

MINUTES OF

FAUQUIER COUNTY PLANNING COMMISSION***AUGUST 31, 2000***

The Fauquier County Planning Commission held its regular meeting on Thursday, August 31, 2000, beginning at 3:00 P.M. in the Meeting Room of the Warren Green Building, 10 Hotel Street, Warrenton, Virginia. Those members present were Mr. Richard Robison, Chairman; Mr. Bob Sinclair, Vice Chairman; Mr. Serf Guerra, Secretary; Mr. Mark Rohrbaugh and Mr. Jim Green. Also present at the meeting were Mr. Rick Carr, Mr. Randy Hodgson, and Mrs. P.J. Gallagher, Clerk.

1. APPROVAL OF MINUTES - MAY 25, 2000, AND JULY 27, 2000

On motion made by Mr. Robison and seconded by Mr. Guerra, it was moved to approve the minutes of May 25, 2000, as amended. The motion carried unanimously.

On motion made by Mr. Robison and seconded by Mr. Sinclair, it was moved to approve the minutes of July 27, 2000, as amended. Mr. Rohrbaugh chose not to vote on the July meeting minutes since he had been absent, but had listened to the tape. The motion carried 4-0-1 with Mr. Rohrbaugh abstaining from voting on the motion.

2. ZONING ORDINANCE TEXT AMENDMENT RELATING TO PONDS - this amendment would revise current language in Section 6-102.24 by including additional requirements, eliminating design approval by the John Marshall Soil and Water Conservation District, and requiring ponds of more than one (1) acre in water volume to be designed and inspected by a licensed engineer and consistent with the current Virginia Natural Resources Conservation Service (NRCS) Standards and Specifications for ponds.

Mr. Carr reviewed the staff memorandum, a copy of which is attached to and made a part of these official minutes. He further stated that Mr. Green has set up a committee meeting on September 12th to discuss this text amendment.

Mr. Green stated that there have been some scheduling conflicts so the committee could not meet until September, that this is a good committee, and that he has already talked to some of them.

Mr. Sinclair asked how long this process may go, and Mr. Green replied hopefully two (2) months.

On motion made by Mr. Robison and seconded by Mr. Rohrbaugh, it was moved to postpone action on the text amendment for sixty (60) days. The motion carried unanimously.

3. SPECIAL EXCEPTIONS**a. #SE00-CR-05 - NORMAN J. & BESSIE G. WOODWARD, OWNERS/APPLICANTS -**

applicants wish to obtain special exception approval under Category 31 of the

Zoning Ordinance for a waiver of the central water system required by Zoning Ordinance Section 7-503. The property is zoned Rural Agriculture (RA), contains 293 acres, and is located on Bristersburg Road (Route 616), Cedar Run District. (PIN #7846-17-6765-000)

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

On motion made by Mr. Rohrbaugh and seconded by Mr. Sinclair, it was moved to recommend approval of the request. The motion carried unanimously.

b. **#SE00-CR-13 - ROBERT E. & FRANCES R. FAYLOR, OWNERS, AND LARRY L.**

WOOD, APPLICANT - applicant wishes to obtain special exception approval under Category 28 of the Zoning Ordinance for a waiver of the Type I private street requirement in a rural zoning district. The property is zoned Rural Agriculture (RA), contains 123.59 acres, and is located on Shenandoah Path (Route 607), Cedar Run District. (PIN #7930-15-3815-000)

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

Mr. Rohrbaugh stated that he talked to the County Engineer prior to the meeting and that he is comfortable with this request. He further stated that he has talked to the applicant, who has no problem with Condition #3 regarding the cleaning of sediment from the culvert.

On motion made by Mr. Rohrbaugh and seconded by Mr. Robison, it was moved to recommend approval of the request subject to the following conditions:

1. This special exception is intended for the proposed new lot only. This lot is to be

approximately five (5) acres (or less) in size and shall be proximate to location as shown on the attached special exception plat.

2. Any further subdivision of this property (i.e., either the proposed new lot or the

residue parcel) which would utilize a Type I or Type III private street would require a new special exception application and appropriate approvals.

3. The applicant will clean the existing pipe of all sediment from both ends of the

culvert for approximately 5' or install a new culvert pipe in

accordance with VDOT standards.

