

**MINUTES OF
FAUQUIER COUNTY PLANNING COMMISSION
NOVEMBER 30, 2006**

The Fauquier County Planning Commission held its regular meeting on Thursday, November 30, 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; and Mr. Larry Kovalik. Also present at the meeting were Mr. Rick Carr, Mrs. Elizabeth Cook, Mr. Todd Benson, Mr. Kevin Burke, Mrs. Melissa Dargis, Ms. Holly Meade, and Miss Carissa Blevins.

1. **APPROVAL OF MINUTES** – October 26, 2006

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

The motion carried unanimously.

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

- a. Initiation of a Proposed Zoning Ordinance Text Amendment to Article 3 and Article 5 to allow rental businesses in various Commercial Districts and Industrial Districts.

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. Stone, seconded by Mr. Meadows, moved to initiate a Zoning Ordinance Text Amendment to Article 3 and Article 5 to allow rental businesses in various Commercial Districts and Industrial Districts and to schedule a public hearing for the Planning Commission's December 19, 2006 meeting.

The motion carried unanimously.

- b. Initiation of a Proposed Zoning Ordinance Text Amendment to Section 8-1401 to allow additional signage for certain commercial businesses in Agricultural Districts.

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. Stone, seconded by Mr. Meadows, moved to initiate a Zoning Ordinance Text Amendment to Section 8-1401 to allow additional signage for certain

commercial businesses in Agricultural Districts and to schedule a public hearing for the Planning Commission's December 19, 2006 meeting.

The motion carried unanimously.

- c. Initiation of a Proposed Zoning Ordinance Text Amendment to Section 3-313 by adding a new category for psychological and behavioral therapy offices allowed in Commercial Districts by special permit.

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. Stone, seconded by Mr. Meadows, moved to initiate a Zoning Ordinance Text Amendment to Section 3-313 by adding a new category for psychological and behavioral therapy offices allowed in Commercial Districts by special permit and to schedule a public hearing for the Planning Commission's December 19, 2006 meeting.

The motion carried unanimously.

3. **PRELIMINARY PLAT AMENDMENT**

- **PPAM07-LE-001 – Jackson's Chase, LLC, owner and applicant – Jackson's Chase** – applicant wishes to amend a previously approved Preliminary Plat (PPLT05-LE-027) to alter the road width. The property is located on the west side of Marsh Road (Route 17) north of its intersection with Stribling Drive, Lee District. (PIN 7816-52-2854-000 and 7816-52-3426-000)

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 approve subject to the following amended conditions.

1. The Final Plat shall be in general conformance with the Preliminary Plat entitled "Jackson Chase" dated October 19, 2006, signed by James R. Ashley on October 16, 2006 and received in the Planning Office on October 20, 2006. This approval is for a maximum of seven (7) residential lots, two (2) existing lots and five (5) new lots.
2. The SWM lots shall be the minimum size necessary to meet stormwater requirements.

3. A landscaping plan shall be required with the Final Construction Plan. Such plan must show the retention of existing trees on the site to the maximum extent possible, a minimum 15% crown coverage over the entire site and street trees every 50 feet along both sides of Jackson Chase Drive. Easements shall be required to preserve required landscaping.
4. All applicable State and Federal wetlands permits shall be filed with the first submission of Final Construction Plans.
5. All ponds and outfall structures shall be 25 feet from the property lines. Trees, shrubs, and any other woody plants shall not be located on the embankment or adjacent areas extending at least 25 feet beyond the embankment toe and abutment contacts. This area shall be within a maintenance easement. Tree save areas and landscaping cannot be in these areas.
6. BMP conservation areas are a credit, not a control. The area contained in the BMP conservation easement shall not to be included in the site coverage calculations.
7. Note: Pond 2 is proposed in or near soils characterized by having a high water table and has 17.82 acres draining to it. As such, a dry pond in this location may not be appropriate as it may not be able to remain dry.
8. The County recommends that no below grade basements shall 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 preclude wet yards and recirculation of pumped or collected water. 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 basements shall be designed to gravity daylight without assistance from mechanical means. All discharged water (mechanical or gravity) shall be conveyed to the subdivision stormwater collection system and discharged through the stormwater management facilities. Drainage easements, where necessary, shall be placed on the final plat. A note shall be placed on the final plat stating, "Basements are not recommended in mapping units 10A, 13B, 110A, 313B, 413B, and 434B or any other soil identified as having a high water table. Basements in these mapping units are subject to flooding due to high seasonal water tables. Sump systems may run continuously, leading to possible premature pump failure."
9. All intersections shall meet the County intersection landing requirement IL-1.
10. The typical section for the street shall meet Fauquier County TS-3. In addition, the typical section shall contain a note that the section is based on a CBR of 10. Final pavement design shall be based on actual CBR tests using VDOT's pavement design standards.
11. Wall locations shall be marked on the Preliminary Soil Map page.

