

**MINUTES OF  
FAUQUIER COUNTY PLANNING COMMISSION  
JUNE 28, 2007**

*The Fauquier County Planning Commission held its regular meeting on Thursday, June 28, 2007, beginning at 6:30 P.M. in the 1<sup>st</sup> 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, Ms. Kim Abe, Ms. Kristen Slawter, Mrs. Melissa Dargis and Miss Carissa Blevins.*

1. **APPROVAL OF MINUTES** – May 31, 2007

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

The motion carried unanimously.

2. **PRELIMINARY PLATS**

- **PPLT06-LE-004 – Trigon Development, LLC, owner and applicant – Greenwood** – applicant wishes to subdivide approximately 31.72 acres into twenty-two (22) lots. The property is located northwest of Remington Road (Route 656), Lee District. (PIN 6888-43-3127-000)

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

Mr. Meadows, seconded by Mr. Stone, moved to postpone action for up to 30 days, at the request of the applicant.

The motion carried unanimously.

3. **COMPREHENSIVE PLAN AMENDMENT**

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

The motion carried unanimously.

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

No comments.

b. **TRANSPORTATION COMMITTEE AGENDA**

Mr. Kovalik stated that the Transportation Committee approved the vacating of a portion of Village Center Drive.

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

5. **THE PLEDGE OF ALLEGIANCE**

6. **ANNOUNCEMENTS**

Mr. Trumbo announced that the Planning Commission would be sponsoring a public meeting regarding the Cross Creek application focusing on the latest traffic reports on Wednesday, July 11, 2007 at 7:00 p.m. at C. Hunter Ritchie Elementary School.

7. **CITIZENS' TIME**

Mr. Curtis Brown, Boy Scout, stated that he is working on a required merit badge and must attend a public meeting. He appreciates Fauquier County because it has kept a historical feel.

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

- Zoning Ordinance Text Amendment to authorize the consideration of the entire effect of a Boundary Line Adjustment upon multiple nonconformities.

Mr. Burke 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 adjourned the public hearing.

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

The motion carried unanimously.

9. **COMPREHENSIVE PLAN AMENDMENT AND REZONING**

- **CPAM07-CR-003 & REZN07-CR-005 – Mary A. & Jackie H. Raines Sr., owners and applicants** – applicants wish to obtain a Comprehensive Plan Amendment and a Rezoning of approximately 4.60 acres from Rural Agriculture (RA) to Rural Residential-2 (RR-2) to allow for the creation of a family division. The property is located at 9124 Green Road, east of Beach Road (Route 616), Cedar Run District. (PIN 6982-64-6344-000)

Ms. Abe 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. Jackie Raines, applicant, stated that this application is to subdivide a piece of family owned property in order for him to build a larger home. He continued his family has no plans for any other development other than his new residence.

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 30 days, with the public hearing left open.

The motion carried unanimously.

10. **REZONING AND SPECIAL PERMIT**

- **REZN07-CT-008 & SPPT07-CT-031 – Rodgers Family Limited Partnership, owner and Fauquier County Board of Supervisors, applicant – Rodgers Family Limited Partnership at Moriah Farm** – applicant wishes to rezone approximately 55.56 acres from Rural Agricultural (RA) to Industrial-1 (I-1) and Industrial-2 (I-2). The application is being filed along with a Category 17 Special Permit for an existing contractor's office, shop, and material storage yard. The property is located at the intersection of Meetze Road (Route 643) and Old Auburn Road (Route 670), Center District. (PIN 6993-07-7710-000)

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

Mrs. Kimberley Fogle, representing the applicant, stated that she was available to answer any questions.

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

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

The motion carried unanimously.

11. **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 27 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)

Mrs. 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 the applicant is committed to work out any issues and would respectively request a 30 day postponement.

Ms. Dottie Himes, Scott District, stated that she is opposed to this application due to the number of requested houses and would hope that the Planning Commission would uphold the number of homes permitted by-right. She continued that the County should start demanding the developers improve the road conditions before construction is permitted to begin.

Ms. Amy Trotto, Scott District, stated that she is opposed to both Goodland East and Lone Star Farm due to the negative impact these

developments would have on the traffic situation in this area. She would respectively request the Planning Commission deny these applications.