The motion carried unanimously.

4. **PRELIMINARY PLATS**

a. **#PP99-S-15 - LOUIE & SHIRLEY WALKER, OWNERS/APPLICANTS - applicants**

wish to obtain preliminary plat approval to subdivide 7.09 acres into six (6) lots. The property is zoned R-1 and is located off the south side of Lee Highway (Routes 15/29), between Baldwin Street (Route 673) and Pendleton Lane, Scott District. (PIN #6995-98-3229-000 and #6995-98-1794-000)

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

On motion made by Mr. Sinclair and seconded by Mr. Green, it was moved to postpone the request until the September meeting for further review. The motion carried unanimously.

b. **#PP00-M-07 - GEORGE R. THOMPSON, JR., TRUSTEE, OWNER, AND GEORGE**

R. THOMPSON, JR., TRUSTEE, APPLICANT - applicant wishes to obtain preliminary plat approval to subdivide 71.053 acres into one hundred seventy-two (172) lots. The property is zoned Townhouse (TH) and R-4, and is located off of Winchester Road (Route 17), Marshall District. (PIN #6969-56-8976-000, #6969-77-8743-000, #6969-86-4698-000 and #6969-76-1960-000)

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

Mr. Green stated that he has talked to Mr. Thompson, and that the applicant does want this requested to be postponed for thirty (30) days.

On motion made by Mr. Green and seconded by Mr. Sinclair, it was moved to postpone the request until the September meeting for further review. The motion carried unanimously.

c. **#PP00-S-12 - COLES BUILDING CORPORATION, AND PHILIP C. AND LINDA**

M. GIBSON, OWNERS/APPLICANTS - applicants wish to obtain preliminary plat approval to subdivide 5+ acres into two (2) lots. The property is zoned Residential-1 (R-1) and is located on Riley Road (Route 676), Scott District. (PIN #7905-86-3870-000 and #7905-87-6019-000)

Mr. Hodgson reviewed his staff memorandum, a copy of which is attached to

and made a part of these official minutes.

On motion made by Mr. Sinclair and seconded by Mr. Robison, it was moved to postpone the request until the September meeting. The motion carried unanimously.

d. **#PP00-CR-15 - NORMAN J. & BESSIE G. WOODWARD, OWNERS/APPLICANTS**

applicants wish to obtain preliminary plat approval to subdivide lots 7 and 8 out of a 223.00 acre parcel. The property is zoned Rural Agriculture (RA), and is located off of Bristersburg Road (Route 616), Cedar Run District. (PIN #7846-17-6765-000)

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

On motion made by Mr. Rohrbaugh and seconded by Mr. Sinclair, it was moved to postpone the request until the October meeting pending Board of Supervisors action on the special exception request. The motion carried unanimously.

5. **BOARD OF ZONING APPEALS AGENDA**

a. **APPEAL (#46015) - SMITH CATTLEGUARD COMPANY, INC., OWNER - owner**

has filed an appeal of a determination regarding floodplain made by the Zoning Administrator in a letter dated June 7, 2000. The subject property is identified as PIN #7900-75-6202-000, contains approximately 12.50 acres, zoned Industrial-2 (I-2), located at 5127 Catlett Road (Route 28), Cedar Run District.

b. **SPECIAL PERMIT (#46189) - RICHARD AND MARILYN L. BLAKELY, OWNERS -**

applicants wish special permit approval for a home occupation, accounting services. The subject property is identified as PIN #6020-15-1696-000, contains approximately 6.74 acres, zoned Rural Agriculture (RA) and Rural Conservation (RC), located on Moss Hollow Road (Route 728), Marshall District.

c. **SPECIAL PERMIT (#46200) - SUMERDUCK BAPTIST CHURCH, TRUSTEES,**

OWNERS - applicants wish special permit approval to enlarge an existing place of worship. The subject property is identified as PIN #7805-40-5145-000, contains approximately 3.5 acres, zoned Village (V), located on Sumerduck Road (Route 651), Lee District.

