

**MINUTES OF  
FAUQUIER COUNTY PLANNING COMMISSION  
JULY 29, 2004**

*The Fauquier County Planning Commission held its regular meeting on Thursday, July 29, 2004, beginning at 3:00 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; Mr. Richard Robison; and Mr. Holder Trumbo. Also present at the meeting were Mr. Rick Carr, Mrs. Elizabeth Cook, Mrs. Kimberley Johnson, Mr. Chuck Floyd, Mr. Kevin Burke and Mrs. Rebecca Kauffman.*

<p><i>Regular Meeting 3:00 P.M. 2<sup>nd</sup> Floor Conference Room Warren Green Building</i></p>
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1. **APPROVAL OF MINUTES** – June 24, 2004

Mr. Trumbo, seconded by Mr. Meadows, moved to approve the June 24, 2004 minutes as amended.

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

- a. Consider initiation of a Zoning Ordinance Text Amendment for revisions to the Lighting Ordinance.

Mrs. Johnson 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 schedule a public hearing for August.

The motion carried unanimously.

- b. Consider initiation of Zoning Ordinance Text Amendments regarding purchase of development rights.

Mr. Carr 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 schedule a public hearing for August.

The motion carried unanimously.

- c. Consider initiation of Text Amendments to the Subdivision and Zoning Ordinances regarding Large Lot Subdivision.

Mr. Carr 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 schedule a public hearing for August for the Large Lot Subdivision Text Amendment and to schedule the floodplain Text Amendment for the regular meeting in August with a public hearing set for September.

The motion carried unanimously.

- d. Consider initiation of a Zoning Ordinance Text Amendment regarding home occupations in commercial and industrial zones.

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

Mr. Meadows, seconded by Mr. Trumbo, moved to schedule a public hearing for August.

The motion carried unanimously.

3. **PRELIMINARY PLATS**

- a. **#PPLT04-MA-001 – Marshall Limited Partnership, owner, and Sunchase Capital, VII, LLC, applicant – Partisan’s Reach** – applicant wishes to obtain Preliminary Plat approval to subdivide approximately 34.2 acres into fifty-one (51) lots. 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)

Mr. Floyd 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 subject to the following revised conditions.

1. The Final Plat shall be in general conformance with the Preliminary Plat entitled "Partisan’s Reach" dated July 2003, revised March 2004, signed by Michael Lee Proctor 3-24-04 and received in the Planning Office on March 25, 2004, except as modified by these conditions. This approval is for a maximum of fifty-one (51) residential lots, and an open space parcel.

2. A complete detailed landscape plan shall be part of the Construction Plan submission. Include on this plan the types of trees and their growth calculations at 20 years maturity to ensure that these trees meet canopy requirements.
3. Per Article 2-411 of the Zoning Ordinance, a minimum distance of 200 feet shall be maintained between all residential buildings and railroad tracks. Reflect this more restrictive set back in the general notes and identify with the building restriction lines.
4. The applicant shall design the railroad crossing to County, VDOT and Norfolk Southern Railway standards, and reserve the right-of-way for the extension of Mountain View Avenue, from its intersection with proposed Partisans Drive to the Norfolk Southern Railroad right-of-way. The Northern Southern Railroad shall find the crossing design acceptable prior to Final Plat approval. The type of crossing shall be grade separated. At the time of application for the subdivision improvement bond, the applicant shall be responsible for estimating the construction cost of its portion of the desired railroad crossing to the property line. Once the County has set the estimate for the improvements, funds for the onsite portion of the crossing shall be placed in a Marshall Service District Transportation Escrow Fund. In addition prior to Final Plat approval, the applicant agrees to contribute \$1,400 per residential lot to this Escrow Fund to be used for the crossing construction. If the railroad crossing construction has not commenced within fifteen (15) years of the deposit of said funds, the Escrow Funds may be used for other transportation improvements within the vicinity of the Partisan's Reach development.
5. The proposed SWM basin in the northwest corner of the property shall be 50 feet from the property line if the basin is a wet pond, and 25 feet if it is dry.
6. The trail shall be 6 feet wide with 5-foot shoulders located within a 20-foot easement.
7. Prior to Final Construction Plan approval details for the tot lot and fitness stations that are proposed shall be provided to the County for review and approval.
8. A Boundary Line Adjustment of the interior lots shall be executed and recorded prior to Final Plat approval.
9. The typical sections for the local collectors shall be the TS-5 standard identified in Section 17(4.1) of the Fauquier County Subdivision Ordinance, with 5-foot sidewalks that are ADA compliant.
10. All offsite easements shall be recorded prior to Final Construction Plan approval.
11. All applicable State and Federal permits shall be filed with the first submission of the Final Construction Plans. This includes the COE wetlands permit.
12. 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) must 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, 10B, 15B, 16B, 22B, 38B & 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."