Mr. Robert Kube, Scott District, stated that he would like to see the developers address the transportation issue before construction began because with the roads in their condition it negatively affects the quality of life in this area.

Mr. Robert Dunleavy, Scott District, served on the New Baltimore Group and stated that the County should encourage more commercial applications before residential due to the amount of money that commercial projects bring into the area. He continued that studies have shown that the County loses money with every new home that is built.

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

Mr. Trumbo, seconded by Ms. McCarty, 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.

- 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)

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.

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

Mr. Trumbo, seconded by Mr. Meadows, 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 & SPEX07-SC-014 – 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 and a Special Exception for additional signage. 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. Trumbo opened the public hearing.

Mr. John Foote, representing the applicant, stated that the main focus tonight would be to allow the public to view the SYNCHRO-analysis which studies and predicts the traffic patterns of this area currently and in the year 2012. He continued that this program will show the traffic conditions in the year 2012 with the projected 5% increase per year and any proposed development as well as the traffic in its current state.

The traffic consultant for the applicant reviewed the SYNCHRO -analysis.

Mr. Dave Cabbage, representing VDOT, stated that they are still reviewing the SYNCHRO-analysis and should be able to validate all the information by the July 11, 2007 public meeting.

Ms. Melissa Barron, Scott District, stated that as the study is currently done it only predicts the traffic coming into this area and not all the drivers that are cutting through the various subdivisions. She continued that she understands that the County needs additional revenue, but would urge the Planning Commission to take into consideration the effect this development would have on the quality of life for the current residents.

Mr. Dave Mailler, Scott District, stated that additional traffic lights are not the solution to the traffic problems in this area. He said that it currently backs up two miles a day in the southbound direction and is concerned that with this development it will begin to back up in both directions. He would urge the Planning Commission to force an alternative solution before this application is approved.

Ms. Helen Ford, Scott District, voiced her opposition to this application in song.

Ms. Teresa McKneely, Scott District, stated that her family moved here from Manassas due to the amount of growth in that area and would hate to see that type of development come to Fauquier County. She currently travels on Route 600 everyday and believes this area would be ruined by such a large development. She stated she is also concerned about the amount of traffic that would be on these roads and would like to see the applicant take more consideration in improving the road conditions before construction.

Ms. Laurie Ward, Scott District, stated she moved here five years ago and would hate to see the quality of life in this area jeopardized due to this development coming in. She said she is also concerned about the traffic in this area and that people already drive fast on these narrow roads and believes that adding many more cars to this area would be a disaster.

Ms. Barbara Jansen, Scott District, stated that she is not against development in Fauquier County, but does not agree that this is a good place for it. She stated that the SYNCHRO -analysis shows that there will be serious traffic issues and residents will no longer be able to safely walk, bike, or run down these roads. She continued that the citizens need to see real numbers, not pictures, on a screen and would hope that the applicant would make the results of this study available for the public. She said she finds it offensive when the applicant suggests that if Costco is not approved then this area will get a cluster of small stores and will make this area even worse. Ms. Jansen stated that the applicant and Planning Commission should take the residents' opinions into consideration and decide what is more important, residents' quality of life or money.

Ms. Julie Crate, Scott District, stated that she loves Costco, but is willing to drive to Manassas to go there. She said she recently moved from Haymarket to get away from all the development and would hate to see it follow her here. She continued that it is not desirable to live near a big box store and that the residents do not want this development. She stated that she is not against growth, but the County needs to make wise decisions about the location of the developments. Ms. Crate recommended building new grocery stores in this area because it would bring additional revenue, but would only attract residents that currently live here and would not impact the traffic situation as much, unlike a destination location that would bring in customers from all over.

Ms. Mindy O'Conner, Scott District, stated that she is also concerned about the traffic in this area and that she recently spoke to the Sheriff's Office and they stated that there were nineteen reported accidents in this

area in the past three years. She believes this number should be taken into consideration before such a large development is approved.

Ms. Kathy Dove, Scott District, stated that the projected increase in traffic in this area is 99% and that number is too high. She said that the residents of New Baltimore do not want this development and do not want their rural area to end up being Manassas West. She recommended building high end restaurants or cafes that would be a welcome addition to this area.

Mr. Rick Slusse, Scott District, stated that he is in favor of the development and that citizens should be happy to not have to go to Manassas to do their shopping.

