

**MINUTES OF
FAUQUIER COUNTY PLANNING COMMISSION
AUGUST 25, 2005**

The Fauquier County Planning Commission held its regular meeting on Thursday, August 25, 2005, 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. Richard Robison; and Mr. Holder Trumbo. Also present at the meeting were Mr. Rick Carr, Ms. Elizabeth Cook, Mr. Todd Benson, Mr. Kevin Burke, Ms. Holly Meade and Mrs. Rebecca Kauffman.

Mr. Stone, seconded by Mr. Robison, moved to add Item 1.a. to the agenda to initiate a text amendment to Section 6-105 to reduce setbacks for barns in the Rural Residential (RR-2) Zoning District.

The motion carried unanimously.

1. **APPROVAL OF MINUTES** – July 28, 2005

Mr. Robison, seconded by Mr. Stone, moved to approve the July 28, 2005 minutes as submitted.

The motion carried unanimously.

1. a. Initiation of a Zoning Ordinance Text Amendment to Section 6-105 to reduce setbacks for barns in the Rural Residential (RR-2) Zoning District

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 6-105 to reduce setbacks for barns in the Rural Residential (RR-2) Zoning District, and to schedule a public hearing for the Planning Commission's September meeting.

The motion carried unanimously.

2. **PRELIMINARY PLAT EXTENSIONS**

a. **John Morgan, Jr., owner and Richard A. Edens, L.S., applicant – Fauquier Woods** – applicant wishes to obtain an extension of a previously approved preliminary plat (#PPO3-M-21). The property is located on the north side of John Marshall Highway (Route 55) and the south side of Route 66, Marshall District. (PIN #6001-74-4448-000)

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. Meadows, moved to approve.

The motion carried unanimously.

- b. **Marshall Limited Partnership and Sunchase Capital, VII, LLC, owner and Sunchase Capital, VII, LLC, applicant – Partisan’s Reach** – applicant wishes to obtain an extension of a previously approved preliminary plat (#PPLT04-MA-001). The property is located in the Marshall Service District on the east side of Rectortown Road (Route 710), Marshall District. (PIN #6060-70-0919-000 and 6060-71-1555-000)

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. Meadows, moved to approve.

The motion carried unanimously.

3. **PRELIMINARY PLATS**

- a. **#PPLT05-LE-027 – Marvin E. and Aletha B. Spittle, owners and Kerr Contracting Corporation, applicant – Jackson Chase** – applicant wishes to subdivide approximately 22.5 acres into six (6) lots. 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. Robison, moved to approve subject to the following revised conditions.

1. The Final Plat shall be in general conformance with the Preliminary Plat entitled “Jackson Chase” dated June 10, 2005, signed by James R. Ashley on June 15, 2005 and received in the Planning Office on June 17, 2005, except as modified by these conditions. This approval is for a maximum of seven (7) residential lots, two (2) existing lots and five (5) new lots. The following items shall be addressed prior to scheduling the Preliminary Plat for Board of Supervisors’ action:
 - a. The density calculations shall be corrected to reflect 0% credit for land in the existing right-of-way.

- b. The future BLA lot shall be labeled “BLA being processed under separate application” or some similar, clarifying note. The language “existing lot via future boundary line adjustment” shall be removed.
 - c. It shall be shown on the plan if there are existing entrances to PIN Maps 7816-52-9734 and 7816-53-7135 to determine if there is a conflict with the proposed work.
 - d. The two boxes shown on both sides of Jackson Chase Drive at Route 17 shall be labeled.
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-6. 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 24 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, 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 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.

Mr. Meadows read Condition #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," for the record.

The motion carried unanimously.

- b. **#PPLT06-LE-001 – Harry L. (Jr.) and Faye P. Morris, owners and Kerr Contracting Corporation, applicant - Canterbury Reserves** – applicant wishes to subdivide approximately 11.4 acres into three (3) lots. The property is located on the east side of Routt's Hill Road (Route 685) south of its intersection with Opal Road (Route 687), Lee District. (PIN #6971-25-7697-000)

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. Robison, moved to postpone action for up to 90 days at the request of the applicant.