12. Stations shall be provided for both Jackson Chase Drive and Route 17.
13. Typical section for Jackson Chase Drive shall indicate 20-foot width coming off Route 17 to the end of the cul-de-sac.
14. The full width of the typical section from right-of-way line to right-of-way line shall be dimensioned.
15. In accordance with the 2005 Subdivision Street Requirement and Road Design Manuals, three (3) feet of right-of-way shall be located behind the last object that will be maintained by VDOT including the ditchline.
16. Plan shall indicate the street will be dedicated for public street purposes.
17. Right-of-way on Route 17 shall be dimensioned from the centerline or edge of pavement to the property line.
18. Typical section of Route 17 shall indicate eight (8) feet of paved shoulder in accordance with GS-1 standard in the Road Design Manual.
19. The turn lane on Route 17 shall be constructed to include a 200 foot turn lane with a 50-foot taper.
20. The right taper on Route 17 shall be dimensioned at Jackson Chase Drive.
21. At the time of recordation of the currently configured seven-lot Jackson Chase subdivision, Kerr Contracting Corporation shall place a deed restriction on Lots 1, 2, 3, 5, 6, and 7 precluding any further subdivision of these lots.
22. At the time of the recordation of the lot created by the administrative division of Lot 4, Kerr Contracting Corporation shall place a deed restriction on both the subdivided Lot 4 and the newly created eighth lot, precluding any further subdivision of these lots.
23. Approval of this Preliminary Plat includes approval of a modification of Subdivision Ordinance Section 5-8 to allow a cul-de-sac length of approximately 1,400 feet for this subdivision, PPLT05-LE-027, only.
24. All lots shall be deed restricted from right-of-way extension, preventing access to adjoining properties.

The motion carried unanimously.

4. **PRELIMINARY PLATS**

- a. **#PPLT06-CR-017 – Engle Homes Virginia, owner and applicant – The Estates at Old Marsh** – applicant wishes to subdivide approximately 41.27 acres into thirty (30) lots. The property is located off Green Road (Route 674) east of its intersection with Old Marsh Road (Route 837), Cedar Run District. (PIN 6990-13-5554-000)

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

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

1. The Final Plat shall be in general conformance with the Preliminary Subdivision Plat "The Estates at Old Marsh" dated November 30, 2005, Revised April 24, 2006, signed by Mitchell F. Johnson on September 27, 2006.
2. The companion Special Exception, SPEX06-CR-025, for the above ground water system shall be approved prior to submittal of the Final Construction Plans.
3. The houses on Lots 18 and 21 shall have walkout basement as agreed upon in a meeting with the applicant on August 26, 2006.
4. 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 preclude wet yards and recirculation of pumped or collected water. 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 basements shall be designed to gravity daylight without assistance from mechanical means. All discharged water (mechanical or gravity) shall be conveyed to the subdivision stormwater collection system and discharged through the stormwater management facilities. Drainage easements, where necessary, shall be placed on the Final Plat. A note shall be placed on the Final Plat stating, "Basements are not recommended in mapping units 17B, 74B, 78A, 14B, 269A, 70A, and 14A. Basements in these mapping units are subject to flooding due to high seasonal water tables. Sump systems may run continuously, leading to possible premature pump failure."
5. All ponds and outfall structures shall be 25 feet from the property lines. Trees, shrubs, and any other woody plants shall not to be planted on the embankment or adjacent areas extending at least 25 feet beyond the embankment toe and abutment contacts. This area shall be within a maintenance easement. Tree save areas and landscaping shall not be located in these areas.
6. An overlot grading plan shall be provided as part of the Final Construction Plans.

7. Proof of provisions for adequate fire flow as outlined by the Office of Emergency Services shall be required with the first submission of the Final Construction Plans.
8. All applicable State and Federal permits shall be filed with the first submission of the Final Construction Plans. This includes the COE/DEQ permits for disturbance of wetlands.
9. All houses shall be above the 10-year water surface elevation of adjacent swales.
10. A separate emergency spillway shall be provided for ponds. The emergency spillway shall pass no less than the 100-year storm.
11. The “c”, CN, Tc and other condition assumptions shall be evaluated with the Final Construction Plans based on values from the Fauquier County Design Standards Manual.
12. The soil lines shall be in bold type on the Final Construction Plans.
13. A Virginia Certified Professional Soil Scientist (CPSS) shall adjust the preliminary soil map with revisions onto the Final Construction Plan. This shall be done in the field and checked for any additional soils information to be added to the Final Construction Plan.
14. A signature block shall be placed on this plat for the CPSS to sign which states:

| | |
|--|---------------|
| Preliminary Soils Information Provided by the J. T. Frazier, CPSS, (1"=100') Dated April 5, 2006. | |
| 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-____. | |
| _____ Va. Certified Professional Soil Scientist CPSS #3401-_____ | _____ DATE |