13. Provide evidence that WSA and/or Marshall Water Works shall allow connection to the water and sewer system. WSA shall need to approve the connection of the force main. This evidence shall be provided prior to Final Construction Plan approval.
14. Lots 1, 2, 15, 23, 37 and 38 appear to be configured such that the houses will be located in swales, the houses on these lots shall be re located out of the swales.
15. Due to the pond outfall and an intermittent stream, the cul-de-sac on the south end of Partisan's Drive shall have adequately sized drainage structures under it to allow for flow.
16. Signage approved by VDOT and the County shall be located at the terminus of any temporary cul-de-sac identifying the planned inter-parcel connection. The applicant is encouraged to seek out easements on adjoining properties for construction of the temporary cul-de-sacs.
17. Signage approved by VDOT and the County shall be located just beyond the terminus of the extension of Mountain View Avenue identifying the planned flyover and inter-parcel connection. Also a note shall be placed on the Final Construction Plans, Final Plat , and Deed of Subdivision stating, "Mountain View Avenue is planned as an inter-parcel connection to the other side of the railroad tracks, and is designed to be grade-separated."
18. All ponds and outfall structures shall be kept 25 feet from the property lines. Trees, shrubs and any other woody plants shall not 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.
19. No stormwater runoff generated from new development shall be discharged into a jurisdictional wetland without adequate treatment.
20. Offsite drainage appears to be flowing from the west side of Route 710 through a culvert. This offsite area shall be included in calculations.

21. An overlot-grading plan shall be provided as part of the Final Construction Plans.
22. Proof of provisions for adequate fire flow shall be required with the first submission of the Final Construction Plans.
23. The source of the wetland study shall be labeled on plats. A copy of the wetland report is requested.
24. Lots 1, 2, 3 and 51 contain significant areas of soil mapping units 110A. This soil is rated very poor for general development due to a prolonged high water table. County Staff recommends relocation of these lots to prevent future problems.
25. A Virginia Certified Professional Soil Scientist (CPSS) shall adjust the preliminary soil map onto the final construction plan.
26. Interpretive information from the Preliminary Soil Report for each mapping unit shown on the above plat shall be placed on the same soil map. Also, a Spot Symbols Legend shall be placed on the plat map to identify spot symbols.
27. This final soil map shall be filed in the front office of Community Development and the Building Department to be used exclusively for obtaining soils information for this proposed subdivision.
28. Two copies of this final soil map with the original CPSS signature shall be submitted to the Soil Scientist Office before Final Plat approval.
29. These statements under Home Sites and Road Construction shall be placed on the same plat map.
  - The County recommends that no below grade basements be constructed on soil mapping units 10A, 10B, 15B, 16B, 22B, 38B, and 110A due to wetness, unless the foundation drainage system of the structure is designed by a Virginia Licensed Professional Engineer.
  - 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.
  - The County recommends that before road or home construction begins in soil mapping units 19B, 19C, 20B, 220B, 220C and 220F, a site specific evaluation needs to be conducted so that shallow to bedrock areas are identified. These areas may require blasting if deep cuts or excavation is done.
- 29.A signature block shall be placed on the Final Soil Map sheet for the CPSS to sign which states:

Preliminary Soils Information Provided by J. Earl Frazier, CPSS (1"=100') Dated July 16, 2003.

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

Mr. Meadows noted the new language, used in Condition #12, regarding basements.

The motion carried unanimously.

