

**MINUTES OF
FAUQUIER COUNTY PLANNING COMMISSION**

DECEMBER 21, 2000

The Fauquier County Planning Commission held its regular meeting on Thursday, December 21, 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, Mrs. Elizabeth Cook and Mrs. P.J. Gallagher, Clerk.

1. APPROVAL OF MINUTES - NOVEMBER 30, 2000

On motion made by Mr. Robison and seconded by Mr. Guerra, it was moved to approve the minutes of November 30, 2000, as amended. The motion carried unanimously.

2. CAPITAL IMPROVEMENTS PLAN FY2002-2006 - in accordance with Section 15.2-2239 of the Code of Virginia, the Planning Commission has under consideration a proposed Fauquier County Capital Improvements Plan (CIP) for Fiscal Years 2002-2006. The CIP is the County's statement of intent regarding programming of its public facilities, such as schools, libraries, parks and recreation facilities, over the next five fiscal years. Prior to forwarding this plan to the Board of Supervisors, the Commission will hold a public hearing to receive comments on the plan.

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

3. PRELIMINARY PLAT (#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 PIN #7905-87-6019-00)

Mrs. Cook reviewed her 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 approve the preliminary plat subject to the following conditions:

- a. The final plat shall show a 15 foot wide trail easement to Fauquier County along the property line parallel to the 25 foot wide dedicated right-of-way bordering proposed Lot 5. The final plat shall also show a 15 foot easement for waterline purposes around the existing waterline in the affected area.
- b. The final plat shall contain a notation that the line showing the remnant parcel left behind contrary to Section 4-22 of the Subdivision Ordinance recorded at Deed Book 251, Page 302 is vacated and the remnant lot is merged with Lot 4.
- c. Stormwater Management and BMP's will be addressed on the final plats/plans.

The motion carried unanimously.

4. ***WAIVER TO SECTION 5-4 OF THE ZONING ORDINANCE CONCERNING DEDICATION OF ROADWAYS WHERE A HALF STREET EXISTS - COLES BUILDING CORPORATION - BROKEN HILLS SUBDIVISION***

Mrs. Cook reviewed her 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. Rohrbaugh, it was moved to recommend approval of the waiver subject to the following:

PARTIAL GRANT OF WAIVER REQUEST

WHEREAS, Phillip C. and Linda M. Gibson and Coles Building Corporation have requested a waiver from the dedication requirements of the Subdivision Ordinance pursuant to Section 4-27 of the Ordinance, and

WHEREAS, the Planning Commission has considered the request and the comments of the Virginia Department of Transportation and the Fauquier County Parks and Recreation Department, now, therefore,

The Planning Commission hereby partially grants the waiver requested to the extent that Phillip C. and Linda M. Gibson shall be required to grant an easement for trail purposes 15 feet wide on that portion of the Gibson property where the ordinance ordinarily would require a 25 foot dedication.

The motion carried unanimously.

5. ***BOARD OF ZONING APPEALS AGENDA***

- a. ***Special Permit (#46620) - Richard J. and Katherine R. Dauphin, owners*** – applicants are requesting special permit approval to operate a bed and breakfast, and also for an identification sign of up to two (2) square feet. The property is identified as PIN #6959-34-8387-000, containing approximately 24.111 acres, zoned Rural Agriculture (RA), and is located at 4400 Mountain Laurel Lane off of Crest Hill Road (Route 647), Marshall District.
- b. ***Special Permit (#46696) - George M. Razzouk, owner*** - applicant is requesting special permit approval to replace a nonconforming sign of approximately 168 square feet with a new sign of 56 square feet, at a maximum height of nineteen (19) feet. The property is identified as PIN #6981-26-4558-000, containing approximately 6.535 acres, zoned Residential-1, and is located at 9533 James Madison Highway (Routes 15/29/17), Lee District.
- c. ***Special Permit (#46702) - Phyllis Ann Girouz, owner*** - applicant is requesting special permit approval to continue operating a kennel, vet clinic, and dog grooming services. The applicant is requesting that the permit be amended to allow the use for a period of eight years, and also the use of shotguns for training purposes on Sunday. The subject property is identified as PIN #7825-74-5296-000, containing approximately 116.49 acres, zoned Rural Agricultural (RA), and is located at 13727 Blackwells Mill Road (Route 617), Cedar Run District.

Mr. Guerra asked what is happening in Item B, and Mr. Carr and Mrs. Cook stated that they would have to check with Mrs. Bowen.

There being no further business, the meeting was recessed at 3:10 P.M.

The Fauquier County Planning Commission reconvened its regular meeting on Thursday, December 21, 2000, beginning at 7:00 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, Mrs. Elizabeth Cook, Mr. Samuel Haber, and Mrs. P.J. Gallagher, Clerk.

6. ***CITIZENS TIME***

Mr. Robison thanked Mr. Green for the opportunity to work with him over the last year on the Planning Commission.

7. ***SPECIAL EXCEPTION (#SE00-CR-25) - WANDA H. LONG, OWNER, AND MARK CORNWELL, FAUQUIER COUNTY PUBLIC SCHOOLS, APPLICANT*** - applicant wishes to renew their special exception approval to use an existing greenhouse as part of the school curriculum. The property is zoned Rural Residential-2 (RR-2), contains 5.004 acres, and is located on Catlett Road (Route 28), Cedar Run District. (PIN #6899-58-8611-000)

Mr. Robison opened the public hearing.

In that no one 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 special exception subject to the following conditions:

- a. The applicant and owner shall continue to meet the requirements outlined in the September 3, 1997, letter from the Fauquier County Health Department.
- b. The applicant and owner shall take the simple measures outlined in the VDOT memo dated November 29, 2000, and
- c. This special exception shall expire on June 30, 2001.

The motion carried unanimously.

8. ***NEW BALTIMORE SERVICE DISTRICT PLAN AMENDMENT*** - this amendment is meant to correct an omission in the Chapter 6 section dealing with the phasing of sewer service to business areas located along Route 29 for the New Baltimore Service District. That area was intended to include the industrially planned/business area located along the southeastern boundary of Route 29 where the Pepsi facility and other industrially zoned properties currently are located. This proposal is a house cleaning amendment to include the latter area in Phase 1 (2000-2010) for both WSA public water and sewer service.

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

Mr. Robison opened the public hearing.

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

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

Mr. Green stated that he has enjoyed very much being on the Planning Commission. He stated that he has talked with Mr. Atherton and we do not feel that I should hold down two positions (Planning Commission and WSA Board), and that he feels that it would be in the best interest of the County to stay on the WSA Board. He stated that he has enjoyed his experience on the Planning Commission and the Board of Supervisors and working with staff.

Mr. Guerra and the other Commissioners stated that Mr. Green will be missed and thanked him for his service on the Commission.

There being no further business the meeting was adjourned at 7:10 P.M.

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