15. Interpretive information from the Preliminary 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.

16. This final soil map shall be filed in the Building Department to be used exclusively for obtaining soils information for this proposed subdivision.
17. One copy of this final soil map with CPSS signature shall be submitted to the Soil Scientist Office before final plat approval is made.
18. The final signature sets shall contain original CPSS signature.
19. The type of primary and reserve drainfield area shall be stated for each lot.
20. The following statement shall 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."
21. Soil mapping units 64B and 64C are usually contain areas shallow to bedrock. The following statement shall be placed on the Final Construction Plan: "The County recommends that before road or home construction begins in soil mapping units 64B and 64C, 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 following statements shall be placed on the same sheet as the final soils map under Home Sites and Road Construction:
 - 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 14B, 17B, 70A, 78B, and 269A 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."
 - 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."
23. Soil map units 14B, 17B, 70A, and 78A may contain areas of hydric soils. Soil map unit 269A is a hydric soil. Areas of hydric soils may be jurisdictional wetlands. Appropriate permits shall be obtained before land disturbance in these areas.

The motion carried 3-1 with Mr. Kovalik in opposition.

- b. **#PPLT06-MA-026 – David E. Couk, owner and Cannon Properties, Ltd., applicant – Stonecrest Drive** – applicant wishes to subdivide approximately 10.26 acres into eighteen (18) lots. The applicant also wishes to request a waiver (WVRP06-MA-044) of Subdivision Ordinance Section 5-8 for a cul-de-sac length of 870 feet. The property is located northeast of Old Waterloo Road (Route 678) east of its intersection with Admiral Nelson Drive, Marshall District. (PIN 6974-66-4890-000)

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

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

1. The Final Plat shall be in general conformance with the Preliminary Plat entitled “Stonecrest Subdivision” dated November 27, 2006, and received in this office on November 29, 2006. This approval is for a maximum of seventeen (17) single-family residential lots.
2. The “C”, CN, Tc and other pre-condition assumptions shall be evaluated with the Final Construction Plans based on values from the Fauquier County Design Standards Manual.
3. Some of the soils shown are characterized as having a high water table and/or being hydric. This is an indication of possible wetlands. A USCOE/DEQ permit shall be required with the first Construction Plan submittal. Wetlands shall be shown on the Final Construction Plans.
4. 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 preclude wet yards and recirculation of pumped or collected water. 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 basements shall be designed to gravity daylight without assistance from mechanical means. All discharged water (mechanical or gravity) shall be conveyed to the subdivision stormwater collection system and discharged through the stormwater management facilities. Drainage easements, where necessary, shall be placed on the Final Plat. A note shall be placed on the Final Plat stating that “Basements are not recommended in mapping units 15A, 417C, 17B, and 110A. Basements in these mapping units are subject to flooding due to high seasonal water tables. Sump systems may run continuously, leading to possible premature pump failure.”

5. 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.
6. All ponds and outfall structures shall be kept 25 feet from the property lines. Trees, shrubs, and any other woody plants are not to be planted on the embankment or adjacent areas extending at least 25 feet beyond the embankment toe and abutment contacts. This area shall be within a maintenance easement. Tree save areas and landscaping cannot be in these areas.
7. A separate emergency spillway shall be provided for ponds. The emergency spillway shall pass no less than the 100-year storm.
8. No stormwater runoff generated from new development shall be discharged into jurisdictional wetland without adequate treatment. Existing undisturbed areas shall not act as pre-treatment for new development unless it qualifies as vegetated filter strips in accordance with the Virginia Stormwater Management Handbook Minimum Standard 3.14.
9. An overlot grading plan shall be provided as part of the Final Construction Plans. It shall show downspout discharges and sump pump discharges that are controllably conveyed away from all building structures and into an appropriate drainage collection and conveyance system.
10. Proof of provisions for adequate fire flow as outlined by the Office of Emergency Services shall be required with the first submission of the Final Construction Plans.
11. Houses shall not be located in existing swales or streams. These areas shall be preserved to the maximum extent practicable.
12. Jurisdictional wetland areas shall be labeled and shown.
13. Due to soils with high shrink swell potential and low bearing capacities a geotechnical investigation shall be required prior to Final Construction Plan approval.
14. 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 shall be done in the field and checked for any additional soils information to be added to the Final Construction Plan.
15. 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-____.

Va. Certified Professional Soil Scientist
CPSS #3401-_____

DATE

16. 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.
17. The final soil map shall be filed in the Building Department to be used exclusively for obtaining soils information for this proposed subdivision.
18. Two copies of this final soil map with CPSS signature shall be submitted to the Soil Scientist Office before Final Plat approval is made.
19. The final signature sets shall contain original CPSS signature.
20. The following statements shall be placed on the same sheet as the final soils map:
 - 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 15A, 110A, 417B and 17B 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. 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."
21. In accordance with 24 VAC 30-91-80 B2 of the 2005 Subdivision Street Requirement Manual, the existing road shall be overlaid the full width of the road. The typical section shall also reflect an overlay of the entire road.