- b. **#PPLT04-LE-006 – Lewis N. & William F. Springer, owners and applicants – Foxhaven** – applicants wish to obtain preliminary plat approval to subdivide approximately 90.0 acres into one hundred ninety-seven (197) lots. The property is located on the northwest side of Catlett Road (Route 28), Lee District. (PIN #6889-54-9393-000; 6889-74-0648-000 and 6889-75-2303-000) (Postponed on May 27, 2004 for up to 90 days, at the request of the applicant.)

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

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

1. The Final Plat shall be in general conformance with the Preliminary Plat entitled "Foxhaven" dated December 19, 2003, signed by Timothy W. Vaughan 6-28-04 and received in the Planning Office on July 1, 2004, except as modified by these conditions. This approval is for a maximum of one hundred ninety seven (197) residential lots. The following items shall be addressed on the Preliminary Plat prior to scheduling for Board of Supervisors action:
  - a. On page 8 of 13 under notes the source of soil information shall read "Preliminary Soils information via a Type I Soil Map (original scale 1" – 400') and Report from Fauquier County Soil Scientist office dated August 15, 2003."
  - b. A Symbols Legend shall be taken from Type I Soils Report and placed on Sheet 8 of 13.
  - c. Symbols shall be placed on Soil Map (i.e. drainageways, etc.).

- d. A note on the Preliminary Plat shall include a note indicating who will be responsible for the construction of the connection to Logan Way.
  - e. The Preliminary Plat shall clearly define how the determination will be made if frontage improvements are required along Oak Shade Road.
  - f. The typical section for each road shall be detailed in accordance with the Subdivision Ordinance of Fauquier County, and correctly shown on the Preliminary Plat.
2. The existing wet pond dam embankment shall be moved out of the proposed right-of-way dedication at Final Construction Plan design, in accordance with VDOT Policy and the wetland permit for this property.
  3. When submitting the Final Construction Plans, a complete landscape plan shall be provided with full detail of planting type, size and location pursuant to Article 7-603.2 of the Zoning Ordinance.
  4. Signage approved by VDOT and the County shall be located at the terminus of any temporary cul-de-sac identifying the planned inter-parcel connection.
  5. The proposed inter-parcel connection to PIN 6889-75-7223-000 may be redesigned during the Final Construction Plan review to provide a more desirable connection if approved by the County and VDOT. This redesign would allow relocation of lots as necessary. If the inter-parcel connection is determined by the County to not function, then the temporary cul-de-sac may be abandoned and created as a permanent cul-de-sac and the right-of-way will be abandoned.
  6. Street trees shall not be located within utility easements
  7. A typical section shall be provided for improvements along Route 28. The right turn lane shall include a 150' versus the 100' taper shown on the plan.
  8. There still appears to be an entrance shown to Pond number 2 from Route 28. If this entrance exists, the Final Construction Plan shall include a note that the entrance shall be removed and the right-of-way restored.
  9. Any existing structure within the proposed right-of-way dedication shall be removed.
  10. Foxhaven Drive is not an acceptable street name. Foxhaven Lane already exists in the Fauquier County E-911 Emergency Address System. Another name shall be required prior to Final Plat approval.
  11. Lots 87-95 and 108-114 shall be accessed by rear loading alleys. They shall not access from Schoolhouse Road.

12. The topography shall be tied to U.S.G.S. datum. The 100-year flood elevations from the FEMA approved CLOMR vary from 306.8 feet to 309.54 feet along the creek that touches the western corner. The actual flood elevations from the as-builts of the con span may result in different flood elevations if the structure was not installed exactly as designed. This could affect the 100-year flood elevation on Lots 140 and 141. No fill shall be allowed in the floodplain to create lots that are buildable without a Special Exception.
13. Evidence that adequate fire flow exists shall be required with the 1<sup>st</sup> submission of the Final Construction Plan.
14. Verification that permits are approved for any disturbance of wetlands shall be required with the 1<sup>st</sup> submission of the Final Construction Plan.
15. The applicant shall locate the entrance based on the Dominion Virginia Power guy wire location and the 35-foot separation requirement. Any barricade of this guy wire shall be located outside of the right-of-way.
16. In areas where the roads are to be installed over soils with low bearing capacity and/or high shrink/swell potential, underdrains or other stabilizing material shall be required. The first 700 feet of the entrance road is of particular concern.
17. The tot lot behind Lot 154 shall be located above the 10-year flood elevation so the area can be used the majority of the time. Fencing shall be required due to the proximity to the creek and the potential of small children using this facility.
18. A detailed overall overlot-grading plan shall be required prior to Final Construction Plan approval.
19. The proposed sanitary connection does not appear to line up with the existing sanitary easement. All necessary offsite easements shall be acquired prior to approval of the Final Construction Plan.
20. 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) must 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, 10B, 15B, 16B, 22B, 38B & 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.”

