

**MINUTES OF
FAUQUIER COUNTY PLANNING COMMISSION
July 26, 2007**

The Fauquier County Planning Commission held its regular meeting on Thursday, July 26, 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, Mrs. Susan Eddy, Ms. Tracy Gallehr, Mrs. Bonnie Bogert, Ms. Holly Meade, Mrs. Melissa Dargis, Ms. Kim Abe, Ms. Kimberly Johnson, and Mrs. Stacey Pell.

1. **APPROVAL OF MINUTES** – June 28, 2007

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

The motion carried unanimously.

2. Resolution to Recommend Adoption of Policies Promoting Low Impact Development (LID) Practices and “Leadership in Energy and Environment Design” (LEED) Standards in Fauquier County

Mr. Jim Stone summarized the above Resolution. No action was taken at this time to allow for additional refinements. The Planning Commission will revisit the Resolution at a later date.

3. **PROPOSED TEXT AMENDMENTS TO THE ZONING AND SUBDIVISION ORDINANCES**

a. Initiation of a Zoning Ordinance Text Amendment to Section 3-400 to clarify lot requirements for rural clusters.

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

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

The motion carried unanimously.

b. Initiation of a Zoning Ordinance Text Amendment to Section 15-300 to change the definition of lot.

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, Ms. McCarty, seconded by Mr. Stone, moved to initiate a Zoning Ordinance Text Amendment to Section 15-300 to change the definition of lot and to schedule a public hearing for the Planning Commission's August 30, 2007 meeting.

The motion carried unanimously.

- c. Initiation of a Zoning Ordinance Text Amendment to Section 2-403 to Legalize and Make Buildable Certain Existing Lots.

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. Stone, seconded by Mr. Meadows, moved to initiate a Zoning Ordinance Text Amendment to Section 2-403 to legalize and make buildable certain existing lots and to schedule a public hearing for the Planning Commission's August 30, 2007 meeting.

The motion carried unanimously.

4. **PRELIMINARY PLAT EXTENSION**

- a. **PPLT05-SC-005 – B.F. Stephens Excavating, LLC, owner and Jeffrey Lippincott, applicant – Breezy Knoll** – applicant wishes to obtain two extensions to a previously approved Preliminary Plat. The property is located on the east side of Lee Highway (Route 15/29), Scott District. (PIN 6995-58-5502-000)

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

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

The motion carried unanimously.

- b. **PPLT06-CR-013 – Eugene Luke, owner and applicant – Greenwich Woods Subdivision** – applicant wishes to obtain an extension to a previously approved Preliminary Plat. The property is located on the east side of Greenwich Road (Route 603), south of its intersection with Kennedy Road (Route 652), Cedar Run District. (PIN #7924-26-7370-000)

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

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

The motion carried unanimously

5. **PRELIMINARY PLATS**

- a. **PPLT06-LE-004 – Trigon Development, LLC, owner and applicant – Greenwood** – applicant wishes to subdivide approximately 31.64 acres into twenty-two (22) lots. The property is located northwest of Remington Road (Route 656), Lee District. (PIN 6888-43-3127-000)

Ms. 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-004 – Fountain Hope, LP, owner and applicant – Blue Ridge North** – applicant wishes to subdivide approximately 154.15 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. (PIN 6970-29-7426-000)

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

Mr. Meadows, seconded by Ms. McCarty, moved to postpone action, by request of the applicant.

The motion carried unanimously.

- c. **PPLT07-LE-008 – Estate of Robert H. Hodgson, Jean E. Cheatham, William W. Goulding, James F. Steffey and Gary W. Weaver, owners and Centex Homes, applicant – Freedom Place** – applicant wishes to subdivide approximately 344.44 acres into 349 lots. The property, which is in the Bealeton Service District, is located in the northwest quadrant of the intersection of Marsh Road (Route 17) and Catlett Road (Route 28), Lee District. (PIN #6889-89-6214-000, 6899-18-3742-000 and 6899-05-7716-000)

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 postpone action, by request of the applicant.

The motion carried unanimously.

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

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

The motion carried unanimously.

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

No one spoke.

b. **TRANSPORTATION COMMITTEE AGENDA**

No one spoke.

<p><i>Public Hearings 7:00 P.M. Warren Green Meeting Room 10 Hotel Street, Warrenton, Virginia</i></p>
--

8. **THE PLEDGE OF ALLEGIANCE**

9. **ANNOUNCEMENTS**

Mr. Holder Trumbo stated that the Fire Marshall has lowered the number of allowed bodies in the meeting room and requested that citizens that do not have a chair to please wait outside until their item is being heard.