22. Proposed sewer line location shall be shown on the typical section for Stone Crest Drive. Both the sewer and water lines shall indicate a minimum required depth of 36 inches below the lowest point of grade.
23. The existing sewer manhole S21 at the intersection of Stone Crest Drive and Route 678 appears to be shown within the sidewalk, and shall be relocated.
24. The plan shall clearly show where the existing water line is located. It shall not be located under the proposed pavement widening.
25. There appears to be an existing fiber optic line along Route 678 that shall be shown on the plan. If it is located within the proposed pavement, it shall be relocated.
26. All existing utilities shall be included on the plan. All utilities that are in conflict shall be relocated prior to any construction within the right-of-way.
27. Typical section for Route 678 improvements shall include the following:
 - a. The width of existing lanes on Route 678 shall be shown. VDOT will agree to match the existing lane width of 22 feet from centerline to gutter pan in front of Stonelea from the end of the curb and gutter to the intersection with Stone Crest Drive. From Stone Crest Drive to the property line, the frontage improvements shall provide two 12-foot lanes to the gutter pan or 24 feet. A typical section for each road section shall be shown, and the station numbers for each typical section shall be indicated.
 - b. Existing and proposed right-of-way shall be shown.
 - c. The right-of-way line rather than the property line shall be labeled.
 - d. The typical section shall indicate that the entire width of Route 678 will be overlaid 50 feet beyond the improvements in both directions.
28. Final Construction Plan shall show the existing culvert under Route 678 being replaced. Sizing of the culvert pipe shall be done with the Final Construction Plan, and will be reviewed based on the 10-year water surface elevation pre and post construction. Freeboard requirements may be waived based on a determination that there is no increase in the impact to the downstream properties.
29. The Town of Warrenton shall approve the Final Construction Plans prior to submittal of signature sets to the Fauquier County Department of Community Development.
30. The plan view and profile for the existing culvert under Route 678 shall match.

31. The Final Construction Plan shall show the width of existing roadway of Route 678. (PSSPC – General Information 14)
32. Final Construction Plans shall note that street will be dedicated for public street purposes.

The motion carried unanimously.

- c. **#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)

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

Mr. Stone, seconded by Mr. Meadows, moved to approve subject to the following revised conditions.

1. The Final Plat shall be in general conformance with the Preliminary Subdivision Plat "Willow Creek" dated June 1, 2006, signed by Timothy W. Vaughan on September 12, 2006 and received in this office on October 31, 2006.
2. Before scheduling for the Board of Supervisors meeting, the Preliminary Plat shall be corrected to reflect the Cedar Run Magisterial District.
3. All discharges from ponds shall convey into an adequate receiving channel in accordance with Minimum Standard #19 of the Virginia Erosion and Sediment Control Handbook. Outlet channel improvements should incorporate a level spreader in accordance with Standard and Specification 3.21 of the Virginia Erosion and Sediment Control Handbook prior to discharging into jurisdictional wetlands. The level spreader should be designed just upstream of jurisdictional wetlands to avoid impacts and to minimize the potential for flow to reconcentrate.
4. The "C", CN, Tc and other pre-condition assumptions shall be evaluated with the Final Construction Plans based on values from the Fauquier County Design Standards Manual.
5. 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 preclude wet yards and recirculation of pumped or collected

water. 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 basements shall be designed to gravity daylight without assistance from mechanical means. All discharged water (mechanical or gravity) shall be conveyed to the subdivision stormwater collection system and discharged through the stormwater management facilities. Drainage easements, where necessary, shall be placed on the Final Plat. A note shall be placed on the Final Plat stating that “Basements are not recommended in mapping units 12A, 14A, 14B, 15B, 48B, 48C, 78A, 78B, 79A, 415B, and 475B. Basements in these mapping units are subject to flooding due to high seasonal water tables. Sump systems may run continuously, leading to possible premature pump failure.”

6. 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.
7. The drainage area through the project to the creek is substantially more than 100 acres. The Final Construction Plans shall require drainage easements to be established at the 100-year flood water surface elevation to preserve the inundation zone. This shall not preclude adding fill to raise elevations of the lots above the inundation zone. Final proposed building lots shall not be located within the inundation zone.
8. All ponds and outfall structures shall be kept 25 feet from the property lines. Trees, shrubs, and any other woody plants are not to be planted on the embankment or adjacent areas extending at least 25 feet beyond the embankment toe and abutment contacts. This area shall be within a maintenance easement. Tree save areas and landscaping cannot be in these areas.
9. A separate emergency spillway shall be provided for ponds. The emergency spillway shall pass no less than the 100-year storm.
10. No stormwater runoff generated from new development shall be discharged into jurisdictional wetland without adequate treatment. Existing undisturbed areas do not act as pre-treatment for new development unless it qualifies as vegetated filter strips in accordance with the Virginia Stormwater Management Handbook Minimum Standard 3.14.
11. An overlot grading plan shall be provided as part of the Final Construction Plans. It shall show downspout discharges and sump pump discharges that are controllably conveyed away from all building structures and into an appropriate drainage collection and conveyance system.