21. A Virginia Certified Professional Soil Scientist (CPSS) shall adjust the Type I Soil Map soil lines 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.
22. Final soil map shall contain current soil interpretive information from the “*Interpretive Guide to Soils of Fauquier County*” and symbols legend on the same sheet.
23. Two copies of the final soil map with CPSS signature shall be submitted to the Soil Scientist Office before Final Plat approval is made.
24. 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 1 Soil Map (1”=?) Dated April 15, 2003	
This Virginia Certified Professional Soil Scientist has field reviewed and adjusted the preliminary soil information onto the final soil map (?”=?) and certifies that this is the Best Available Soils Information to Date for Lots ____ .	
_____ Va. Certified Professional Soil Scientist CPSS #3401- _____	_____ DATE

25. These statements under Home Sites and Road Construction section of the Soil Scientist comments shall be placed on the same sheet as the final soils map. The following is a summary of these statements.
  - The County recommends that no below grade basements be constructed on soil mapping units 63A, 74A, 74B, 78A, 79A and 173B due to wetness unless the foundation drainage system of the structure is designed by a Virginia Licensed Professional Engineer.
  - 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.
  - The County recommends that before road or home construction begins in soil mapping units 63A, 73A, 73B, 74A, 74B, 77A, and 173B a site

specific evaluation be conducted so that shallow to bedrock areas are identified.

Mr. Meadows noted the applicant was aware of and agreed upon the original twenty (20) Conditions, though now there are twenty-five (25) conditions. He stated Condition #20 has been changed as well.

Mr. Springer confirmed that he agreed with the conditions.

The motion carried unanimously.

- c. **#PPLT04-CR-010 – Gene E. & Brenda J. Ifert, owners and applicants –Ifert Subdivision** – applicant wishes to obtain preliminary plat approval to subdivide approximately 45.1 acres into four (4) lots. The property is located on the east side of Heddings Road (Route 794), Cedar Run District. (PIN #7940-84-3693-000) (Postponed on May 27, 2004 for up to 90 days, at the request of the applicant.)

Mr. Floyd 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 Plat entitled "Ifert Subdivision" dated April 15, 2004, signed by Sandra D. O'Connell on 6-7-04 and received in the Planning Office on June 23, 2004, except as modified by these conditions. This approval is for a maximum of four (4) residential lots.
2. The conservation easement shall be delineated on the Final Construction Plans.
3. Two (2) foot contour intervals shall be required with the Final Construction Plan submission.
4. A note shall be placed on the Final Construction Plans and Final Plat making potential lot owners aware of the airstrip that is located on the adjacent property owned by Mr. Robert Breeden (PIN 7940-85-4660-000). This airstrip has an approved Special Exception by the Fauquier County Board of Supervisors.
5. Houses shall not be placed in swales. The houses shall be placed above the 10-year water surface elevation of the swale.
6. The SWM facilities shall be sized to handle offsite water that drains to them.
7. Based on soils type, wetlands may exist in the area of the proposed SWM facility. All applicable wetlands permits shall be submitted with the first submission of the Final

Construction Plans. If wetlands do not exist, a statement from a qualified professional shall be required.

8. 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) must 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, 10B, 15B, 16B, 22B, 38B & 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."
9. A Virginia Certified Professional Soil Scientist (CPSS) shall adjust the Type I Soil Map soil lines onto the Final Construction Plan for lots 1-3. This shall be done in the field and checked for any additional soils information to be added to the Final Construction Plan.
10. 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.
11. This final soil map shall be filed in the Building Department to be used exclusively for obtaining soils information for this proposed subdivision.
12. Two copies of this final soil map with CPSS signature shall be submitted to the Soil Scientist Office before Final P lat approval is made.
13. These statements under Home Sites and Road Construction shall be placed on the same sheet as the final soils map.
  - The County recommends that no below-grade basements be constructed on soil mapping units 78A, 14B, and 62B, 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 needs to be placed 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.”**

- 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.”

