

**MINUTES OF  
FAUQUIER COUNTY PLANNING COMMISSION  
DECEMBER 19, 2006**

*The Fauquier County Planning Commission held its regular meeting on Tuesday, December 19, 2006, beginning at 4:00 P.M. in the 2<sup>nd</sup> 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** – November 30, 2006

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

The motion carried unanimously.

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

3. **ANNOUNCEMENTS**

Mr. Stone thanked the Community Development staff for their hard work during the past year. He stated that the next Planning Commission meeting will be held on January 25, 2007.

4. **CITIZENS' TIME**

No one spoke.

5. **CAPITAL IMPROVEMENT PLAN – FISCAL YEARS 2008 – 2017** – The CIP lists proposed projects for the School Division and General County Government, which includes library, General Services, and Parks and Recreation. Included within the document, for example, is a summary of each project recommended for consideration.

Mr. Tippie reviewed the Capital Improvement Plan, 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 until the January 25, 2007 meeting.

The motion carried unanimously.

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

- a. 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.

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.

- b. Zoning Ordinance Text Amendment to Section 8-1401 to allow additional signage for certain commercial businesses in Agricultural District.

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 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.

Mr. Stone opened the public hearing.

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

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

The motion carried unanimously.

- d. Zoning Ordinance Text Amendment to Section 7-302 to allow the Board of Supervisors to modify certain private street requirements for streets serving lots created by large lot subdivision.

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. Trumbo, moved to postpone action for 30 days with the public hearing left open.

The motion carried unanimously.

7. **SPECIAL EXCEPTION**

- **#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.

Mr. Chris Macari, Cedar Run District, stated that he would still like to see a statement written requiring a second access road for the elementary

school before it is forwarded to the Board of Supervisors but realizes the school is a necessity. He continued to say he appreciated the assistance and hard work Mrs. Dargis had provided.

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 with the condition related to a second access road.

The motion carried unanimously.

8. **REZONING AND COMPREHENSIVE PLAN AMENDMENT**

- **#REZN05-MA-018 & CPAM05-MA-013 – 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 with a special permit for office use. Applicant also wishes to obtain a comprehensive plan amendment to revise the current land use. 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 agrees with the deferral of the project for ninety days and would be happy to answer any questions.

Dr. Kitty Smith, Marshall District, stated that a traffic study needs to be conducted before this project is approved because there has been an increase in vehicles on Route 17 in the past few years and the intersection where the proposed lot is already presents a serious problem. She continued to say that there have been no changes in the proffer statement as the applicant previously stated that there would be.

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

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

The motion carried unanimously.

9. **REZONING AMENDMENT**

- **#REZN05-CR-004 – Angler Opal Associates, LLC, owners and applicants – Willow Creek (formerly Green Springs)** - applicant wishes to amend a previously approved rezoning (REZN05-CR-004) to amend existing Proffer Section III related to below market priced housing. The property is located east of James Madison Highway (Route 15, 17, and 29), Cedar Run District. (PIN 6981-27-6354-000 and 6981-44-4079-000)

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 agrees to the postponement and is available to answer any questions.

Dr. Kitty Smith, Marshall District, stated that the applicant is removing the affordable housing units from this property and would like to see that addressed 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 for up to 90 days, at the request of the applicant.

The motion carried unanimously.

In that there was no further business, the meeting adjourned at 7:32 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.*