d. **SPECIAL PERMIT (#46193) - WALLACE AND LAURE CARTER, OWNERS -**

applicants are requesting special permit approval for a beauty shop in their home. Applicants are also requesting approval for an identification sign up to two (2) square feet. The subject property is identified as PIN #6949-90-6229-000, contains approximately 1.328 acres, zoned Village (V), located on Grandview Drive (private) off of Crest Hill Road (Route 647), Marshall District.

e. **SPECIAL PERMIT AND VARIANCE (#46208) - LIBERTY METHODIST CHURCH,**

TRUSTEES, OWNERS - applicants are requesting special permit approval to enlarge an existing place of worship and a variance to the front setback requirement for the addition. The addition would be at the closest point, 35 feet from the centerline of the right-of-way instead of 50 feet as required by the Zoning Ordinance. The subject property is identified as PIN #6990-03-4340-000, contains approximately 2.50 acres, zoned Village, located on Old Marsh Road (Route 837), Lee District.

The Commission made no comments.

There being no further business the meeting was recessed at 3:15 P.M.

The Fauquier County Planning Commission reconvened its regular meeting on Thursday, August 31, 2000, in the Meeting Room of the Warren Green Building, 10 Hotel Street, Warrenton, Virginia. Those members present were Mr. Richard Robison, Chairman; Mr. Bob Sinclair, Vice Chairman; Mr. Serf Guerra, Secretary; Mr. Mark Rohrbaugh and Mr. Jim Green. Also present at the meeting were Mr. Rick Carr, Mr. Randy Hodgson and Mrs. P.J. Gallagher, Clerk.

6. **CITIZENS TIME**

No one spoke.

7. **ZONING ORDINANCE TEXT AMENDMENT - ARTICLE 9-1000, OUTDOOR LIGHTING -**

amend Article 9-1000 of the Zoning Ordinance to amend Subsection 9-1006, General Regulations for all zoning districts. The proposed amendments add standards for outdoor recreation facilities.

Mr. Robison stated that the staff report is attached to and made a part of these official minutes.

Mr. Robison opened the public hearing.

Mrs. Ann McCarty, Marshall District, stated support for this amendment, however, she indicated concern over the impact such recreational lighting would have on the adjoining homes. She further recommended action be postponed for further refinements.

In that no one else appeared to speak for or against the request, Mr. Robison closed the public hearing.

On motion made by Mr. Guerra and seconded by Mr. Robison, it was moved to postpone the request until the September meeting for further review. The motion carried unanimously.

8. **SPECIAL EXCEPTION (#SE00-CR-16) - VINT HILL ECONOMIC DEVELOPMENT**

AUTHORITY, OWNER, AND FAUQUIER COUNTY WATER AND SANITATION

AUTHORITY, APPLICANT - applicant wishes to obtain special exception approval under Category 20 of the Zoning Ordinance which would allow for a wastewater treatment plant expansion. The property contains 10.00251 acres, is zoned PCID, and is located at Vint Hill Farms, Cedar Run District. (PIN #7915-75-9953-000)

Mr. Robison stated that the staff report is attached to and made a part of these official minutes.

Mr. Robison opened the public hearing.

Mr. Barney Durrett, General Manager, Water & Sanitation Authority, stated that they wish to expand the existing plant, that it will be beneficial to the County, WSA and the redevelopment of Vint Hill. He further stated that this is the best way to provide sewer to this part of the County.

In that no one else appeared to speak for or against the request, Mr. Robison closed the public hearing.

On motion made by Mr. Rohrbaugh and seconded by Mr. Robison, it was moved to recommend approval of the request subject to the following conditions:

- a. All traffic entering or exiting this site from Route 652 should use a Single Two-Way Commercial Entrance. The design of this entrance should consider heavy truck traffic removing waste material from this facility.
- b. In the event fencing along Route 652 is desired, we request that a fencing setback of 75' from centerline be established. The department also requests that gates be setback 100' from centerline.
- c. The final site plan will indicate the floodplain on the property.

Mr. Sinclair commended Mr. Durrett and his staff in bringing this issue to closure with the EDA. He stated that this facility will benefit the commercial community and the citizens of New Baltimore.

Mr. Guerra stated that the rest of the Commission feels the same way as Mr. Sinclair and commends Mr. Durrett and his staff for their work.

The motion carried unanimously.

There being no further business, the meeting was adjourned at 7:05 P.M.

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