson, Cedar Run District, stated that while he supports the firefighters' training, he is opposed to the firing range because of the noise it would produce. Mr. Anderson also expressed safety concerns since there are a number of schools in the vicinity.

Mr. Tom Schmitt, Cedar Run District, stated that he is opposed. He feels that this is not the proper zoning district for this type of facility. In his view this is a general industrial use.

Mr. Morgan Duncan, Cedar Run District, stated that he is opposed. He stated that he is concerned about hearing gun shots at his home and he believes this facility should be built in an industrial zoned area. He stated it did not meet the standards of range 82 and questioned whether alternative sites had been considered.

Ms. Lee Ann Smith, Cedar Run District, stated that she is opposed. She stated that she boards horses as well as teaches riding lessons on her property. She is concerned that the gun shots will scare her horses. She also expressed road safety issues.

Mr. Murray R. Edwards, Jr., Cedar Run District, stated that he is opposed and that the application should be denied since Janet N. Shannon is listed as one of the owners, but has passed away.

Ms. Natalie Ortberg, Cedar Run District, stated that she is opposed because Green Road is a small, narrow road with no lines.

Ms. Sandy Stammler, Cedar Run District, stated that she is opposed. She stated that she lives on a farm across from the proposed location. She is concerned about her five grandchildren's safety when they come to visit.

Colonel Rick Stammler, Cedar Run District, stated that he is opposed. He stated that he has a home occupation permit to practice hypnotherapy for soldiers returning from combat. Colonel Stammler expressed concern that the noise from gun fire could trigger flashbacks for those soldiers under his care.

Mr. Mike Hinton, Cedar Run District, stated that he supports the facility but is opposed to the location. He stated that there are school buses on Green Road between 6:30 a.m. and 7:30 a.m. He is concerned about school buses passing fire trucks on Green Road.

Mr. Robert Green, Cedar Run District, stated that he is opposed. He stated that he is a school bus driver and is concerned with children's safety.

Ms. Nancy Gray, Cedar Run District, stated that she is opposed. She stated that she is concerned about the traffic on Green Road and the water situation.

Mr. Bill Madigan, Cedar Run District, stated that he is concerned about the way the wind will blow the smoke and questions the shooting range decibel reading presented in the staff report.

Mr. Jason Clors, Cedar Run District, stated that he currently deals with the smell of methane gas from the old landfill. He was concerned with sparks from the guns causing a gas explosion.

Ms. Barbara Cross, Cedar Run District, stated that she is concerned about where the water will drain.

Mr. Mike Mason, Cedar Run District, stated that he is opposed. He stated that he is concerned about the effect this facility would have on property values.

Mr. John Jaramillo, Cedar Run District, stated that he is opposed. He is concerned about noise and the horses.

Mr. Jay Foley, Cedar Run District, stated that he is concerned about the additional traffic that could arise and trainee drivers.

Mr. Jessie Doyle, Cedar Run District, stated that he is opposed. He stated that he waited ten years to get dump trucks off the road. He also feels that the public was not properly notified.

Mr. Meadows adjourned the public hearing for a 2-minute break at the request of Mr. Stone.

After reconvening, Mr. Stone stated that he feels there is a misunderstanding about what is being proposed. He would like to schedule a meeting for the applicant and neighbors to have an open discussion.

Ms. Carol Childs, Cedar Run District, stated that she was not informed. She stated that she is concerned about her home value decreasing.

After discussion, it was agreed that a meeting would be held on another date to answer questions and to discuss this special exception further.

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

On motion made by Mr. Meadows 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, and to advertise for the October Board of Supervisors' meeting.

The motion carried unanimously.

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

- a. **Zoning Ordinance Text Amendments to Article VII to establish a limitation on the length of dead-end streets within the Zoning Ordinance, to Sections 12-607 and 15-300 of the Zoning Ordinance to change the definition of cul-de-sac, add a definition for dead-end street, and to reference dead-end street requirements in Article VII of the Zoning Ordinance, and text amendments to Sections 2-6, 3-2, and 5-8 of the Subdivision Ordinance to change the definition of cul-de-sac, add a definition for dead-end street, and to reference dead-end street requirements in Article VII of the Zoning Ordinance**

Mr. Hushour reviewed the staff report, 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 further speakers, Mr. Meadows closed the public hearing.

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

The motion carried unanimously.

- b. **Zoning Ordinance Text Amendment to Section 8-1401 of the Fauquier County Zoning Ordinance to allow the off-site location of subdivision signs**

Mr. Hushour reviewed the staff report, 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 closed the public hearing.

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

The motion carried unanimously.

c. **Amendment to Section 9-11 (Eighteen Month Limitation) and Section 9-12 (Plans, Profiles and Specifications) of the Subdivision Ordinance to Change the Eighteen Month Limitation for Preliminary Plats**

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

Mr. Meadows opened the public hearing.

Mr. Chuck Medvitz, Scott District, expressed concern that this proposed text amendment would extend the renewal period of preliminary plats.

Mrs. Eddy clarified that the proposed text amendment would actually make the Subdivision Ordinance consistent with the *Code of Virginia*.

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

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

In that there was no further business, the meeting was adjourned at 8:26 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, Suite 305, Warrenton, Virginia, for a period of one year.*