14. 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 April 12, 2004.	
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

Mr. Stone questioned whether the waiver would be forwarded to the Board of Supervisors as well.

Mrs. Cook stated the waiver would be forwarded to the Board of Supervisors along with this application.

The motion carried unanimously.

- d. **#PPLT04-LE-011 – Peter G. & Carol G. Jackson, Trustees, owners and applicants – Southall Meadows** – applicants wish to obtain preliminary plat approval to subdivide approximately 14.0 acres into two (2) lots. The property is located on the north side of Covingtons Corner Road (Route 663), Lee District. (PIN # 698-54-0287-000) (Postponed on May 27, 2004 for up to 90 days, at the request of the applicant.)

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

Mr. Meadows noted the new language regarding basements would be included in Condition #5.

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

1. The Final Plat shall be in general conformance with the Preliminary Plat entitled "Southall Meadows Subdivision" dated April 16, 2004, signed by Saundra D. O'Connell on 6-4-04 and received in the Planning Office on June 10, 2004, except as modified by these conditions. This approval is for a maximum of two (2) residential lots.
2. Language shall be recorded on the deed for the BMP outlot, identifying it as a lot for BMP only. On the deed for the 11.08-acre portion of parcel 6, which is split by an access easement, language shall be recorded on the deed that the lot is a single lot and cannot be further divided.
3. A landscape plan shall be submitted with the Final Construction Plan submission. The landscape plan shall show compliance with the three basic landscaping requirements established by Zoning Ordinance Section 7-603.2 for residential subdivisions.
4. For any areas planned for public street dedication or private streets, street trees shall be planted at a density of one tree per 50 linear feet along all areas dedicated for use for vehicular access.
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) must 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, 10B, 15B, 16B, 22B, 38B & 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."
6. This plan shall comply with the Fauquier County Stormwater Management Ordinance.
7. 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.
8. 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.

9. This final soil map shall be filed in the front office of Community Development and the Building Department to be used exclusively for obtaining soils information for this proposed subdivision.
10. Two copies of this final soil map with original CPSS signature shall be submitted to the Soil Scientist Office before final plat approval is made.
11. The final signature sets shall require original CPSS signature.
12. Mapping unit 69A is a hydric soil. A wetland study shall be required at final plat stage.
13. These statements under Home Sites and Road Construction shall be placed on the same sheet as the final soils map.
  - DUE 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.
  - 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.
  - The County recommends that before road or home construction begins in soil mapping unit 64B, a site-specific evaluation be conducted so that shallow to bedrock areas are identified. These areas may require blasting if deep cuts or excavations are done.
14. 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 April 12, 2004.	
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

The motion carried unanimously.

- e. **#PPLT04-CR-014 - Mary Galkin, Galkin's Estates** – applicant wishes to obtain preliminary plat approval to subdivide approximately 20.0 acres into three (3) lots. The property is located on the northeast side of Goldmine Road (Route 634), Cedar Run District. (PIN 7816-86-9623-000)

Mr. Floyd 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 Plat entitled "Galkin Estates" dated April 16, 2004, signed by Andrew M. Martin on 4-16-04 and received in the Planning Office on June 8, 2004, except as modified by these conditions. This approval is for a maximum of three (3) residential lots. The following revisions shall be made prior to scheduling Board of Supervisors action:
  - a. Any dedication on secondary roads shall be made to Fauquier County or just indicate for public street purposes.
  - b. The right-of-way noted on the plan shall indicate the existing right-of-way not the proposed right-of-way width. The width of the existing right-of-way is not clear, and should be clarified on the plan.
  - c. The proposed driveway locations shall be indicated on the plan.
  - d. The height of object on the sight distance profiles shall be 3.5 feet instead of 4.25 feet, and the minimum required sight distance for a 55 mph roadway is 610 feet per the Minimum Standards of Entrances to State Highways dated December 3, 2003. All of the profiles shall be adjusted accordingly.
  - e. The sight distance profiles shall be incorporated in the Preliminary Plat.
  - f. The right-of-way line shall be shown on the sight distance profiles.
2. The proposed point of access for each lot shall be identified on the Final Construction Plans.
3. Pursuant to Section 7-603 of the Fauquier County Zoning Ordinance, a landscape plan shall be submitted with the Final Construction Plans for approval.
4. Sight distance easements shall be provided for any area where the line of sight is outside of the right-of-way. It appears that both lots 2 and 3 will require sight distance easements. The line of sight for lot 3 may encroach on the adjacent property, which will require an easement from the property owner.