The motion carried unanimously.

- c. **#PPLT06-MA-002 - Steven M. and Barbara S. Parr, owners and applicants – Parr Subdivision** – applicants wish to subdivide approximately 50.6 acres into two (2) lots. The property is located on the east side of Dudie Road (Route 689), Marshall District. (PIN #6955-73-9155-000, formerly)

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 postpone action for up to 90 days at the request of the applicant.

The motion carried unanimously.

- d. **#PPLT06-MA-003 – Patricia A. Colgan, Trustee et al, owners and applicants - Colgan Subdivision** – applicants wish to subdivide approximately 41.4 acres into three (3) lots. The property is located on the

west side of Lees Mill Road (Route 651) northeast of its intersection with Opal Road (Route 687), Marshall District. (PIN #6971-86-6348)

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. Robison, moved to postpone action for up to 90 days at the request of the applicant.

The motion carried unanimously.

4. **SPECIAL EXCEPTION**

- **#SPEX05-CR-033 – Whitman’s Holding, LLC, owner and Jackie L. George, applicant – Whitman’s Air Strip** – applicant wishes to obtain Special Exception approval under Category 21, which would allow for continued operation of a privately owned, public use airport on a permanent basis. The property is located at 2102 Sowego Road (Route 611), Cedar Run District. (PIN #7940-34-8856-000)

Ms. Dargis 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 forward to the Board of Supervisors with a recommendation of approval subject to the following revised conditions.

1. The Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or uses indicated on the Special Exception Plat approved with the application, as qualified by these development conditions.
3. The approved airstrip on the property, PIN 7940-34-8856-000, shall be in general conformance with the plat titled “Special Exception Exhibit on the Property of Whitman’s Holding, LLC” dated 2/25/05 and received in the Planning Office on March 4, 2005.
4. Prior to land disturbance for any new construction or alterations of any type, a site plan consistent with the approved Special Exception, provisions of Article 12 of the Fauquier County Zoning Ordinance and the bulk regulations for the underlying RA zoning district must be approved prior to obtaining building and zoning permits.

5. The applicant shall maintain the Glare Standards of Section 9-900 of the Fauquier County Zoning Ordinance.
6. The applicant shall maintain the standards for Outdoor Light Control of Section 9-1000 of the Fauquier County Zoning Ordinance.
7. Any use or activity not specified in this Special Exception shall require new permit or Special Exception approval.
8. The total number of aircraft based at Whitman's Airstrip shall not exceed twenty (20) light aircraft, to include ultralights.
9. All aircraft at the site shall be limited to a maximum of a four (4) seat capacity, with the exception of emergency situations/use of the airstrip.
10. Takeoff and landing operations occurring prior to 9:00 AM will be required to conduct only straight in and straight out patterns.
11. Effective December 1, 1999, all aircraft based out of Whitman's Airstrip will be required to display identifying numbers of no less than twelve (12) inches in size; the color of all such markings shall contrast the background of the aircraft to allow easy recognition.
12. Effective January 1, 2000, all aircraft and ultralights based out of Whitman's Airstrip will be required to maintain liability insurance for any flight operating to or from Whitman's Airfield. The owner shall submit to the Zoning Administrator an affidavit no later than February 15 of each year stating that all pilots based out of Whitman's Airstrip have liability insurance.
13. The public sale of aviation fuel is prohibited.
14. Aircraft based at Whitman's Airstrip shall, at all times, follow a standard lefthanded pattern. For ultralight aircraft, the downwind leg for the runway 04 shall be east of the clearly visible power lines parallel to runway 04/22; thus keeping all ultralight pattern operation over the Whitman property.
15. Contour flying is illegal per FAR's, and shall not be permitted at Whitman's Airstrip.
16. Whitman Airstrip will enforce a policy that stipulates against flights under 500 feet above ground level except in pattern activity.
17. Noise abatement procedures shall be clearly outlined to Whitman's Airstrip pilots, and rules/guidelines shall be available to all Whitman's Airstrip users. Additionally, Whitman will ask the Warrenton-Fauquier Airport and the

Warrenton Airpark to display the Whitman Airstrip rules and associated noise abatement procedures.

