

**MINUTES OF
FAUQUIER COUNTY PLANNING COMMISSION
MAY 31, 2007**

The Fauquier County Planning Commission held its regular meeting on Thursday, May 31, 2007, 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. Holder Trumbo, Chairman; Ms. Ann McCarty, Vice Chairman; Mr. John Meadows, Secretary; Mr. Larry Kovalik; and Mr. Jim Stone. Also present at the meeting were Mr. Rick Carr, Mrs. Kimberley Fogle, Mr. Kevin Burke, Mrs. Bonnie Bogert, Ms. Holly Meade, Mrs. Melissa Dargis and Miss Carissa Blevins.

1. **APPROVAL OF MINUTES** – April 26, 2007

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

The motion carried unanimously.

2. **PRELIMINARY PLATS**

- a. **PPLT07-LE-003 – Fountain Hope, LP, owner and applicant – Blue Ridge South** – applicant wishes to subdivide approximately 94.82 acres into six (6) lots. The property is located west of Routts Hill Road (Route 685) near its intersection with Lees Mill Road (Route 651), Lee District. (formerly PIN 6970-27-1410-000)

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

Mr. Meadows, seconded by Mr. Stone, moved to approve.

The motion carried unanimously.

- b. **PPLT07-LE-009 & WVRP07-CR-020 – The Paddocks at Kastle Greens, Inc., owner and applicant – The Paddocks at Kastle Greens** – applicant wishes to subdivide approximately 212.58 acres into eleven (11) lots. The applicant also requests a waiver of Subdivision Ordinance Sections 4-11 and 4-27 to waive the preliminary plat requirement for adequate sewage disposal (either drainfield or public sewer) on each lot and Health Department signature of approval on the preliminary plat. The property is located on Ritchie Road (Route 644) east of its intersection with Marsh Road (Route 17), Lee District. (PIN 7808-44-6128-000)

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

Mr. Stone, seconded by Ms. McCarty, moved to deny, subject to the following reasons.

1. Section 4-27 of the Fauquier County Subdivision Ordinance states “whenever because of unusual size, topography, or shape of the property or other unusual condition not resulting from the developers deliberate act, a strict compliance with the requirements of this Ordinance would result in extraordinary hardship to the developer, or wherever standards for waiver of specific provision of this Ordinance by the Planning Commission are set forth, the Planning Commission may vary, modify or waive the requirements so that substantial justice may be done and the public interest secured; provided that such variance, modification, or waiver will not have the effect of nullifying the intent and purpose of these regulations or interfering with implementing the Comprehensive Plan of Fauquier County.” The applicant has not demonstrated that the size, topography or shape of the property prohibits strict compliance with the Ordinance and/or creates extraordinary hardship to the developer. Therefore, the Planning Commission does not approve the cul-de-sac length waiver and the applicant shall revise the plat to meet Section 5-8 of the Fauquier County Subdivision Ordinance requires “cul-de-sacs not to exceed 700 feet in length, exclusive of the turnaround.” The applicant is proposing a cul-de-sac of approximately 750 feet. The proposed cul-de-sac should be reduced to 700 feet in length.
2. The Preliminary Plat application is premature in that no Health Department approval has been obtained for the proposed wastewater disposal system, and the applicant has not demonstrated the ability to obtain non-discharge individual on-site approvals consistent with the Fauquier County Zoning Ordinance. Pursuant to Zoning Ordinance Section 5-2000, Discharge systems are not currently allowed for new construction. It appears that the wastewater system being proposed is a discharge system. The Planning Commission hereby determines that the requested waiver of the requirement for Health Department approval is not warranted on the basis of the information provided, and denies the request for a waiver of Subdivision Ordinance Sections 4-11 and 913.
3. The applicant shall provide to the Planning Commission notification language to be placed upon the final record plat and in deeds to the property placing prospective purchasers on notice of the existence of an airfield (i.e., the Flying Circus) in the vicinity of the proposed development in order to satisfy Article 1-200 of the Fauquier County Zoning Ordinance, which states that the

Ordinance is intended to promote the health, safety and general welfare of the public.

