

**MINUTES OF
FAUQUIER COUNTY PLANNING COMMISSION
OCTOBER 26, 2006**

The Fauquier County Planning Commission held its regular meeting on Thursday, October 26, 2006, beginning at 4:00 P.M. in the 2nd Floor Conference Room of the Warren Green Building, 10 Hotel Street, Warrenton, Virginia. Those members present were Mr. Jim Stone, Chairman; Mrs. Ann McCarty, Vice Chairman; Mr. John Meadows, Secretary; Mr. Larry Kovalik; and Mr. Holder Trumbo. Also present at the meeting were Mr. Rick Carr, Mrs. Elizabeth Cook, Mr. Todd Benson, Ms. Kimberly Johnson, Mr. Kevin Burke, Mrs. Melissa Dargis, Ms. Holly Meade, and Miss Carissa Blevins.

Mr. Stone, seconded by Mr. Meadows, moved to amend the Agenda to add item 4.b initiating a Zoning Ordinance Text Amendment to Section 8-1151 to allow additional signage for commercial and industrial buildings with two or more fronts and to further increase allowable signage in town center districts.

The motion carried unanimously.

1. **APPROVAL OF MINUTES** – September 28, 2006

Mrs. McCarty, seconded by Mr. Trumbo, moved to approve the minutes as amended.

The motion carried unanimously.

2. **CONSENT AGENDA**

- **#PLDV07-CR-001 – R.L. Rider & Company, owner and applicant** – applicant is seeking approval of a plan of development for an industrial subdivision of nine (9) lots. The property is located on the east side of Route 17/15/29 in the Opal Service District, Cedar Run District (PIN 6981-32-7629-000)

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

Mr. Stone, seconded by Mrs. McCarty, moved to approve.

The motion carried unanimously.

3. **ZONING ORDINANCE WAIVER**

- **#WVRP07-LE-007 - Joseph Romano & Nancy J. Perkins, owners and applicants** – applicants wish to obtain a Waiver of Zoning Ordinance Sections 7-302.1.B and 7-302.1.C to allow for a private street off of an

existing private street and to allow for a right-of-way that is less than fifty (50) feet in width. The property is located west of Marsh Road (Route 17) at Stribling Drive, Lee District. (PIN 7816-61-2981-000)

Ms. Meade 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 recommend approval of the Waiver of Zoning Ordinance Section 7-302.B and recommended the denial of the Waiver of Zoning Ordinance Section 7-302.C.

The motion carried unanimously.

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

- a. Initiation of a Zoning Ordinance Text Amendment to Section 5-103 modifying the standards for allowing residential uses over commercial uses

Mr. Benson 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. Trumbo, seconded by Mrs. McCarty, moved to initiate a Zoning Ordinance Text Amendment to Section 5-103 modifying the standards for allowing residential uses over commercial uses and to schedule a public hearing for the Planning Commission's November 30, 2006 meeting.

The motion carried unanimously.

- b. Initiation of a Zoning Ordinance Text Amendment to Section 8-1151 to allow additional signage for commercial and industrial buildings with two or more fronts and to further increase allowable signage in town center developments.

Mr. Benson 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. Meadows, seconded by Mr. Stone, moved to initiate a Zoning Ordinance Text Amendment to Section 8-1151 to allow additional signage for commercial and industrial buildings with two or more fronts and to further increase allowable signage in town center districts and to schedule a public hearing for the Planning Commission's November 30, 2006 meeting.

The motion carried unanimously.

5. **PRELIMINARY PLAT EXTENSION**

- **#PPLT04-CT-007 – Raymond Farm, LC, owner and applicant – Raymond Farm** – applicant wishes to obtain an extension of a previously approved Preliminary Plat to subdivide approximately 62.29 acres into sixty six (66) lots. The property, which is in the Warrenton Service District, is located in the southeast quadrant of the U.S. 15/29 and Dumfries Road (Route 605) intersection, Center District. (PIN 6995-21-1875-000)

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 approve.

The motion carried unanimously.

6. **PRELIMINARY PLATS**

- a. **#PPLT06-LE-025 – Pricilla A. Craig, owner and Christopher Consultants, applicant – Craig Property** – applicant wishes to subdivide approximately 13.09 acres into twenty-six (26) lots. The property, which is in the Bealeton Service District, is located at 6658 Catlett Road (Route 28) across from Edgewood Drive (Route 1120), Lee District. (PIN 6889-63-5498-000)

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

Mr. Meadows, seconded by Mrs. McCarty, moved to approve subject to the following conditions.