18. Whitman Airstrip shall make available to the County the policy mandating removal of troublesome pilots from the Whitman Airfield roster. This policy currently affords one verbal/written warning, followed by a probation period and finally a final and permanent removal from the airfield.
19. Whitman's Airstrip shall maintain all proper local, state, and federal regulatory licenses, approvals, and inspections.
20. Effective immediately the grass strip parallel to the road will be closed. Whitman's Airstrip will maintain the grass strip with an X and display signs to prevent pilots from landing or taking off there.
21. No commercial maintenance facility will be permitted at Whitman Airstrip.

The motion carried unanimously.

5. **BOARD OF ZONING APPEALS AGENDA**

No comments.

There being no further business, the meeting was adjourned.

The Fauquier County Planning Commission held its Public Hearing on Thursday, August 25, 2005, beginning at 7:00 P.M. at the Warren Green Meeting Room, 10 Hotel Street, Warrenton, Virginia. Those members present were Mr. Jim Stone, Chairman; Mrs. Ann McCarty, Vice Chairman; Mr. John Meadows, Secretary; Mr. Richard Robison; and Mr. Holder Trumbo. Also present at the meeting were Mr. Rick Carr, Ms. Elizabeth Cook, Mr. Kevin Burke, Mr. Todd Benson and Mrs. Rebecca Kauffman.

6. **THE PLEDGE OF ALLEGIANCE**

7. **ANNOUNCEMENTS**

Mr. Stone announced the Planning Commission will hold a work session on September 27, 2005 from 2:00 p.m. to 4:00 p.m. in the 2nd floor conference room of the Warren Green Building to discuss text amendments regarding family dwelling units, set backs from 500 kV power lines, barn setbacks in the Rural Residential (RR-2) Zoning District, site plan and open space requirements, as well as updates to the County's Proffer Policy.

8. **CITIZENS' TIME**

No one spoke.

9. **PROPOSED TEXT AMENDMENTS TO THE ZONING AND SUBDIVISION ORDINANCES AND THE DESIGN STANDARDS MANUAL**

- a. Zoning Ordinance Text Amendment to Section 2-411 to add a 200-foot set back requirement from 500kV power lines

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.

- b. Zoning Ordinance Text Amendment to Section 5-105 to increase the maximum square footage for a family dwelling unit and remove occupancy limitations

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.

Mr. Robert Dunleavy, on behalf of Citizens for Fauquier County, stated he has no objection to the increase in square footage, but he noted that completely removing occupancy limitations may be a mistake. Mr. Dunleavy suggested the Planning Commission take more time to work on this text amendment.

Mr. Trumbo asked Mr. Dunleavy for clarification as to whether the Citizens for Fauquier County are in support of the portion of the text amendment that would allow the property owner to move into the family dwelling unit and the other family members to move into the main house.

Mr. Dunleavy stated they do not have an issue with that, as long as there are three people or less living in the family dwelling unit.

Mr. Brett Leppke, Cedar Run District, stated he is opposed to the text amendment. He agreed there is a problem with affordable housing in the County but suggested this would only be a short-term solution as these family dwelling units would eventually become high-priced rentals. He noted inconsistencies in the Zoning Ordinance in regards to family dwelling units and commented the Zoning Ordinance was not written with this in mind. He asked how the County could possibly enforce the regulation that only family members would be allowed to reside in the family dwelling units. He stated there will be issues with setbacks and this

amendment will only complicate matters. Mr. Leppke said the attached family apartments should continue to be allowed for aging parents, etc. as was intended. He concluded if there is an issue with affordable housing, we should work on that directly, not change the Ordinances in an unrelated manner providing a temporary solution.