4. Browns Run, which runs through this site, has been identified as a 303(d) Impaired Stream by the EPA. The State of Virginia is under a Federal Court Order Consent Decree to develop a water quality improvement plan in these impaired streams (TMDL's). BMP/SWM facilities should not be located within the FEMA floodplain since constructing BMP's in areas that flood will allow the pollutants that have been collected to be washed out of the facility and into the stream.
5. Lots 6, 5, 4, 3, 2, and the residual lot have areas that are within the floodplain. No part of any lot created as part of a cluster subdivision can be in the floodplain unless the Commission finds that the particular floodplain, by reason of its size or shape, has no particular open space value. Lots should be removed from the floodplain limits.
6. For any lots permitted within the floodplain, the 25' floodplain setback (per Section 2-412 of the Fauquier County Zoning Ordinance) must be incorporated into the building setback lines on Lots 6, 5, 4, 3, 2, and the residual lot.
7. Section 9-5(C) of the Fauquier County Subdivision Ordinance requires an approved Preliminary Soils Report as part of the Preliminary Plat application. The following items shall be corrected:
 - There are soil map units incorrectly labeled and missing labels. These need to be verified and corrected.
 - The Interpretive Guide table needs to be corrected to match the corrected soil map.
 - Note 17 on sheet 1 needs to be removed as it does not apply to this plan.
 - Drainageway lines from Type 1 soil map need to be included on sheet 7.
8. The applicant shall obtain approval from the Virginia Department of Transportation prior to Planning Commission approval pursuant to Section 9-6 of the Subdivision Ordinance. Corrections include, but are not limited to following items:

- Privately maintained sewer lines need to be outside of the right-of-way except for road crossings. Any road crossings will require a continuous bond to be in place as long as the lines are within the right-of-way.
- If the roads are to be publicly maintained, a minimum of 3' of right-of-way is needed from the back side of the ditch.
- Crossing of the floodplain needs to be in accordance with the Road and Bridge Standards and the Drainage Manual.
- A large portion of Ziegler Farm Road is shown within the limits of the 100-year floodplain. A minimum of 18" of freeboard is needed for the road, and it should not create a dam against the road in accordance with Subdivision Street Requirements Manual Section 24 VAC 30-91-110 subsection K.
- The applicant shall provide a sight distance profile for Ziegler Farm road and Route 644, and line of sight for the proposed street intersection. (Preliminary Subdivision and Site Plan Checklist – Geometrics # 8)

The motion carried unanimously.

3. a. **TRANSPORTATION COMMITTEE AGENDA**

Mr. Kovalik noted that there was a traffic study conducted at the intersection of Biscuit Mountain Road and Beverlys Mill Road over a three year period which ended in 2004 and there were no motor or pedestrian incidents reported.

Mr. Kovalik continued that there was a request for a traffic light at the intersection of Greenwich Road and Kennedy Road, but after conducting a traffic study it was concluded that there was not a need for a traffic light. There will be improvements made to include tree trimming and additional signage.

He updated the commission on the roundabout study for the intersection of Riley Road and Broad Run Church Road and stated that VDOT has requested an extension until the September meeting.

b. **BOARD OF ZONING APPEALS AGENDA**

No comments.

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

4. **THE PLEDGE OF ALLEGIANCE**
5. **ANNOUNCEMENTS**

Mr. Trumbo announced that the Planning Commission would hold a work session on June 21, 2007 concerning the Cross Creek Rezoning and the Fauquier County Connections Plan.

Mr. Trumbo also announced that the Planning Commission Work Session will start at its regular time of 12:30 next month.

Mr. Trumbo read the following Resolution of Appreciation to W. Todd Benson.



RESOLUTION OF APPRECIATION

W. Todd Benson

Adopted at a regular meeting of the Fauquier County Planning Commission, held in the Board of Supervisors Meeting Room, Warren Green Building, 10 Hotel Street, Warrenton, Virginia, on Thursday, May 31, 2007.

WHEREAS, W. Todd Benson has served Fauquier County from September 1, 2004 to May 25, 2007 with distinction as the Assistant Zoning Administrator and providing exceptional, dedicated and committed leadership, service and mentoring to his staff; and

WHEREAS, the clarity and comprehensiveness of his valued professional consultation and advise on complex issues will be missed before the Planning Commission; and

WHEREAS, on a daily basis, W. Todd Benson professionally responded to questions, provided guidance and assisted citizens, developers and property owners in a variety of informational or development settings with clarity, grace and patience; now therefore

BE IT RESOLVED, that the Fauquier County Planning Commission, on behalf of all citizens and his fellow workers, wish to officially recognize W. Todd Benson for his contribution to our Community and to provide special commendation for outstanding years of service; and

BE IT FURTHER RESOLVED, that this Resolution be placed within the minutes of the Planning Commission in recognition of W. Todd Benson's exemplary service to Fauquier County

Mr. Trumbo, seconded by Mr. Stone, moved to include this resolution part of the official minutes.