5. Driveways shall be constructed in accordance with VDOT's PE-1 standard.
6. The existing culverts and size of each under Route 634 shall be shown. Show proposed driveway culvert locations.
7. All culverts shall be sized to pass the 10-year storm and shall be no less than 15 inches in diameter. The headwater depth shall be 18 inches below the edge of shoulder along Route 634.
8. House locations and grading shall be shown on Final Construction Plans.
9. 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) must 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, 10B, 15B, 16B, 22B, 38B & 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."
10. Houses shall not be placed in swales.
11. Homesites shall be shown on the soils map.
12. The soils map shall have a spot symbols legend (drainageways, rock outcrops, springs, etc.) describing each symbol shown on the soil map.
13. Remove the CPSS signature block on sheet 1 of 4.
14. A Virginia Certified Professional Soil Scientist (CPSS) shall 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.
15. Interpretive information from the Type I soil report for each mapping unit shown on the 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.





4. **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, July 29, 2004, beginning at 7:00 P.M. at the Warrenton Community Center, 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, Mr. Kevin Burke, Mrs. Melissa Dargis, and Mrs. Rebecca Kauffman.*

5. **THE PLEDGE OF ALLEGIANCE**

6. **CITIZENS' TIME**

Mr. Jim Van Luven, Lee District, stated his concerns about the impact the rapid growth in the County will have on an already overloaded infrastructure. He noted that, according to applications already on file with the Department of Community Development, the County's population could quickly increase by approximately 6,700 new residents with the greatest escalation seen in the Lee and Cedar Run Districts. He applauded County staff's efforts to update the Comprehensive Plan, but stressed that the Citizens' Planning Committee should be recalled to address the fact that what was intended to be a fifty (50) year growth plan is being compressed into a five (5) year plan.

7. **PROPOSED TEXT AMENDMENTS TO THE ZONING ORDINANCE AND COMPREHENSIVE PLAN**

- a. **Proposed Strategic Transportation Plan** – Integrates key elements regarding airport, bike paths, roads, and the Virginia Railway Express already contained within the adopted Bealeton, Calverton, Catlett, Midland, Opal and Remington Service District Plans. This document includes both short and long-term recommendations, which can be used in the County's development of its transportation priorities and recommendation regarding the Virginia Department of Transportation 6-Year Transportation Improvement Program.

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

Mr. Stone opened the public hearing.

Mr. Chuck Medvitz stated this was an excellent step towards creating an effective transportation plan. He continued that, on behalf of Citizens for Fauquier County, he would like to invite the Planning Commission and County staff to be present at a question and answer session for the public, so that citizens

could better understand this very complex document. He added it would be helpful if this meeting could be held before the next public hearing on the proposed plan.

Dr. Kitty Smith stated she hopes that the alternative to Route 29 that Mr. Carr previously mentioned would be removed from the proposal will still be removed, as she could not support the alternative route. She commended the County for becoming proactive with VDOT. She added she did not see the purpose in having two stages, as shown by the two dotted lines running from the airport to Route 29, on the figure in Staff's presentation. She suggested Staff pick one route and stick with it so as not to cause any confusion.

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

Mr. Stone, seconded by Mr. Robison, moved to postpone action until further notice. He said the Planning Commission would like to take Citizens for Fauquier County up on their offer to participate in a public forum, and they want to allow Staff some time to incorporate the New Baltimore, Marshall and Warrenton Service Districts into the plan.

The motion carried unanimously.

- b. **Text Amendment to Chapter Six – Service Districts of the Comprehensive Plan**  
With the completion of the nine service districts, the introductory portion of Chapter 6 needs to be updated to be compatible with all the changes and recommendations contained in those adopted elements. There are proposed changes regarding development phasing, densities, build-out and general updating of data.