12. Proof of provisions for adequate fire flow as outlined by the Office of Emergency Services shall be required with the first submission of the Final Construction Plans.
13. Houses shall not be located in existing natural drainage/channel characteristics or streams. These areas shall be preserved to the maximum extent practicable
14. Evidence that all offsite easements have been obtained shall be provided prior to Final Construction Plan approval.
15. A symbol legend shall be included on same sheet as soil map.
16. Infrastructure shall be overlain on soil map with the first submission of the Final Construction Plan.
17. Add 78B and 440C to soil interpretive information with the first submission of the Final Construction Plan.
18. State source of soil map as “Preliminary soil report provided by Fauquier County Soil Scientist Office via Type 1 Soil Report (scale 1 inch = 400 feet) dated April 12, 2006.”
19. USCOE permits must be provided prior to Final Construction Plan approval.
20. Soil map shall underlay E & S plan with the first submission of the Final Construction Plan.
21. Soils in active recreation area are not suited to recreational activities. High seasonal water table and high shrink–swell potential are the major limitations.
22. Drainfield, well, house and driveway locations shall be shown for R–1 lots.
23. A Virginia Certified Professional Soil Scientist (CPSS) (needs to adjust the Type I Soil Map soil lines) or (needs to 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.
24. A signature block shall be placed on this plat for the CPSS to sign which states:

- i. Preliminary Soils Information Provided by the Fauquier County Soil Scientist Office via a Type I Soil Map (1"=400') Dated April 12, 2006.
- ii.
- iii. 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-_____.

| |
|---|
| iv. v.Va. Certified Professional Soil Scientist _____DATE _____ vi.CPSS #3401-_____ |
|---|

25. 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.
26. This final soil map will be filed in the Building Department to be used exclusively for obtaining soils information for this proposed subdivision.
27. One copy of this final soil map with CPSS signature need to be submitted to the Soil Scientist Office before Final Plat approval is made.
28. The final signature sets shall require original CPSS signature.
29. The type of primary and reserve drainfield area shall be stated for each lot (as applicable).
30. The statements under Home Sites and Road Construction shall be placed on the same sheet as the final soils map.
31. 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 12A, 14A, 14B, 15B, 48B, 48C, 78A, 78B, 79A, 440C and 475B 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."
32. 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."
33. Roads built on 12A, 14A, 14B, 48B, 48C, 78A, 78B, 79A and 475B mapping units will need to be designed to overcome the low bearing capacity due to wetness and/or clay mineralogy. Roads should not be constructed when soils are wet.

34. 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.”
35. Soil mapping units 60B, 76B, 76C, 77B, 77C, 240C, and 241C are 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 units 60B, 76B, 76C, 77B, 77C, 240C and 241C, 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.”
36. Substantial areas of wetlands exist on the site. Excluding those areas permitted by USCOE, the wetlands areas should not be disturbed. Wetlands shall be protected from erosional deposition.
37. A soil map unit symbol is missing from the soil map page; the blank soil unit is located toward the southwest corner of the property just beneath the 14B map unit. The blank map unit 60C shall be labeled and added to the Interpretive Guide Section.
38. In the section on Avenel Drive, the map unit symbol 15B shall be placed either within the map unit (drainage way) or located with a leader from the symbol pointing to the inside of the map unit with the first submission of the Final Construction Plan.
39. 60C shall be added to the soil interpretive information with the first submission of the Final Construction Plan.
40. All infrastructures shall be shown on the soil map and enlarged for clarity with the first submission of the Final Construction Plan.
41. The soils layer shall be added to the Erosion and Sediment Control Plan with the first submission of the Final Construction Plan.
42. Proposed temporary turnaround on Road D shall be located further from the property line or an offsite easement shall be provided for construction and maintenance.
43. Lot 22 shall access from Road E, and Lots 32 and 33 shall access off Road D to provide service on these roads for street acceptance.
44. A typical section for the proposed taper on Route 608 shall be provided in the Final Construction Plans and shall show that the existing lane will be widened to 12 feet. The width of the taper shall be 12 feet at its widest point.

45. The driveway on Lot 1 shall be located out of the line of sight for Road B, as required by VDOT.
46. The relocation of the existing WSA entrance within the proposed taper on Route 802 will be approved by WSA and VDOT.
47. The applicant will work with the Department of Parks and Recreation on trail connectivity during the Final Construction Plan process.

The motion carried unanimously.