The motion carried unanimously.

6. **CITIZENS' TIME**

No one spoke.

7. **PROPOSED TEXT AMENDMENTS TO THE ZONING AND SUBDIVISION ORDINANCE**

- Zoning Ordinance Text Amendment to 8-1401 to allow additional signage for certain commercial businesses in agricultural districts

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

Mr. Trumbo opened the public hearing.

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

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

8. **COMPREHENSIVE PLAN AMENDMENT**

- a. A Comprehensive Plan Amendment to adopt *The Fauquier County Connections Plan* in Chapter 9-Public Facilities and Utilities and Chapter 10-Transportation

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

Ms. Slawter stated that representatives from Parks and Recreation also wanted to present certain aspects of the plan.

Ms. Jennifer Tool, representing Parks and Recreation, stated that this connections plan was requested as part of the Comprehensive Plan of Fauquier County. She continued that VDOT has recently changed their policy with respect to bicycle and pedestrian facilities and now they are willing to include those facilities along with their transportation improvements. She stated that the citizens of Fauquier County have requested alternatives to driving. Ms. Tool advised that the trails would be built and maintained by three entities-VDOT, Homeowners Associations and the County. She stated that this trail plan would be an ongoing project and would improve as new developments come into the County.

Ms. Debbie Reedy, Scott District, stated that she supports this plan and would like to see these new developers contribute to this trail plan.

Mr. James Rohr, Scott District, stated that this is an excellent long term plan. He would like to see VDOT construct larger shoulders and wider sidewalks.

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

Ms. McCarty, seconded by Mr. Meadows, moved to postpone action with the public hearing closed to allow for a work session.

The motion carried unanimously.

- b. **CPAM06-LE-006 – Donald R. Tharpe, owner and applicant – Global Way** – applicant wishes to obtain a Comprehensive Plan Amendment to designate nine (9) acres as Commercial. The property is located east of Catlett Road (Route 28), Lee District. (PIN 6990-61-3090-000 and 6990-51-8180-000)

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

Mr. Trumbo opened the public hearing.

Mr. Chuck Floyd, representing the applicant, stated that with this application two acres of Mr. Tharpe's property will be sold to Mr. Steve Hamilton and that the applicant does not currently have plans for the

remaining seven acres, but the applicant would agree to proffer in that the only access to the location would be through Catlett Road, Route 28. Mr. Floyd also reiterated that the applicant is not requesting to be included in the sewer district unless the service district was expanded to him in the future.

Dr. Kitty Smith, Marshall District, stated that the County does not need more spot rezoning and if Mr. Tharpe wants to sell Mr. Hamilton two acres for his existing auto body shop then this rezoning should be limited to those two acres.

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

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

The motion carried unanimously.

9. **REZONING**

- **REZN07-CR-003 – James W. Ward Jr. and Judy W. Land, owners and James W. Ward, Jr., applicant – Opal Creek/Ward – Land Property** – applicant wishes to rezone approximately 13.07 acres from Rural Agricultural (RA) to Residential-4 (R-4) with proffers, for a proposed 16 lot subdivision. The property is located at 10012 Clarkes Road (Route 608), between Kirkwood Lane and Clarkes Meadow Drive, Cedar Run District. (PIN 6981-31-9262-000)

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

Mr. Chuck Floyd, representing the applicant, stated that he agrees with the postponement for up to 90 days and is available to answer any questions.

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

Mr. Stone, seconded by Mr. Meadows, moved to postpone action for up to 90 days, at the request of the applicant, with the public hearing left open.

The motion carried unanimously.

