

**MINUTES OF  
FAUQUIER COUNTY PLANNING COMMISSION  
APRIL 22, 2004**

*The Fauquier County Planning Commission held a continuation of the March 25, 2004 meeting on Thursday, April 22, 2004, beginning at 4:00 P.M. in the 4<sup>th</sup> Floor Conference Room of the Fauquier County Courthouse, 40 Culpeper 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, Mrs. Elizabeth Cook, Mrs. Kimberley Johnson, Ms. Deirdre Clark, Ms. Melissa Dargis, and Mrs. Rebecca Kauffman.*

<p><i>Continuation of the March 25, 2004 Meeting 4:00 P.M. 4<sup>th</sup> Floor Conference Room</i></p>
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Mr. Stone opened the meeting.

Mr. Robison asked if this is a work session.

Mr. Stone stated this is a continuation of the March 25, 2004 meeting.

Mr. Meadows stated the public hearing on March 25, 2004 on #SPEX04-LE-018 and REZN04-LE-001 – Liberty Station was closed but the meeting was held open.

Mr. Carr stated the Chairman closed the public hearing on Liberty Station at the March 25, 2004 meeting and told the public that the meeting would reconvene on April 22, 2004 at 4:00 p.m. He added that the Planning Commission could take action on this item today, if they so chose, or they could take action at the next regular meeting on April 29, 2004. He said Liberty Station could be advertised for the May 17, 2004 Board of Supervisors meeting before the Planning Commission voted and later withdrawn from the agenda if the application was not ready for Board review.

1. **SPECIAL EXCEPTION**

- **#SPEX04-LE-018 – Cranes Corner, LLC, owner/applicant – Liberty Station** – applicant wishes to obtain Special Exception approval under Category 1, which would allow for up to forty (40) apartment units in a mixed use C-2 zoning district. The property is located on the southeast side of Catlett Road (Route 28), Lee District. (PIN #6899-24-9873-000, 6899-25-6175-000 and 6899-25-9398-000)

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

Mr. Robison stated the Planning Commission had enacted a policy about receiving late information from applicants. He also questioned the applicant about a graphic that needed modification to include the correct revision date.

Mr. Steve Vento, applicant, stated the graphic had been updated and will be transmitted to staff quickly.

Mr. Meadows, seconded by Mr. Trumbo, moved to continue the work session and provided all information is in order, they will take action at the April 29, 2004 regular meeting.

The motion carried unanimously.

Mr. Carr asked Mr. Vento to make sure the updated graphics have the correct revision date.

2. **REZONING**

- **REZN04-LE-001 – Cranes Corner, LLC, owner/applicant – Liberty Station** – applicant wishes to amend a proffer condition to Liberty Station to provide for a Town Center concept as planned for in the Bealeton/Opal/Remington Service District Plan. The commercial/office/ retail square footage would increase from 70,067 square feet to 110,000 square feet and a maximum of forty (40) apartments to be located over shops are proposed. The property is located on the east side of Marsh Road (Route 17) and the southeast side of Catlett Road (Route 28), Lee District. (PIN # 6899-24-9836-000) (Postponed on January 29, 2004, for up to 90 days, at the applicant’s request.)

See Item 1.