1. The Final Plat shall be in general conformance with the Preliminary Plat entitled “Craig Property,” signed September 25, 2006 and received in this office September 26, 2006. This approval is for a maximum of twenty-six (26) single-family residential lots including the residual non-common open space lot. Before scheduling for the Board of Supervisors the following item shall be corrected:
 - The Preliminary Plat should list the Magisterial District as Lee.
2. Natural drainage swales shall be protected. Houses shall not be placed in natural drainage swales. Of particular concern are the proposed houses on Lots 6, 7, 20, and 26.

3. The County recommends that no below grade basements be constructed on soils with high water table due to wetness unless the foundation drainage system of the structure is designed by a licensed professional engineer to assure a dry basement and to preclude wet yards and recirculation of pumped or collected water. All basements shall be designed to gravity daylight without assistance from mechanical means unless, in the opinion of the County Engineer, the topography of the lot in relation to the overlot grading plan precludes grading the site to drain the basement to daylight. All discharged water shall be conveyed to the subdivision stormwater collection system and discharged through the stormwater management facilities. Where drainage easements are necessary, they shall be placed on the Final Plat. A note shall be placed on the Final Plat stating “Basements are not recommended in soils mapping units 78A, 63A, and 74A. Basements in these mapping units are subject to flooding due to high water tables. Sump pump systems may run continuously potentially leading to premature pump failure.”
4. Evidence of compliance with Proffer 9.3, interparcel connection, shall be submitted with the first submittal of the Final Construction Plan.
5. Pedestrian and vehicular access shall be provided to the SWM/BMP ponds.
6. Evidence of adequate fire protection for the proposed project shall be provided with the first submission of Final Construction Plans.
7. Final site grading and house siting shall be designed such that the lowest adjacent grades at all foundation openings provide a minimum of 6 inches of freeboard from the computed 10-year storm water surface elevation of adjacent drainage ways.
8. Soils mapping information shall be adjusted by a certified Soil Scientist to conform with the existing contours.
9. The SWM Drainage Area Map shall coincide with the drainage patterns/rough grading lines identified on the plan sheets.
10. Sight distance easements shall be required for all areas where the line of sight extends outside of the right-of-way.
11. The slope for the roadway on the typical section shall be shown as ¼ inch:1 foot on the Final Construction Plans.
12. A note shall be added to the Final Construction Plans that no on street parking is permitted and street trees shall not be allowed within the right-of-way due to the modifications made to the street section to match with Foxhaven and Southcoate Village.

13. The pipestem easement requested by VDOT shall run behind PIN Map 6889-73-1345-000, 6889-73-0244-000, and 6889-62-8929-000 over to Foxhaven Drive rather than an easement parallel to Route 28.
14. On the Final Construction Plans, note number 51 on Sheet 1 shall include the following: "VDOT will review and comment on the pro rata share of the improvements to Route 28 to be contributed by the developer."
15. A Virginia Certified Professional Soil Scientist (CPSS) (shall adjust the Type I Soil Map soil lines) or (shall adjust the preliminary soil map with revisions) onto the Final Construction Plan. This needs to be done in the field and checked for any additional soils information to be added to the Final Construction Plan.
16. A signature block shall be placed on this plat for the CPSS to sign which states:

Preliminary Soils Information Provided by the Fauquier County Soil Scientist Office via a Type I Soil Map (1"=400') Dated _____.	
This Virginia Certified Professional Soil Scientist has field reviewed and adjusted the preliminary soil information onto the final plat (1"=____') and certifies that this is the Best Available Soils Information to Date for Lots 1-____.	
<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/>	
_____ Va. Certified Professional Soil Scientist CPSS #3401-_____	DATE

17. Interpretive information from the Type I soil report for each mapping unit shown on the above Final Construction Plan shall be placed on the same sheet as the soil map. Also a Symbols Legend shall be placed on the Final Construction Plan to identify spot symbols.
18. This final soil map shall be filed in the Building Office to be used exclusively for obtaining soils information for this proposed subdivision.
19. One copy of this final soil map with CPSS signature shall be submitted to the Soil Scientist Office before Final Plat approval is made.
20. The final signature sets shall require original CPSS signature.
21. The following statements shall be placed on the same sheet as the final soils map under Home Sites and Road Construction:

- a. Due to landscape position (drainageways) and high seasonal water tables the following statement needs to be placed on the Final Construction Plan to be placed in the front office of Community Development: "The County recommends that no below grade basements be constructed on soil mapping units 63A, 74A and 78A due to wetness unless the foundation drainage system of the structure is designed by a Virginia Licensed Professional Engineer. The foundation drainlines should be daylighted for gravity flow on all structures."
 - b. Roads built on 63A, 74A, and 78A mapping units will need to be designed to overcome low bearing capacity when wet due to high silt content and shrink-swell clay in the subsoil.
 - c. The following statement shall be included on final soils map and E & S plans: "PRIOR TO FINAL CONSTRUCTION PLAN APPROVAL, IT SHALL BE AGREED THAT ALL DRAINFIELD AREAS ARE TO BE SURROUNDED BY SAFETY FENCING AND NO CONSTRUCTION TRAFFIC SHALL CROSS NOR SHALL LAND DISTURBANCE OCCUR IN THESE AREAS. THE FENCING OF THESE AREAS IS TO BE VERIFIED BY COUNTY STAFF BEFORE THE ISSUANCE OF THE LAND DISTURBING PERMIT."
 - d. The following statement needs to be placed on the Final Construction Plan: "Foundations placed in soil mapping units that show a moderate, high, or very high shrink-swell potential in the most recent *Interpretive Guide to the Soils of Fauquier County, Virginia* will require a geotechnical evaluation in order to determine proper design."
 - e. Soil mapping unit 74A is usually shallow to bedrock. The following statement needs to be placed on the Final Construction Plan: "The County recommends that before road or home construction begins in soil mapping unit 74A a site specific evaluation be conducted so that shallow to bedrock areas are identified. These areas may require blasting if deep cuts or excavation is done."
22. The applicant has agreed in writing (letter dated October 17, 2006, from Andrew J. Gorecki, P.E.) they are aware of the downstream flooding problems and while it is not a requirement to detain the 25-year storm, they shall provide additional detention if feasible.

The motion carried unanimously.

- b. **#PPLT07-CR-002 – Angler Development, owner and applicant – Willow Creek Phase 1 & 2** – applicant wishes to subdivide approximately 165.60 acres into seventy (70) lots. The property is located east of James Madison Highway (Route 15/17/29) and west of Clarkes Road, (Route

608), Cedar Run District. (PIN 6981-27-6354-000 and 6981-44-4079-000)

This item was deferred prior to the Planning Commission Meeting.

- c. **#PPLT07-SC-006 – L & J Property, LLC, owner and applicant – Virginia Pines** – applicant wishes to subdivide approximately 204.9 acres into seven (7) lots. The property is located east of Bull Run Mountain Road (Route 629), Scott District. (PIN 7012-73-5993-000)

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

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

The motion carried unanimously.

7. **REZONING AND SPECIAL EXCEPTION**

- **#REZN05-LE-014 and SPEX06-LE-020 – Donald R. Tharpe, Trustee and Toll Land X Limited Partnership, owners and Toll Land X Limited Partnership, applicant – Colonial Crossing** – applicant wishes to rezone approximately sixty (60) acres of an ±85.03-acre parcel from Rural Agricultural (RA) to Residential-4 (R-4) and a ±3.1-acre parcel from Village (V) to R-4 in order to allow for 111 residential units. The applicant also wishes to obtain a Special Exception under Category 20 to allow for a sewer pumping station/s to serve the proposed Colonial Crossing Development. The properties are located east of the intersection of Marsh Road (Route 17) and Old Marsh Road (Route 837) north of Independence Avenue in the Bealeton Service District, Lee District. (PIN 6899-29-5691-000 and 6990-10-5075-000)

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

Mr. Meadows, being an adjoining property owner, read the following statement, “I hereby declare the court has requirements Section 2.2-3.115G of the Code of Virginia that I have an interest in the Colonial Crossing Subdivision because I am an adjoining property owner and may realize a benefit or detriment of this transaction, there are three or more members of the public that are similarly affected by the application and I am able to participate in the transaction fairly, objectively, and in the public interest. John R. Meadows, Lee District Planning Commission.”