- d. **#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. Stone, seconded by Mrs. McCarty, moved to deny for 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 2,400 feet. The proposed cul-de-sac should be reduced to 700 feet in length.
2. Section 7-10 of the Fauquier County Subdivision Ordinance requires “grades of streets submitted on subdivision plat shall be approved by the Virginia Highway Department Engineer prior to final action by the agent for the Fauquier County Board of Supervisors and shall be in accordance with the road designs and

standards of Fauquier County. Where the grade of any street exceeds 5% and on grades of less than 5% where soil conditions and the general topography make such necessary as determined by the governing body or its agent in conjunction with the engineer for the Virginia Department of Transportation, paved roadside ditches of a design satisfactory to meet the standards set forth in the Subdivision Ordinance and the Virginia Department of Transportation standards shall be required.” Demonstrate this road can be approved by the Virginia Highway Department Engineer with paved roadside ditches of a design satisfactory to meet referenced standards.

3. Section 5-6 of the Fauquier County Subdivision Ordinance requires that “maximum street grades permitted shall not exceed 10%. Grades in excess of 8% should be avoided. Ditches on grades 5% or more shall be paved and catch basins installed where required under the current standards of Fauquier County or the Virginia Department of Transportation. All paved ditches shall be of an approved concrete mixture.” Demonstrate the street grade will not exceed 10%.
4. Section 9-5 of the Fauquier County Subdivision Ordinance (C) requires an approved Preliminary Soils Report as part of the Preliminary Plat application. The following items shall be corrected:
 - Drainage lines shall match the legend.
 - The proposed well locations for Lots 5 and 6 shall be moved further up the slope from the drainage way.
 - The location of the house on Lot 4 shall be moved further up the slope from the drainage way.
 - The proposed house site for Lot 2 shall be moved to the southwest, further up the nose of the ridge or closer to the cul-de-sac in the 153C3 and 153B3 map units.
 - Houses shall not be located in natural drainage ways. Natural drainage ways shall be protected and left in their natural state.
 - The type of primary and reserve drainfield area shall be stated for each lot.
 - Areas of steep slopes shall be avoided at all costs due to high erosion hazard. Property erosion and sedimentation practices need to be installed before construction begins. Soil mapping units 33D, 33D3, 33E, 133D, 133E, 153D3, and 241D3 shall be left in their natural state.
5. 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 the following items:

- Offset of the cul-de-sac shall be dimensioned.
 - Curve data shall be provided for the centerline of Evelyn Avenue.
 - Sheet 5 needs to label the area north of Evelyn Avenue as subject to boundary line adjustment.
 - All culverts, including driveway culverts, shall be designed to pass the 10-year storm.
 - The intersection of Evelyn Avenue and Bull Run Mountain Road shall meet the County's IL-1 standard for intersections.
6. Article 2-309 of the Fauquier County Zoning Ordinance requires "the Commission shall have the authority to determine whether lands qualify as open space." It appears that rock outcroppings, steep slopes and highly erodible soils are included within the proposed cluster lots. Revise the lot layout to include these features in the non-common open space lot.
7. The application fails to satisfy the requirements of the provisions of the Zoning Ordinance outlined in Article 1-200 (1-15). This provision states that the Ordinance is intended to promote the health, safety and general welfare of the public; and to implement the adopted Comprehensive Plan for the orderly and controlled development of the County. It states the Ordinance is designed to create and maintain conditions under which people and their environment can exist in a productive and enjoyable harmony while fulfilling the social, economic and other requirements of present and future generations. Furthermore, the Ordinance is to facilitate the creation of a convenient, attractive and harmonious community, promote the conservation of natural resources and to ensure that development in such areas is well-controlled. Provide a Preliminary Plat with (a) a 700 foot cul-de-sac that meets the grade requirements for proposed streets outlined in the Subdivision Ordinance, (b) the Large Lot option as outlined in the Fauquier County Zoning and Subdivision Ordinances, or (c) with all lots having direct access to Route 629, Bull Run Mountain Road.
8. Article 2-406 (5)(B) of the Zoning Ordinance states the Board shall take into account any scenic and/or historic resources that would be impacted by the development and may require that adverse impacts be mitigated. Furthermore, the Ordinance states site improvements including streets and lots shall take advantage of topography so as to mitigate adverse visual impacts and maintain, to the extent possible, the scenic qualities. Demonstrate the street grade will take advantage of the topography and not exceed 10%.

9. It is not clear that the applicant will be able to obtain the necessary off-site easements for the construction of the proposed road. Provide a letter of intent to grant the easements or some similar document indicating the willingness of these property owners to allow this easement.

The motion carried unanimously.

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

No comments.