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

Mr. Stone opened the public hearing.

Dr. Kitty Smith stated it is great to add language to the Comprehensive Plan that encourages applicants to propose densities in the lower range, but she continued this does not apply to all service districts, so footnotes should be added or additions made to the text. She said she never could understand where the density high of twenty (20) units per acre came from and suggested it be reduced to ten (10) to twelve (12) units per acre. She continued that the table regarding the build-out of the Service Districts should indicate where the numbers came from. She questioned if the numbers were derived from the census or from Staff's calculations.

Mr. Carr replied they came from both the census and the staff's calculations.

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

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

Mr. Trumbo asked to which revisions Mr. Stone was referring.

Mr. Stone stated he made some minor syntax revisions, and Mr. Carr would revise according to comments from tonight's public hearing.

Mr. Carr explained the Comprehensive Plan refers to gross density as opposed to net density. He stated the density high was likely set with one (1) house per acre, ten (10) townhouses per acre, and twenty (20) apartments per acre in mind. He concluded that it would not damage the Comprehensive Plan to lower the maximum density from twenty (20) units per acre to ten (10) to twelve (12) units per acre.

Mr. Meadows clarified that the refinements will be made and the Text Amendment forwarded to the Board of Supervisors for their September meeting.

The motion carried unanimously.

- c. **Text amendment to Section 5-2002 of the Fauquier County Zoning Ordinance in order to allow a new private individual sewage treatment system to discharge into an open ditch or water. The amendment would limit such system to the RA zoning district and only where serving an agricultural use of a commercial business supporting agricultural uses.**

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

Mr. Stone opened the public hearing.

Mr. Bob Counts, representative for the applicant, stated there has been a need for this Text Amendment for many years now as it was inadvertently removed from the Zoning Ordinance. He added that approval of this Text Amendment is essential to the Culpeper Farmer's Cooperative, Inc. Wastewater System Special Exception application that will be heard tonight.

Mr. John Bennett, applicant, stated upon running out of space at the Culpeper Farmer's Cooperative, Inc. Remington facility, an exhaustive search for a new site began, finally resting upon this particular site. He continued that he has been before the Board of Zoning Appeals, and once he began the site plan process, he realized the Zoning Ordinance no longer allowed for this type of sewage treatment system, even though it had been permitted in the past. He said the proposed sewage treatment system is very limited in that it can not exceed 1,000

gallons, and the Farmer's Cooperative will likely only use 250 gallons, equating to two (2) toilets. He added he would have to make periodic reports to the County. Mr. Bennett said the Board of Zoning Appeals looked upon the original application favorably. He concluded that this business is critical to the farming community.

Dr. Kitty Smith, Marshall District, thanked the Commissioners for considering the citizen's concerns at last month's meeting.

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.

8. **SPECIAL EXCEPTIONS**

- a. **#SPEX04-CR-021 – David R. Chapman, owner, and Culpeper Farmer's Cooperative, Inc., applicant – Culpeper Farmer's Cooperative, Inc. Wastewater System** – applicant wishes to obtain Special Exception approval under Category 20, which would allow for the operation of a wastewater treatment facility. The property is located at the intersection of Marsh Road (Route 17) and Harpers Run Road (Route 836) near Lois, Cedar Run District. (PIN #7807-54-6024-000)

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. Bob Counts, representative for the applicant, stated he was aware that the Planning Commission's concern had nothing to do with the perceived value of services rendered by the Culpeper Farmer's Cooperative, Inc. He said he understood the Planning Commission wanted to be certain the Text Amendment and its accompanying Special Exception would serve the applicant and others with similar interests while protecting the County and its citizens. He assured the Planning Commission that the applicants would take good care of the property and follow County regulations.

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

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

Mr. Trumbo thanked the other Commissioners for allowing time to work through the revisions to the companion Text Amendment.

Mr. Stone stated Mr. Trumbo's instinct to work on the language of the Text Amendment was a good one.

The motion carried unanimously.

- b. **#SPEX04-CR-023 – Al-Mara Farms, Inc., owner, and JAPAL, LLC, applicant** – applicant wishes to obtain Special Exception approval under Category 9, which would allow for the renewal of a previously approved request to hold Class C events and new approval for Class B events. The property, which is in the Midland Service District, is located on the southeast side of Catlett Road (Route 28), Cedar Run District. (PIN #7900-64-8311-000 and 7900-44-7085-000)

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.

