

**MINUTES OF
FAUQUIER COUNTY PLANNING COMMISSION
DECEMBER 19, 2007**

The Fauquier County Planning Commission held a special meeting on Thursday, December 19, 2007, beginning at 7:00 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, Ms. Deidre Clark, Mrs. Susan Eddy, and Miss Carissa Blevins.

<p><i>Public Hearings 7:00 P.M. Warren Green Meeting Room 10 Hotel Street, Warrenton, Virginia</i></p>
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1. **THE PLEDGE OF ALLEGIANCE**

2. **ANNOUNCEMENTS**

None.

3. **CITIZENS' TIME**

No one spoke.

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

- Zoning Ordinance Text Amendment to Article 4, Special and Overlay District Regulations, to create a Public Reservoir Management and Protection Overlay District (PRMPOD) to encourage and promote the protection of Warrenton Reservoir, Fauquier County's public water supply reservoir.

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

Mr. Trumbo opened the public hearing.

Mr. Bobby McMinnis, Center District, stated that he is concerned about the development that would occur in this area if this Text Amendment was approved.

Ms. Mimi Moore, Marshall District and representing Citizens for Fauquier County, stated that she recently read many sources for quality drinking water as well the proposed PMPROD and she supports the County's decision to assist in protecting the water in this area.

Mr. John Albertella, Center District, stated that he has been a resident of the County for many years and is concerned about the quality of drinking water in this area. He stated that the multiple sources of water that feed into the reservoir are contaminated with toxins of all kinds. He also stated that this area has been subject to multiple studies by the County as well as the Environmental Protection Agency and all concluded that this body of water needed to have regulatory action to ensure this drinking water will remain safe. Mr. Albertella supports this Text Amendment and would ask that it be forwarded to the Board of Supervisors with a recommendation of approval.

Mr. Merle Fallon, representing the Hazel family, stated that he has submitted multiple pieces of material to prove that this Text Amendment will not assist in achieving the desired goal set forth by the County as it is currently written. He would recommend finding an alternative solution before regulating the citizens that already live in this area. He continued that the ordinance is not straight forward enough and has many flaws in it. He would request denial of the Ordinance.

Mr. Walter Hitchcock, Center District, stated he supports this Text Amendment and commends the County on assisting in protecting its resident's water.

Ms. Tammy Grogan, Center District, stated she is opposed to the Ordinance and would request it be denied.

Mr. Henry Fletcher, Marshall District, stated that he agrees with Mr. Fallon and that this Ordinance will not achieve the desired goal and needs to be clarified.

Mr. Yak Lubowsky, Center District, stated that he supports this ordinance and would like others to support the protection of the County's water supply.

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

Ms. McCarty stated that she has spoken with and met with different professional individuals and has been assured that this particular Text Amendment is not necessary and she does not support this.

Mr. Trumbo stated that he agrees with Ms. McCarty and that this Text Amendments as written is not the answer that the County is looking for.

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

Mr. Stone stated that this Amendment assists in protecting the water in this County and should be commended.

Mr. Kovalik entered letters from citizens into the official record.

Mr. Kovalik stated he was in support of this Text Amendment.

After much deliberation the motion failed 2 – 3 with Mr. Trumbo, Mr. Meadows, and Ms. McCarty in opposition.

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

The motion passed 3 – 2 with Mr. Stone and Mr. Kovalik in opposition.

In that there was no further business, the meeting adjourned at 8:25 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.