Mr. Lee Smith, Cedar Run District, stated he did some research in the Zoning Office and found that in the past few years, a very limited number of permits have been issued for family dwelling units. He said he supports this amendment because he would like to be able to have his children and grandchildren living on his property. Mr. Smith indicated that Mr. Leppke opposes this because he is a neighbor and does not want to see an additional house on the lot. He noted he already holds a building permit to construct a 1200 square foot house but would appreciate the Planning Commissioners support so the home that has been designed, which is slightly over 1200 square feet (because of a porch that adjoins the house to the garage), can be built. He concluded this new construction will be an affordable housing unit for his family.

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

Mr. Stone, seconded by Mrs. McCarty, moved to postpone action for up to 90 days, with the public hearing left open, pending discussion at the September 27th work session.

The motion carried unanimously.

Mr. Stone recognized the Commission's inadvertent omission of the vote on the previous agenda item (#9.a.).

Mr. Stone, seconded by Mr. Robison, moved to postpone action (on Agenda Item #9.a.) for up to 90 days, with the public hearing left open, pending discussion at the September 27th work session.

The motion carried unanimously.

10. **SPECIAL EXCEPTIONS**

- **#SPEX05-MA-034 – Fauquier County Board of Supervisors, owner and Salem Community Montessori School, applicant – Salem Community Montessori School** – applicant wishes to obtain Special Exception approval under Category 5 to operate a Montessori School in a meeting room at the Marshall Community Center. The property is located on the east side of Route 710 at 4133-A Rectortown Road, Marshall District. (PIN #6969-69-5734-000)

Ms. 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. Arthur McKinney, an associate with the Salem Community Montessori School, noted this is an opportunity to bring a good school to the area. He asked that the Commissioners please vote favorably.

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

Mrs. McCarty stated the school will be an asset to the Marshall community and noted Ms. Dickman is a skilled and experienced teacher. She added that growing the school at the community center will be a great beginning.

Mrs. McCarty, seconded by Mr. Trumbo, moved to forward to the Board of Supervisors with a recommendation of approval subject to the following revised conditions.

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or uses indicated on the Special Exception Plat approved with this application, as qualified by these development conditions.
3. The Site Plan requirement shall be waived.
4. No new structures shall be constructed.
5. The elementary school shall not exceed thirty (30) students.
6. This approval allows the Salem Community Montessori School (SCMS) to operate, September through June, five consecutive years, 2005-2010, Monday through Friday.
7. SCMS shall obtain an appropriate lease agreement with Fauquier County Parks and Recreation Department for use of the facility.
8. Hours of operation shall be: Monday – Thursday from 7:00 a.m. to 4:30 p.m. and Friday 7:00 a.m. to 3:30 p.m. Closures will coincide with all government holidays in addition to other organizational holidays.

9. SCMS will not provide before or after school care for children during its tenancy at the Marshall Community Center.
10. A certified Montessori instructor (AMI certified) shall be present during school hours.
11. There will always be at least two (2) adults present employed by SCMS to provide on site supervision for the children, from 8:00 a.m. until 4:00 p.m.
12. Children will be escorted by an adult at all times, including but not limited to the playground, bathroom and library. SCMS shall use specific procedures and guidelines for adults to follow when accompanying students in all areas of the community center. A copy of these procedures shall be submitted to the County for the project file.
13. Two (2) adults shall escort children when using the playground.
14. The SCMS program shall adhere to the guidelines as set forth by the Association Montessori Internationale.
15. The school shall provide evidence of appropriate insurance (full liability policy) when signing the lease to use the Marshall Community Center.
16. SCMS shall have an emergency policy that includes emergency forms to be signed by parents and/or legal guardians that provide details regarding emergency care. A copy of this document shall be submitted to the County for the project file.
17. SCMS shall have a written emergency plan in case of accident, fire, snow, or other unforeseen occurrence. This includes an emergency call plan, posted evacuation maps, written procedures, and practice drills as mandated by state and county codes. A copy of this document shall be submitted to the County for the project file.
18. No food preparation or lunch service shall be offered. Students shall bring packed lunches.
19. Accreditation by Association Montessori International (AMI) shall be maintained.

Mr. Robison stated this is an application of great merit. He added he would be glad to see the school come back before the Planning Commission sooner than five years from now in order to accommodate growth.