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.

- c. **#SPEX04-CT-024 – Fauquier County Board of Supervisors, owner and Fauquier County Parks & Recreation Department, applicant – Central Area Park** – applicant wishes to obtain Special Exception approval under Category 23, which would allow for the crossing of a floodplain. The property is located on the south side of Old Auburn Road (Route 670), Center District. (PIN #6993-16-9798-000)

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. Lynn Pirozzoli, adjoining property owner and proprietor of the Black Horse Inn, stated she is in favor of the project and thanked Mr. Robison for his work on the ballpark. She continued that she does have some concerns. She stated there have been many accidents on the road where the entrance to the ballpark will be located as it can be quite dangerous in wet and icy conditions. Ms. Pirozzoli said she had been unaware the ball fields would be so close to her property line, and she would like to see buffers added to the design. She stated she fears the rowdy behavior during and after ball games may damage her wedding business and hopes the County will hold the park to the same conditions her business must

operate under including lighting and sound regulations and restricted hours of operation. She reiterated her support for the project and offered any assistance in making this happen without creating any adverse affects on her property and business.

Ms. Patricia Cutts, neighbor, stated she is concerned with all the traffic this will bring to the dangerous road that is already inundated with construction vehicles cruising the narrow lanes. She added she is not particularly familiar with the plans for the ballpark but noticed there will be 420 parking spaces and numerous ball fields. She noted a soccer field will be in the floodplain, and she is worried the stream that feeds into her pond will be affected. She added since the Black Horse Inn is a taxpaying business, there should be serious concern that it may not be able to survive with the ball fields next door. She said the area would be better served by a park with camp sites and hiking trails.

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

Mr. Robison reminded the public this application is not about the use of the property but about crossing the floodplain. He added that Staff would like more time to work on some issues regarding the floodplain crossing.

Mr. Robison, seconded by Mr. Stone, moved to postpone action for 30 days.

Mr. Meadows stated in today's work session, the County engineers suggested moving the road a bit south.

Mrs. Dargis stated based on County Engineers' comments, two alternatives are being explored. She explained that the portion of floodplain that would be disturbed by the entrance is a small watershed, which with FEMA and County approval may be deemed appropriate to be pulled from the floodplain. She stated the second option was shifting the road slightly so as to reduce backwater on Moriah Farm. She stated the area is wetland and the topography is a bit questionable.

The motion carried unanimously.

- c. **SPEX04-CR-025 - Cedar Run Properties, LLC, owner/applicant – Harding Division II** – applicant wishes to obtain Special Exception approval under Category 26, which would allow for a decrease in the non-common open space requirement. The property is located on the north side of Shenandoah Path (Route 607), Cedar Run District. (PIN #7931-02-4406-000)

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. Ron Harding, owner and applicant, stated he is foregoing three (3) by-right lots in favor of keeping a large portion of the property for open space. He added the Fauquier County Water and Sanitation Authority approached him approximately one year ago about the possibility of buying some of the land for construction of a sewage treatment plant. He said engineers have looked at the site, but any further comment on the matter would be speculation. He continued if the Fauquier County Water and Sanitation Authority does not purchase the land, he will likely boundary line adjust to include one additional buildable lot.

Mr. Robert Beckett, Cedar Run District, stated he is unsure of the environmental impact the sewage treatment plant would have on the area, so he is somewhat opposed to the application pending further information.

Mrs. Dargis stated Mr. David Callon, neighbor, submitted a letter, for the record, expressing similar concerns.

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

Mr. Stone, seconded by Mrs. McCarty, moved to postpone action for 30 days.

The motion carried unanimously.

Mr. Stone stated beginning in August the Planning Commission Work Session will be moved from 9:00 a.m. to 10:00 a.m. and the Regular Meeting will be moved from 3:00 p.m. to 4:00 p.m.

There being no further business, the meeting adjourned at 8:10 p.m.

A tape recording of the meeting is retained on file in the Department of Community Development, 40 Culpeper Street, Warrenton, Virginia, for a period of one year.