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

WHEREAS, on the 28th day of September, 2006, the Planning Commission held a public hearing on the above referenced applications; and

WHEREAS, the applicant agreed to postpone the application to the 26th of October, 2006, but refuses to agree to an additional postponement to permit the Planning Commission to review additional documentation which was requested of the applicant; and

WHEREAS, the applicant has requested action on the application; and

WHEREAS, the property which is the subject of these applications has a reasonable existing use; and

WHEREAS, the applicant has failed to demonstrate that the existing zoning of the subject property is no longer reasonable and appropriate; and

WHEREAS, the applicant has failed to demonstrate that the proposed use is reasonable, appropriate and consistent with the Comprehensive Plan and the Zoning Ordinance; and

WHEREAS, the applications fail to satisfy the applicable standards of the Zoning Ordinance and the Comprehensive Plan; and

WHEREAS, the applications are unreasonable and inappropriate; now, therefore, be it

RESOLVED by the Fauquier County Planning Commission this 26th day of October, 2006, That the above referenced applications be and are hereby forwarded to the Board of Supervisors with a recommendation for denial.

The motion carried unanimously.

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

No comments.

b. **TRANSPORTATION COMMITTEE AGENDA**

No comments.

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

9. **THE PLEDGE OF ALLEGIANCE**

10. **ANNOUNCEMENTS**

Mr. Stone announced that the Planning Commission will hold a work session on November 16, 2006 at 1:00 followed by a site visit. The agenda and site visit locations will be available at a later date.

11. **CITIZENS' TIME**

No one spoke.

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

- a. Zoning Ordinance Text Amendment to Article 13, Part 2 pertaining to the procedure for amending the Fauquier County Zoning Map and Ordinance

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

Mr. Stone opened the public hearing.

Mr. Chuck Floyd, representing Carson Ashley and Associates, stated that he would request a 30 day postponement to allow more time to review this document, although, he does agree with this text amendment.

Dr. Kitty Smith, Marshall District, stated that these are major changes with the Zoning Ordinance and require more time and thought. Dr. Smith continued to say that this is the most important amendment tonight and some of the language needs to be revised, for instance, the word "change" and what specifically constitutes a "change". She stated that someone needs to review the Proffers and Concept Development Plans to be sure they coincide with each other.

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

Mr. Stone, seconded by Mrs. McCarty, moved to postpone action for 30 days keeping the public hearing open.

The motion carried unanimously.

- b. Zoning Ordinance Text Amendment to Article 5 to Clarify and Amend the Administrative Permit Process and to allow Special Exceptions and Special Permits to be approved as part of a Rezoning.

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

Mr. Stone opened the public hearing.

Mr. Chuck Floyd, Carson Ashley and Associates, stated he supports this amendment because it would allow firms, like his, to work more with the Planning Commission and Board of Supervisors on any projects they may have.

Dr. Kitty Smith, Marshall District, stated that she understands why this ordinance may need to be condensed, but noted that it does not state where what will be removed and/or moved. Dr. Smith continued that when an applicant submits a rezoning, the ordinance should require that the applicant specify that a Special Exception has been applied for so that staff knows to what standards to hold the applicant.

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

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

The motion carried unanimously.

- c. Zoning Ordinance Text Amendment to Sections 3-312, 3-313, 3-400, 5-1200, 5-1300 and 15-300 to amend approval requirements for Commercial Retail and Business Uses

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

Mr. Stone opened the public hearing.

Mr. Chuck Medvitz, Scott District, stated that this amendment is heading in the right direction, but it needs more thought before it is be approved.

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

Mr. Stone, seconded by Mrs. McCarty, moved to postpone action until next month's meeting.

The motion carried unanimously.

- d. Zoning Ordinance Text Amendment to Sections 3-302, 5-200, 6-102 and 6-300 and 15-300 to amend the regulations authorizing home occupations.

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

Mr. Stone opened the public hearing.

Mrs. Renee Anderson, Cedar Run District, stated that she works for the County and, on weekends, supplements her income by selling home based products. She continued that she supports this amendment because it helps residents, like her, which in turn helps with the economical stability of the county. She stated she would urge the Planning Commission to support this amendment.

Mr. Matt Souter, Scott District, stated that he appreciates the County revising this ordinance, but he would like to see the number of employees raised from what is currently allowed. He continued to say that he is concerned about singling out small contracting businesses and establishing a site plan approval. He continued that he would hope that the current businesses could be grandfathered in.

Ms. Crystal Gallagher, Lee District, stated that revising this ordinance really helps the small businesses as well as the stay-at-home parents because it allows parents to stay home and raise their children, but also to provide extra income to their families.

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

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

The motion carried unanimously.