Mr. Stone echoed Mr. Robison and Mrs. McCarty's comments.

The motion carried unanimously.

11. **REZONINGS**

- a. **#REZN05-LE-010 – Priscilla Craig, owner and K. Hovnanian Homes of Virginia, Inc., applicant** – applicant wishes to rezone approximately 13.98 acres from Rural Agricultural (RA) to Residential-4 (R-4). The property is located on the west side of Route 28 at 6658 Catlett Road, Lee District. (PIN #6889-63-5498-000)

Ms. 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. Foote, representative for K. Hovnanian Homes of Virginia, Inc., stated they have met with staff and followed all recommendations and have made other revisions as well, but would like to request an up to 90-day postponement to work further with staff. He said the proposal is now for slightly below two (2) units per acre.

Mr. Meadows asked how many units, exactly, are proposed.

Mr. Foote replied there are twenty-six (26).

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

Mr. Meadows, seconded by Mr. Stone, moved to postpone action for up to 90 days at the request of the applicant, with the public hearing left open.

The motion carried unanimously.

- b. **#REZN05-MA-017 – Valley Drilling Corporation of Virginia, owner and applicant – Valley Drilling** – applicant wishes to rezone approximately 2.3 acres from Village (V) and Commercial-Village (CV) to Industrial Park (I-1) in order to allow for demolition of the existing structure on the property and construction of a new shop. The property is located 9172 John S. Mosby Highway (Route 50) in Upperville, Marshall District. (PIN #6054-76-4012-000 and 6054-76-2048-000)

Ms. 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. Marvin Hinchey, engineer representing the applicant, stated he would be glad to answer any questions.

Mr. Stone asked Mr. Hinchey the intended use of the property or which uses would be excluded.

Mr. Hinchey stated the applicant proffered out all I-1 uses, other than the one they require.

Ms. Dargis stated the Zoning Administrator determined this to be a contractor storage yard and shop. She added this will be more clearly identified in the Proffers.

Mr. Albert Barber, resident of Upperville, strongly recommended the Planning Commission vote favorably because Valley Drilling has been an upstanding member of the community for years.

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

Ms. Dargis stated this facility fits under Zoning Ordinance Category 17, #3, "Contractors offices, shops and material storage yards with all equipment and materials contained entirely within a building or completely screened from view."

Mrs. McCarty stated she was fortunate to have such quality applications from her district before the Commission tonight. She agreed that Valley Drilling is an asset to the community.

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

The motion carried unanimously.

12. **SPECIAL EXCEPTION AND COMPREHENSIVE COMPLIANCE REVIEW**

- **#SPEX06-CR-001 and #CCRV06-CR-002 – Virginia Electric & Power Company, owner and Virginia Electric & Power Company d.b.a. Dominion Virginia Power, applicant – Bristers Station** – applicant wishes to obtain Special Exception approval under Category 20 to allow for the construction of a new 500 kV Switching Station and an area for future substation equipment. In addition, the applicant is seeking a Comprehensive Plan Conformance Determination as to whether the location of the proposed Switching Station is in accord with the Code of Virginia, Section 15.2-2232. The property is located on the southwest side of Cromwell Road (Route 639) southwest of its intersection with

Bristersburg Road (Route 616), Cedar Run District. (PIN #7848-19-6462-000 and 7848-29-2318-000)

Ms. 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. Elizabeth Harper, representative with Dominion Virginia Power, stated the staff report gives an accurate description of what is being proposed. She continued the new facility is necessary in order for the power company to meet the standards by which it must operate. She noted the site will be secured, fenced and graveled and has been designed to accommodate future demand so expansion will not be necessary. Ms. Harper commented the landscaping will be limited due to height restrictions, but she said Dominion Virginia Power has met with adjoining property owners and is willing to do any landscaping that will fulfill their needs.

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

Mr. Stone, seconded by Mr. Robison, moved to postpone action for 30 days, with the public hearing left open.

The motion carried unanimously.

There being no further business, the meeting adjourned at 7:40 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.