10. **REZONING AND SPECIAL EXCEPTION**

- a. **REZN07-SC-001, SPEX07-SC-006 & SPEX07-SC-007 – Jean-Luop & Mary Combemale; Mary Jo Dixon, Trustee; David & Jacqueline Brown; Georgia & H.E. Arcamuzi, Trustee, owners and Brookfield Washington, LLC, applicants – Goodland East** – applicant wishes to rezone approximately 48 acres from Residential-1 (R-1) to Residential-3 (R-3) and Commercial-1 (C-1) with proffers, for a proposed 75 lot subdivision and a commercial area of 1.97 acres. The applicant also wishes to obtain a Category 20 Special Exception to allow for an above ground sewage pumping facility and a Category 26 Special Exception to allow for a reduction in common open space. The property is located on Broad Run Church Road (Route 600) east of its intersection with Riley Road (Route 676), Scott District. (PIN 7916-20-4208-000, 7916-20-9322-000, 7915-29-3563-000, 7915-29-2145-000, 7916-10-9218-000, 7915-29-5013-000)

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

Mr. Trumbo opened the public hearing.

Mr. Merle Fallon, representing the owners and applicants, stated that he and the engineering firm were available to answer any questions. Mr. Fallon stated that this rezoning is asking for 75 units on a piece of property that by-right supports 40 units. The applicant is proffering \$2.5 million dollars for these additional 35 units, which breaks down to \$21,000.00 per unit for schools, \$2,260.00 for parks, \$700.00 for libraries, \$3,000.00 for emergency services, \$641.00 for environmental services, \$468.00 for law enforcement. That totals \$28,503.00 in proffers for each unit, not just the additional units. In addition to that the applicant has proffered \$500.00 per unit to the County to be used towards its purchase of development rights program county wide; there is an additional \$4,500.00 per unit being proffered to assist with transportation. He continued that the area being rezoned as C-1 because that is what the Comprehensive Plan has designated for this area and he stated that the applicant does not have plans for this area at this time.

Ms. Dottie Himes, Scott District, stated that she objects to this application because of the number of units requested. Ms. Himes said that she would like to see these developers construct the roads that they promise before construction of the development begins.

Ms. Amy Trotto, Scott District, stated that she objects to this application because of the increase in density. Ms. Trotto stated that her main concern is all the possible development in this area at one time. She continued that she is concerned about the increase in traffic because this property is located directly in front of an elementary school and off of a two lane country road.

Ms. Debbie Reedy, Scott District, stated that she has concerns about the density included in this rezoning and the access to the proposed commercial site.

Ms. Kim Baird, Scott District, stated that she is against this application and would like to keep this area rural as long as possible.

Mr. Frank Allen, Scott District, stated that he has owned his home for thirty years and there has been a constant decline in the quality of life in this area and approving this application would only make this worse. He continued that this development would cause many traffic issues that would need to be addressed prior to construction and would urge the Planning Commission to consider denying this application.

Mr. Bill Day, Center District, stated that his concern is public safety and would urge that all road improvements be completed before occupancy.

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

Mr. Trumbo, seconded by Mr. Stone, moved to postpone action for 30 days, at the request of the applicant, with the public hearing left open.

The motion carried unanimously.

- b. **REZN07-SC-002 & SPEX07-SC-008 – Robert H. & Angie S. Rogers; Ford O. & Shannon Rogers; Robert H. Rogers, III; Larry R. & Victoria Loughborough, owners and Moreland, LLC, applicants – Lone Star Farm** – applicant wishes to rezone approximately 98.12 acres from Residential-1 (R-1) to Residential-4 (R-4) with proffers, for a proposed 149 lot subdivision. The applicant also wishes to obtain a Category 20 Special Exception to allow for an above ground sewage pumping facility. The property is located on Broad Run Church Road (Route 600), west of Riley Road (Route 676), Scott District. (PIN 7906-81-7310-000, 7906-91-6062-000, 7906-90-4594-000, 7906-91-7338-000, 7916-90-0728-000)

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

Mr. Merle Fallon, representing the applicant, stated that he and the engineers were available to answer any questions. He stated that the proffers for this application echo the previous application and that the applicant is also requesting a Special Exception for a pump station to serve this development as well as Goodland East. He pointed out the trail system and has worked with the County to create parcel connectors for

future developments. He continued that the applicant is also requesting a postponement of 30 days for this application.

Mr. Chuck Medvitz, Scott District, stated that the Planning Commission needs to look at the level of density included in these two subdivisions versus the maximum allowable water and sewer usage.

Ms. Dottie Himes, Scott District, stated that she is opposed to this application as well and said the number of units requested over the allowable number is a sign of greed by the applicant and she would urge the Planning Commission to deny this application.