10. **CITIZENS' TIME**

No one spoke.

11. **PROPOSED TEXT AMENDMENTS TO THE ZONING AND SUBDIVISION ORDINANCES**

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

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

The motion carried unanimously.

- b. Zoning Ordinance Text Amendment to Section 3-300 and/or 5-2100 to allow certain incidental uses at airports.

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

12. **SPECIAL EXCEPTION**

- **SPEX07-CR-016 – Vint Hill Economic Development Authority, owner and Cornerstone Christian Academy and Cornerstone Christian Ministries, applicants – Cornerstone Christian Academy** – applicant wishes to obtain a Category 5 Special Exception to allow for a private Christian School. The property is located at 7142 Lineweaver Road within Vint Hill Station, Cedar Run District. (PIN 7915-86-1930-000)

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.

Ms. Karen Morris, Principal of Cornerstone Christian, stated that she would respectively request approval of this application tonight.

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

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

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 owner and applicant, stated that they have redesigned the entire site to address the received comments and is confident that this project will be able to move forward at next month's meeting.

Ms. Mari Skender-Lockhart, Lee District, stated that this area is proven to be a floodplain and is opposed to this application. She continued that the community has not seen a revised plan and would like to have that made available. She concluded by saying that she would urge the Planning Commission to take the residents' concerns into consideration before approving this application.

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

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

The motion carried unanimously.

14. **REZONING**

- **REZN07-CR-005 – Mary A. & Jackie H. Raines Sr., owners and applicants** – applicants wish to obtain 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. John Foster, representing the owners, stated that the owners are attempting to give a parcel of land to their son and that there would be no further dividing of this property and they would request approval of this application.

Mr. Joseph Farsht, Cedar Run, stated that this area is not zoned for further subdividing and is concerned that this land will be resold after the division.

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

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

The motion carried unanimously.

15. **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, applicant – 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. Trumbo opened the public hearing.

Mr. Merle Fallon, representing the applicant, stated that this application is in conformance with the Comprehensive Plan and that the applicant is proffering over two million dollars and that electing to deny this application would be denying the Comprehensive Plan. He continued that the applicant has worked hard to address any issues that have been brought to their attention.

Ms. Kim Baird, Scott District, stated that there are other areas of New Baltimore that can be developed in order to be in conformance with the Comprehensive Plan and would urge the applicant to look in other areas.

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 denial.

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, applicant – 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.

Mr. Merle Fallon, representing the application, reiterated his earlier comments that were made regarding the Goodland East application.

Mr. James Rohr, Scott District, stated that he lives between the two proposed subdivisions and he would urge the Planning Commission to deny both applications. He is concerned about the proposed above ground sewage station and would not like to see these built in his backyard.

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 denial.

The motion carried unanimously.

- c. **REZN07-SC-007 & SPEX07-SC-013 & SPEX07-SC-014 – Cross Creek Investments, LLC, owner and applicant – 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)

Ms. 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 they have worked very diligently with staff to address all the issues that have been brought up. He continued that there are further issues that still need to be addressed and would request postponement until the August meeting.

Ms. Amy Trotto, Scott District, stated that this location only has two access points which are both overcrowded currently and bringing in a big box store like Costco would only make this area worse. She would urge

the Planning Commission to deny this application. She continued that the traffic studies have proven that this development would increase the amount of traffic to detrimental numbers. She continued that VDOT has stated that they do not have the funding available at this time to begin construction in the area to improve the roads in this area. Ms. Trotto stated that Fauquier County should not start inviting residents from Northern Virginia to this small supposed farm county for commercial reasons.

Ms. Kathy Dove, Scott District, stated that the New Baltimore Service District Plan stated that this area is to preserve the natural resources and rural atmosphere in this area and does not want to see a big box store ruin that for future generations.

Ms. Barbara Jansen, Scott District, stated that the Comprehensive Plan states that Big Box stores are not permitted in this area and the Planning Commission should uphold the plan that was approved a few months ago.

Ms. Patricia Walkers, Scott District, stated that she would urge the Planning Commission to deny this application. She stated that the roads are already overcrowded and bringing in a destination big box store would only make things worse.

Ms. Debbie Miller, Scott District, stated that she is opposed to this application due to transportation issues.

Ms. Helen Ford, Cedar Run District, stated that Fauquier County does not have a need for Costco and would like to see this area stay rural as long as possible.

Mr. Chuck Medvitz, Scott District, stated that this application is not in conformance with the New Baltimore Service District Plan which was adopted recently and should be denied. He continued that this application will destroy the present neighboring communities.

In that there were no further 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.

In that there was no further business, the meeting adjourned at 8:14 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.