- e. Zoning Ordinance Text Amendment to Article 4, Part 4 and Section 5-904 of the Fauquier County Zoning Ordinance and Sections 15-300, and 3-323 pertaining to Floodplain Overlay Districts

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

Mr. Stone opened the public hearing.

In that there were no speakers, Mr. Stone 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. **PROPOSED COMPREHENSIVE PLAN AMENDMENT**

- Comprehensive Plan Amendment to remove the “Village” Designation in the Comprehensive Plan from PIN 7839-44-7577-000 owned by Thomas H. Thorpe and located in the Village of Bristersburg. This item was referred by the Board of Supervisors for Planning Commission action.

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

Mr. Stone opened the public hearing.

Mr. Thorpe, Cedar Run District, stated that he would respectfully request that this application be approved.

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

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

14. **SPECIAL EXCEPTION**

- a. **#SPEX07-MA-001 – Flint Hill Partners, owner and applicants – Chattins Run North** – applicant wishes to obtain a Category 29 Special Exception to waive the public street requirement. The property is located on the south side of Maidstone Road (Route 713) east of Long View Lane, Marshall District. (PIN 6061-07-6619-000)

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

Mr. Stone opened the public hearing.

Mr. Chuck Floyd, Carson Ashley and Associates, stated that he is hoping to come to a conclusion on both Chattins Run North and South and would request that this application be approved tonight.

Dr. Kitty Smith, Marshall District, stated that she lives on Maidstone Road, where this project is located, and that she agrees with all the conditions, but she has one request, that the paving surface be a permeable surface.

Mr. Stone asked Mr. Floyd what the surface would be made from.

Mr. Floyd stated that the road would most likely be fourteen (14) feet wide with grass sides and hard surfaced.

Mrs. McCarty, seconded by Mr. Stone, moved to forward to the Board of Supervisors with the revised conditions.

1. This Special Exception is granted for the purpose of waiving the private street requirement in a Rural Agriculture (RA) zone to allow a Type III private street as shown on the Special Exception Plat, "Chattins Run North," dated September 13, 2006. The Final Plat shall be in general conformance with this Special Exception Plat as qualified by these development conditions. A modified Final Construction Plan shall be submitted and shall be in general conformance with this Special Exception and the conditions listed below.
2. This Special Exception is granted for and runs with the land identified as PIN 6061-07-6619-000.
3. Article 7-303.2 of the Fauquier County Zoning Ordinance stipulates that there are no design or construction standards for Type III private streets. Therefore, there shall be no design or construction required for the proposed Chattins Run Lane. The entrance to Maidstone Road (Route 713) from Chattins Run Lane shall meet the Virginia Department of Transportation (VDOT) entrance requirements.
4. Chattins Run Lane shall connect directly to Maidstone Road. Only the Non-Common Open Space Residue Parcel may have direct access to Maidstone Road. The five (5) cluster lots shall not have direct access to Maidstone Road.
5. There shall not be a maximum grade established for Chattins Run Lane.
6. The ingress/egress easement shall be a minimum of fifty (50) feet in width.
7. The private street shall have a minimum radius of forty (40) feet at its terminus.
8. There shall be no requirements for the surface or base material for Chattins Run Lane. The surface and base material shall be left up to the applicant's discretion.
9. As part of the Final Construction Plans, an Erosion and Sediment Control Plan shall be submitted for review by the John Marshall Soil and Water Conservation District for review and approval prior to Final Plat approval.

10. Prior to Final Plat approval, Erosion and Sediment Control measures shall be bonded with Fauquier County.
11. Any drainage and culvert designs required for the entrance and Maidstone Road shall be designed to meet VDOT standards.
12. An improvements bond shall not be required for Chattins Run Lane road construction. Prior to Final Plat approval, the entrance improvements shall be bonded with VDOT, pursuant to VDOT guidelines.
13. As part of the Final Construction Plans, a Final Soils Map shall be submitted to the Fauquier County Soil Scientist's Office for review and approval prior to Final Plat approval.
14. Prior to Final Plat approval, a detailed road maintenance agreement shall be provided for review and approval by the County. This agreement shall be located in the Deed of Subdivision and Homeowners Association documents and it shall establish a fund for perpetual road maintenance including repairs, drainage, snow removal, sign maintenance, etc.
15. The applicant shall have two (2) years from the date of approval of this Special Exception to record the Final Plat to create the Chattins Run North Subdivision or this approval shall be deemed null and void.
16. Fauquier County Department of Community Development will not issue final approval of Chattins Run North Final Construction Plans until the application for Chattins Run South Preliminary Plat has been withdrawn.