Ms. Amy Trotto, Scott District, stated that she is also opposed to this application. She is concerned about the explosion of growth in this area and wants to know how the county is going to properly handle this situation. Ms. Trotto stated that there needs to be a traffic study done in this area to see how this development is going to affect the main two lane road in this area.

Mr. Henry Tarring, Scott District, stated that he has been to a few meetings where the developer has gone over his plan for this area, but is concerned that the developer has never stated how he will assure that the current landowners' property is not in jeopardy, in traffic situations as well as water, sewage, and utilities.

Mr. Robert Dunleavy, Scott District, stated that he is concerned about the amount of additional traffic on Route 600 and would like to see the developer address this issue sooner rather than later. Mr. Dunleavy also stated that the County loses money every time a new home is built but makes money on new commercial properties and he would like to see more commercial sites constructed instead of new homes.

Ms. Carrie Grutel, Scott District, stated concerns over the additional traffic these two applications would create and she would request this application be denied.

Mr. Sean OConnor, Scott District, stated that he agrees with the other neighbors and would like to see this application denied.

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

Mr. Trumbo, seconded by Mr. Stone, moved to postpone action for up to 30 days, at the request of the applicant, with the public hearing left open.

The motion carried unanimously.

- c. **REZN07-SC-007 & SPEX07-SC-013 – Cross Creek Investments, LLC, owners and applicants – Cross Creek** – applicant wishes to rezone approximately 8.5 acres from Residential-1 (R-1) to Commercial-2 (C-2). The applicant also wishes to obtain a Category 12 Special Exception to allow for a shopping center of more than 50,000 square feet. The property is located on the south side of Route 29/15 and connects to Broad Run Church Road (Route 600), Scott District. (PIN 7906-83-2379-000, 7906-82-4798-000, 7906-72-7276-000, 7906-82-3462-000, 7906-82-1816-000, 7906-72-6542-000, 7906-72-8385-000, 7906-82-5418-000, 7906-72-6341-000, 7906-82-0266-000, 7906-92-0958-000, 7906-83-7378-000)

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

Mr. John Foote, representing the applicant, stated that the transportation study is still being conducted and that this will be an ongoing process and the applicant does understand that this will be back at public hearing many times. Mr. Foote thanked staff on behalf of himself and applicant for all their hard work and encouraged the comments and opinions of the citizens of this area. Mr. Foote concluded by reiterating some of the key points Mrs. Fogle stated, including that this area is planned for this type of business in the Fauquier County Comprehensive Plan.

Mr. Joe Wiltse, applicant, stated that this application has encompassed all the owners and applicants as well as the Costco main headquarters. He continued that all the applicants have worked very hard to make this project something the County could be proud of. Mr. Wiltse stated that Costco would be an anchor of New Baltimore and that this business is what the county has been looking for for many years. He also reviewed some key points of the plan including that the business park would have a variety of features for the neighboring communities; for instance, courtyards, a trail system, a plaza, and complementary architecture. Mr. Wiltse went on to say the applicants have been careful to make the design of this shopping center fit in with the community by assuring that the buildings are not higher than the surrounding trees, by keeping Costco away from the view of the main highway and keeping the landscaping pursuant with what currently exist. He concluded by assuring the citizens of this area that the owners, applicants, and representatives are taking their concerns into consideration and are trying to do as much as they can to address all of them.

Mr. Doug Burbank, architect for the project, reviewed the design process of the proposed Costco including the high quality of materials used when constructing this building to assure that it is attractive for the neighboring

communities. He continued that the applicant will be including the landscaping for this project as well to make this an attractive area.

Ms. Kendel Blazer, Prince William County resident, stated that she is concerned about the traffic problem a commercial center of this size would bring to the area. She stated that the Planning Commission as well as the applicants need to address that issue before worrying about what trees and pedestrian trails need to be used. She continued that there has been a traffic study in this area and that VDOT has no plans to widen Route 29 at this time and that this highway is not developed to handle 7,000 more cars on an average weekend. Ms. Blazer stated that this highway is already over capacitated on an average day and between the two new housing developments as well as this large size commercial site would make the traffic unbearable. She concluded that she is not against the development, but would like to see the traffic issues addressed first.

Ms. Debbie Reedy, Scott District, stated that she supports Costco and thinks this would be a good thing for Fauquier County, but also feels that the Planning Commission could make the applicant proffer more highway improvements.