- b. **TRANSPORTATION COMMITTEE AGENDA**

No comments.

| |
|---|
| <p><i>Work Session</i> <i>immediately following the 4:00 p.m. public meeting</i> <i>2nd Floor Conference Room, Warren Green Building</i></p> |
|---|

6. **WORK SESSION CONCERNING THE PARKS & RECREATION TRAIL PLAN**

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

7. **THE PLEDGE OF ALLEGIANCE**

8. **ANNOUNCEMENTS**

Mr. Stone announced that due to the great number of citizens wishing to speak that evening the allowable time would be three minutes per person. Mr. Stone also announced that the next Planning Commission meeting would be December 19, 2006.

9. **CITIZENS' TIME**

No one spoke.

10. **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

Mr. Benson 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 adjourned the public hearing.

Mr. Stone, seconded by Mr. Meadows, moved to postpone action, with the public hearing left open, until the January 25, 2007 meeting.

The motion carried unanimously.

- b. 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.

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.

- 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

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

The motion carried unanimously.

- d. Zoning Ordinance Text Amendment to add Section 8-1501 to allow additional signage for commercial and industrial districts utilizing elements of traditional or neo-traditional design

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

Mr. Stone opened the public hearing.

Ms. Ines Huber, Lee District, stated that she was concerned about the open-ended definition that this text amendment allows for, and she feels that a better description of what will be permissible would be in order before this amendment is approved.

Dr. Kitty Smith, Marshall District, stated that the language of the text amendment needs to be adjusted in order to control the type and amount of signage that is displayed.

Ms. Mimi Moore, Marshall District, stated that there are no limitations within the amendment and that someone should be enforcing the current sign restrictions before approving another one.

Mr. Steve Vento, Center District, stated that he appreciates what this amendment is trying to accomplish.

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

Mr. Meadows stated that this amendment is necessary because stores sometimes have two fronts and have a need for additional signage. He added, this amendment will not be set in stone and can be adjusted at a later date if needed.

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

8-1501 Special Permits

Notwithstanding the foregoing, the amount, size, and type of signage in Commercial and Industrial Districts may be increased by special use permit in multiple use developments utilizing elements of traditional or neo-traditional design. In issuing such permits, the decision maker shall take into consideration the location of the development, site specific needs for such signage, surrounding uses, the Comprehensive Plan, and good zoning practices, provided, however, that the permitted signage not increase by more than 100 %.

The motion carried unanimously.

- e. Zoning Ordinance Text Amendment to Section 3-314 and to add Section 5-1706 to add vehicle storage in conjunction with a dealership as a use in the Zoning Ordinance

Mr. Benson 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.

11. **SPECIAL EXCEPTION RENEWAL**

- **#SPEX02-MA-014 – Charles Leopold, owner and Indian Pipe Outdoor Technical School, applicant – Indian Pipe Outdoor School** – applicant wishes to renew a previously approved Special Exception to operate an outdoor technical school, including the addition of a new parcel. The property is located at 3526 Fiery Run Road (Route 726), Marshall District. (PIN 6011-20-6729-000 and 6011-12-8396-000)

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. James Green, Marshall District, stated that he is a neighbor, and he has never had a complaint about the school and would recommend approval of this application.

Ms. Kim Fisher, Marshall District, stated that she is also a neighbor and has no complaints with the school, although she would suggest an alternative entrance off of Route 55 instead of Fiery Run Road, which is a narrow dirt road.

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

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

The motion carried unanimously.

12. **SPECIAL EXCEPTION AND SPECIAL EXCEPTION AMENDMENT**

- a. **#SPEX06-CR-018 and #SPEX06-CR-025 – Engle Homes Virginia, owner and applicant – The Estates at Old Marsh** – applicant wishes to obtain Special Exception approval under Categories 20 and 31 to allow for a community water system serving approximately 30 lots with an above ground water facility. The property is located at 10529 Old Marsh Road (Route 837) south of Green Road (Route 674), Cedar Run District. (PIN 6990-13-5554-000)

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

Mr. Meadows asked what the time frame was for WSA to take over this water system.

Mrs. Dargis directed the question to Mr. Dan Williams, representative for the applicant.

Mr. Stone opened the public hearing.

Mr. Dan Williams, representing the applicant, stated that they did not have a direct timeframe from when WSA would be taking over the water system, but that the tower would be built to the standards set by WSA and once the tower was fully in operation they would be able to turn it over. Mr. Williams stated that that this system would most likely be built concurrently with the building of the homes in this subdivision, but would not be permitted any Occupancy Permits until the water tower was constructed and operational.

Mr. Joe Yeager, applicant, stated that this system would be built to WSA standards but would like to build this structure concurrently in order to assist in speeding this subdivision along. Mr. Yeager stated that Engle Homes is willing to take a risk in building the homes before the water system is complete and would request that the building permits not be restricted prior to that.

Mr. Stone questioned what would happen if this water tower was not feasible due to a lack of available water.

Mr. Yeager stated that he was confident with his engineers and the water study that was conducted to assure that there was ample water supply and that he is willing to take that risk.

In that there were no further 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.