Mr. Don Seaborn, Center District, stated that he supports the application, but is sympathetic of the traffic issues and would like to see something done to address them before construction is permitted to begin. He continued that this development would be good for the community as well as bring in a lot of tax revenue.

Mr. Bill Swick, Scott District, stated that he understands the traffic issues, but the population is going to continue to grow and that Fauquier County needs to have the services available to keep as much revenue in the County as possible.

Ms. Kendal Blazer, Prince William resident, stated that she appreciates the visualization of the SYNCHRO -analysis, but the residents need to see real numbers. She stated that she would support a grocery store coming to this area because it would serve the current residents and not increase the traffic problem, but a destination location like Costco would produce much more traffic. She continued that 80% of the customers of these destination locations are people from other areas and adding that many more drivers on these roads would be detrimental to the area.

Mr. Steve Parker, Marshall District, stated that he supports this application; he has four children and would like to be able to do all of his shopping within the county that he lives.

Mr. Art Miles, Scott District, stated that he supports Costco coming to this area. He continued that residents suggesting that the developer move this location to Prince William County should realize that moving it down three or four miles would not remedy the traffic situation because residents would still be driving through these neighborhoods to get to Costco. He said if Costco was approved that the County would be able to have money proffered to assist with upgrading the roads in this area.

Ms. Amy Trotto, Scott District, stated that the applicant has not offered the residents any new information on how they will be improving the roads in this area and that the residents are still against this application. She would urge the Planning Commission to deny this application.

Mr. Chuck Medvitz, Scott District, stated the revenue that is being proposed because of this development is not enough to support this application. He continued that approving this application would be detrimental to the citizens and transportation in this area and would urge the Planning Commission to uphold the New Baltimore Plan and not allow a big box store in this area.

Mr. Brian Simpson, Scott District, stated that many of the residents of Fauquier County are members of Costco and they should be able to use that membership as well as keeping the revenue in their own county.

Mr. Steve Vento, applicant, stated that he wanted to clarify that they are not using Costco as a weapon and have not threatened to bring in something worse if Costco is not approved. He continued that they believe Costco would be good for the County.

Mr. Tommie Hilles, Scott District, stated that he is in favor of this application. He would like to see more development in Fauquier County so that residents can help the economy in the area in which we live instead of other counties.

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, not at the applicant's request, with the public hearing left open.

The motion carried unanimously.

12. **SPECIAL EXCEPTION AMENDMENT**

- **SEAM07-SC-003 – Wakefield School, Inc. owner and applicant – Wakefield School** – applicant wishes to obtain a Category 5 Special Exception Amendment to increase the school area by ± 12.46 acres. The property is located on the southeast side of Old Tavern Road (Route 245), Scott District. (PIN 6989-85-8341-000)

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 representative from Wakefield School as well as himself are available to answer questions and that they would respectively request approval of this application.

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

Mr. Trumbo, seconded by Ms. McCarty, moved to forward to the Board of Supervisors, with a recommendation of approval, with the public hearing left open.

The motion carried unanimously.

13. **SPECIAL EXCEPTION, SPECIAL EXCEPTION AMENDMENT AND SPECIAL PERMIT**

- **SEAM07-LE-004 & SEAM07-LE-007 & SPPT07-LE-015 – AGT, LLC, owners and Three Flags Associates, applicant – Ashley Glen Day Care Center (Edgewood East Section D)** – applicant wishes to amend a previously approved Category 1 Special Exception to create an additional 0.98 acre lot for a proposed pre-school/daycare facility; amend a previously approved Category 23 Special Exception to allow for fill in the FEMA 100-year floodplain; and request a Category 5 Special Permit to allow for the proposed use. The property is located on Whipkey Drive at the intersection of Catlett Road (Route 28), Lee District. (PIN 6889-50-5884-000)

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. Ben Tissue, representing the applicant, stated that this property was originally planned to have a commercial site like the proposed daycare and the construction of this center would be the completion of the development.

Ms. Tammy Rogers, Lee District, stated that she would welcome another daycare to this area, but would hope that the applicant would make it pleasing to the eye.

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

Mr. Meadows, seconded by Mr. Trumbo, moved to postpone action for up to 30 days, at the request of the applicant.

The motion carried unanimously.

In that there was no further business, the meeting adjourned at 9:30 p.m.