Ms. Mindy O'Conner, Scott District, stated that she is opposed to this application. She is concerned about the traffic that this would bring to all the neighboring roads, not just the main highway. She stated that she is not opposed to Costco coming to Fauquier County, but this is not the right area.

Ms. Barbara Jansen, Scott District, stated that she is also opposed to this application. She is concerned about the traffic and would like to see the applicant address the traffic problem instead of concentrating on producing a pretty building. She stated that having walking trails to this site is laughable because once Route 600 is widened and has turning lanes installed nobody will be able to walk to this development. She concluded by saying that she is also not opposed to Costco in Fauquier County, but this is not the right area.

Mr. Larry Evans, Scott District, stated that he does not and would not shop at Costco and would hate to have this area destroyed by putting such a large scale development in this area.

Mr. Chuck Medvitz, Scott District, stated that the applicant is stating that this is planned within the Comprehensive Plan, but it states that that a destination location is precluded with a Service District. This plan is created by the Citizens and approved by the Planning Commission and the Board of Supervisors and it would set a negative precedent to go against that now. He continued that this retail destination would draw in much

more traffic than the applicant is admitting. Mr. Medvitz concluded that this development would be in the center of the Buckland Mill Battlefield, which is one of the largest historic Battlefields in the county. He also said that this application needs to go through a Historic Preservation Study before it can be approved. He concluded by saying this county is based on being agricultural friendly, but there is nothing agriculturally friendly about this application.

Ms. Judy Lamana, Marshall District, stated that she is opposed to the application and would hate for Fauquier County to end up like Prince William County.

Ms. Peggy Engan, Scott District, stated that she is also opposed to this application. She stated that this is not the proper area and would be detrimental to the highways and roads surrounding it.

Mr. Vince Barron, Scott District, stated that he would request denial of this request. He continued that he understands that the applicant has worked very hard on this application, but if it is so great why is it so hard to sell. He does not want to see such a large development go in this area.

Ms. Mary Schmidt, Scott District, stated that she is opposed to this application.

Ms. Kathy Dove, Scott District, stated that she and her husband have moved here from Centreville and would hate to see Fauquier County end up like Prince William County. She stated that a development of this size would not improve their quality of life, but would do just the opposite. She is not opposed to Costco, but it does not belong in this area. She stated the applicant is not focusing on the traffic issues enough and that should be addressed before the architecture of the building.

Mr. Ralph Lewis, Scott District, stated that Route 29 is already overcrowded and putting in a development of this size as well as two housing developments would only make things worse. He added that if Costco wants to come here they need to pay to increase the size of this highway. He concluded that Fairfax County just passed an ordinance limiting the size of the big box stores and would urge this Commission to do the same. He also stated that he understands how much work the applicant has put into the project and respects that but it does not belong in this area.

Ms. Amy Trotto, Scott District, is opposed to this application and read the attached letter into the record. This letter is now attached to and made part of these official minutes.

Mr. Bill Swift, Scott District, stated that he has lived in the area for twenty-five years and is in support of this development. He continued that he understands the traffic issue, but development can not be stopped. He said he would rather see one large big box store than a lot of small boxes that would not be able to proffer such a large amount of things.

Mr. Paul Bernard, Marshall District, stated that he supports Costco and would rather see the money Costco generates help Fauquier County opposed to another County.

Mr. Bill Chakalos, Scott District, stated that he supports Costco and as a business owner in Fauquier County he is appreciative of the financial assistance Costco will bring to this area.

Mr. Geoff Harley, Scott District, stated that he is opposed to this application.

Mr. Keith Severin, Scott District, stated he is concerned about the quality of life the residents of this area will have after this application is approved. He continued that he has lived in this area for many years and that a commercial center of this size would be detrimental to this area.

Mr. Art Miles, Scott District, stated he is opposed to this application and stated that the citizens of Fauquier County are opposed to this application and proved this when putting limits on the size of commercial centers in the Comprehensive Plan.

Ms. Sue Scheer, Cedar Run District, stated that she has worked on the New Baltimore Plan and that the Planning Commission should uphold the guidelines set by that plan. She is opposed to this application and is concerned about the traffic situations that will result for a development of this size.