- b. **#SEAM07-SC-001 – Suffield Meadows, LLC, owner and applicant – Suffield Meadows** – applicant wishes to obtain Special Exception Amendments to SE02-S-13 and SE02-S-14 under Category 6 to amend Condition #5, in order to increase the number of assisted living beds from forty (40) to sixty (60), and Condition #6 to delete “...begin prior to the issuance of the 85th residential building permit.” and insert “...be completed.” The property is located on Lee Highway (Route 29) at the intersection of Suffield Lane. (PIN 6995-89-2285-000)

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 deferral of this application to allow for additional information. He continued to say that Fauquier Hospital has shown an interest in this facility and he would like to be allowed more time to look into any other prospects and he stated that there is a great deal of support for this facility throughout the community.

Mr. Mahmood Pasha, Scott District, stated that he is a neighbor to this housing development and he would like to see the traffic situation in this area addressed and corrected before this application is approved. He stated that there needs to be more traffic lighting in this area as well as widening the road.

Mr. Robert Dunleavy, Scott District, stated that he is an adjoining property owner and stated that five years ago a good number of citizens expressed concern about this property and were told that they would not be asking for anything more than what was originally planned, but now they are wanting to expand the site and is concerned that once Fauquier Hospital has expressed a serious interest in the site that the builder will be asking for an even larger establishment.

Ms. Sue Alfred, a realtor representing a property owner of this subdivision, stated that her clients were promised delivery of their home in December, but now the building permit of their home is tied in with the

building permit for this assisted living facility and would like further information on that.

Mr. Stone advised her to visit the Planning Office for any questions concerning building permits.

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

Mr. Stone, seconded by Mrs. McCarty, moved to postpone action until the January meeting.

The motion carried unanimously.

- c. **#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 (Route 1521), 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.

Ms. Jean Macari, Cedar Run District, stated that she is concerned because the posters advertising the Board of Supervisors Public Hearing are already posted and letters have already been mailed to the adjoining property owners notifying them now that this item would be heard at the Board of Supervisors meeting next month and that leaves the impression that the citizens' opinions do not count.

Ms. Mimi Moore, Marshall District, stated that she is urging green design for this elementary school. She stated that there was a recent public meeting where a speaker on the green concept design building came out to inform the community of the benefits of this type of building, but the School Board declined the invitation and stated that the construction of a green design school was over the proposed budget for the school. Ms. Moore continued that the School Board has made a short sighted decision and she would encourage them to look at the amount of money that would be saved in the future.

Mr. Chris Macari, Cedar Run District, stated that he has put a lot of time and effort into this project and has very strong feelings about this school.

He stated that this school is moving along too quickly and more thought needs to go into traffic issues and the location of the elementary school so close to the high school. Mr. Macari stated that he would urge the Planning Commission to take their time with this decision and to look at all possible conflicts now instead of later.

Ms. Kathy Sansone, Cedar Run District, stated that she lives about a mile down from the proposed site and would like to see a traffic study conducted before this application was approved.

Mr. Stone asked if the traffic study has been conducted yet.

Mrs. Dargis replied that the study is underway but no results would be available until the first or second week of December.

Ms. Sharon Krasny, Cedar Run District, stated that she is a neighbor and that she understands the need for a new high school and elementary school, but she would request that the Planning Commission make the applicant uphold their agreement in preserving the wetlands.

Ms. Janice Bourne, representing the School Board, stated that a strict criterion is set by the Department of Environmental Quality concerning the wetlands and location of the elementary school was purposely placed in the current location due to that. Ms. Bourne also stated that even though the School Board is very interested in the high performance design, it is not currently funded and they need to pursue low impact design at this time. She continued, that the School Board is looking at other ways to incorporate the green design gradually. Ms. Bourne advised that the School Board is on a very tight timeline and that it was an option to early advertise for the Board of Supervisors hearing in case the Planning Commission was to approve this application in November.

Mr. Ron Simensky, Cedar Run District, stated that the School Board seems to be rushing this project and traffic study needs to be addressed before this school is approved at the Planning Commission level.

Ms. Anna Hartbarger, Cedar Run District, stated that her home has been destroyed by all the development in this area, but she understands the need for this high school and elementary school. Ms. Harburger stated that she would like the traffic issues addressed and would like to be assured that the children that will be traveling on this road will be safe.

Mr. Toni Cavallaro, Cedar Run District, stated that he would like to see a plan from the Department of Transportation addressing the traffic issues before this application is approved.

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

Mr. Stone, seconded by Mr. Meadows, moved to postpone action until the December hearing, at the request of the Planning Commission.

The motion carried unanimously.

#SPEX07-CR-005 – Michael & Heather Hawkins, owners and Michael Hawkins, applicant – Hawk’s Point – 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 7848-26-0884-000)

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 he would request action on the application in order for him to work with the applicant on alternative solutions.

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

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

The motion carried unanimously.

In that there was no further business the meeting adjourned at 8:22 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.