The motion carried unanimously.

- b. **#SPEX07-CR-002 & CCRV07-CR-001 – Fauquier County School Board, owner and applicant – Elementary School #11** – applicant wishes to obtain a Category 5 Special Exception to construct an Elementary School and a Comprehensive Plan Compliance Review to determine that the proposed elementary school, at this location, is substantially in accord with the Comprehensive Plan. The property is located at the intersection of Rogues Road (Route 602) and Grapewood Drive, Cedar Run District. (PIN 7914-89-0204-000)

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

Mr. Stone opened the public hearing.

Mr. Chris Macari, Cedar Run District, stated that he is an adjoining property owner to this site and is concerned about the location of the school. He continued to say that the two schools should not share the same access road and is also concerned about Route 605 only being two lanes. He stated that if there was an accident on that road it would shut down the access to two schools. Mr. Macari continued that he is concerned about having these two schools on a well system and the risk of having them contaminated by diesel fuel or any of the other harsh toxins that would be used on a daily basis at these schools.

Mr. Jim Morris, Scott District, stated that he is pleased to hear the discussion of the second entrance and the addition of the elementary school. He continued to say that he thinks the traffic issues need to be addressed before the structure is actually built.

Ms. Mimi Moore, Marshall District, stated that she is pleased to hear about the building of the two schools, but right now is the time to think about a high performance school. She stated that this type of building is more cost and energy efficient. She advised that there are many options when developing a high performance school and would hope that the county would look into this while still in the design phase.

Ms. Laura Kitchin, Marshall District, stated that she also supports a high performance school. She advised that having a high performance building helps boost productivity in students and regulating the air quality within the schools would help keep children healthy and active. She went on to state that the Governor passed a bill to assist local counties with the cost of high performance schools.

Ms. Sue Ellen Juris, Cedar Run District, stated that she moved to Vint Hill for the peace and quiet, but now with two schools being built near there that will no longer be available. She continued to say that the high school should not be next to an elementary school because of the age difference in the students.

Mr. Chuck Medvitz, Scott District, stated that this is a good location for the elementary school as long as there is plenty of access to the school. He also recommended that the County look into the high performance schools. Mr. Medvitz continued to say that the up front cost of this type of building would be greater than a regular school, but the amount of money saved on energy would make up the difference. He also stated that a high performance school would help preserve the land the school is built on.

Mrs. Anna Harbarger, Cedar Run District, stated that she is in favor of this new school and understands that the county needs it, but would like to see the traffic issues addressed now instead of later.

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

Mr. Stone, seconded by Mr. Meadows, moved to postpone action until next months meeting.

The motion carried unanimously.

- c. **#SPEX07-CR-005 – Michael & Heather Hawkins, owners and Michael Hawkins, applicant** – applicants wish to obtain a Category 29 Special Exception to waive the public street requirement. The property is located at 2020 Hawkins Lane, Cedar Run District. (PIN 7848-26-0884)

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

Mr. Stone opened the public hearing.

Mr. John Foote, representing the applicant, stated that he would request a 90 day postponement of this application for further revisions.

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

Mr. Stone, seconded by Mr. Kovalik, moved to postpone action for up to 90 days, at the request of the applicant.

The motion carried unanimously.

15. **REZONING**

- **#REZN05-MA-018 – Beights Development Corporation, owner and applicant – Mills Property** – applicant wishes to rezone approximately 1.78 acres from Residential-4 (R-4) to Commercial-2 (C-2) to allow for the construction of a two-story commercial building. The property is located in the southeast quadrant of the intersection of Winchester Road (Route 17) and Route 622 in the Marshall Service District, Marshall District. (PIN 6969-87-8431-000)

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

Mr. Stone opened the public hearing.

Mr. John Foote, representing the applicant, stated that he would request a 90 day postponement to allow for further revisions.

Dr. Kitty Smith, Marshall District, stated that traffic issues need to be addressed in the Marshall Service District before this application is approved. She continued to say that there are four (4) left exits within a quarter mile of each other. She urged staff to look at this section of Winchester Road before this application is approved in order for the Marshall Service District to continue working.

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

Mrs. McCarty, seconded by Mr. Stone, moved to postpone action for up to 90 days, at the request of the applicant.

In that there was no further business the meeting adjourned at 8:41 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.