Mr. Steve Vento, applicant, stated that all the applicants are Fauquier County residents and are trying to do the best they can for their home. He continued that this applicant has been working on this project for the past four years to assure that it is consistent with the Comprehensive Plan and is an asset for the area. Mr. Vento stated that the applicants live and drive in this area and are very devoted to finding an acceptable traffic solution for the area. He encouraged the citizens of this area to give the applicant as much feedback as necessary concerning this project.

Mr. Dave Mailler, Scott District, stated that the traffic is the major issue with this application and would like to see VDOT attend the future public hearings concerning this application. Mr. Mailler would also like assurance that all meetings between the Planning Commission and

applicants to be placed on the public meetings calendar so that the citizens are aware.

Mr. Dan Miller, Scott District, stated that he is also concerned about the traffic issue. He continued that he lived in Prince William County at one time and felt like he was unable to travel anywhere because of the traffic and would hate to have that happen to Fauquier County.

Mr. Strolen Mullin, Scott District, stated that he also lived in Prince William County and felt trapped in his own home because of the traffic and would encourage the applicant to focus on that before construction of this development.

Mr. Thomas Dove, Scott District, stated that he is an adjoining property owner to this property and is opposed to Costco coming to this area. He continued that there are other areas in Fauquier County that should be looked at before New Baltimore.

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

Mr. Trumbo, seconded by Mr. Stone, moved to postpone action for 30 days, at the request of the applicant, with the public hearing left open.

The motion carried unanimously.

11. **SPECIAL EXCEPTION**

- a. **SPEX07-CR-004 & SPEX07-CR-010 – The Paddocks at Kastle Greens, Inc., owner and applicant** – applicant wishes to obtain a Category 23 Special Exception to allow for fill in the FEMA floodplain to construct the access road for a proposed 11 lot subdivision and a Category 20 Special Exception for the construction of an experimental wastewater treatment system for each lot within the proposed subdivision. The property is located on Ritchie Road (Route 644) east of its intersection with Marsh Road (Route 17), Cedar Run District. (PIN 7808-44-6128-000)

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

Mr. Trumbo opened the public hearing.

Mr. Paul Bernard, representing the applicant, stated that the existing access to this property is crossing the same floodplain currently as the floodplain the applicant is requesting approval of tonight and is the only

alternative to seeking access of Marsh Road (Route 17). He also clarified that the wastewater treatment system is not experimental, but alternative.

Mr. John King, Cedar Run, stated that this application has not improved or changed in the past month. He continued that the applicant stated that VDOT would not favor access off of Route 17 but that is an opinion not a fact. Mr. King also stated he is concerned about the wastewater treatment system the applicant is proposing. He finished by saying that a subdivision being built with an experimental wastewater treatment system is never a good idea.

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

Mr. Stone stated that the County is dealing with an impaired stream in this area and the County is directed by the state to repair this stream in the next few years and approving this application would cause more damage to this area and would go against what the County is working so hard to do.

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

The motion carried unanimously.

- b. **SPEX07-SC-012 – Arlington Outdoor Education Association, owner and applicant – Arlington Outdoor Education Association** – applicant wishes to obtain a Category #5 Special Exception to allow for the expansion of the learning lab. This land use has been in existence prior to the Zoning Ordinance and thus also seeks approval for the indoor/outdoor technical school with this Special Exception. The property is located at the eastern end of Biscuit Mountain Road (Route 792), Scott District. (PIN 7907-47-1045-000)

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

Mr. Trumbo opened the public hearing.

Mr. Michael Nardonlini, President of the Arlington Outdoor Association, stated that the applicant is in agreement with the conditions set by staff, but would like to see a condition added stating that the historically used parking could still be used.

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

Mr. Trumbo, seconded by Mr. Stone, moved to forward to the Board of Supervisors with a recommendation of approval, subject to the revised conditions.

The motion carried unanimously.

- c. **SPEX07-CR-015 – Fauquier Community Theatre – Story Painters, Inc., owners and Greenwich Investments, Inc., applicant – Greenwich Inn** – applicant wishes to obtain a Category 3 Special Exception to allow for the operation of an Inn. The property is located at 4301 Bludau Drive within Vint Hill Station, Cedar Run District. (PIN 7615-63-2639-000)

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

Mr. Trumbo opened the public hearing.

Mr. Bob Snitzer, applicant, thanked staff for their hard work on this application. He continued that he would respectively request approval tonight.

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

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

In that there was no further business, the meeting adjourned at 10:31 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.