

RESOLUTION

A RESOLUTION TO APPROVE SUBDIVISION ORDINANCE WAIVER WAIV-16-005613 – GRACIE LOU LLC – AN APPLICATION TO WAIVE THE REQUIREMENTS OF SECTION 8-1 OF THE FAUQUIER COUNTY SUBDIVISION ORDINANCE RELATED TO A PEDESTRIAN TRAIL (PIN 6994-10-9878-000, CEDAR RUN DISTRICT)

WHEREAS, the applicant, Tyler Ross of Gracie Lou LLC, has requested a Waiver of Subdivision Ordinance 8-1 Subsections C and D to waive the construction of a pedestrian trail as part of a proposed subdivision located within the Village of Frytown in the Warrenton Service District; and

WHEREAS, the Applicant proposes to subdivide the 2.566-acre parcel into two (2) lots of less than two acres in size; and

WHEREAS, Section 8-1.C of the Subdivision Ordinance requires the construction of a four (4) foot wide pedestrian trail along all public streets qualifying as local collectors or major collectors in subdivisions having lot sizes between 25,000 square feet and two (2) acres; and

WHEREAS, Section 8-1.D of the Subdivision Ordinance requires the construction of pedestrian trails, or dedication of easements for future trails, as shown in the Comprehensive Plan; and

WHEREAS, Section 8-1 of the Subdivision Ordinance allows the requirement for constructing the trail to be waived; and

WHEREAS, on September 15, 2016, the Planning Commission held a public meeting and considered the waiver request; and

WHEREAS, the Planning Commission recommended approval of the waiver after determining that construction of the pedestrian trail as part of the proposed subdivision is not in keeping with the character of the area, does not serve the public interest and that no pedestrian and vehicular traffic hazards will be created; and

WHEREAS, the Planning Commission determined that the need for a future pedestrian trail as shown in the Comprehensive Plan will be satisfied by the dedication of an easement at the time of subdivision of the property; and

WHEREAS, the Board of Supervisors affirms the determination of the Planning Commission that the application satisfies the standards of Subdivision Ordinance Section 8-1; now, therefore, be it

RESOLVED by the Fauquier County Board of Supervisors this 13th day of October 2016, That WAIV-16-005613 be, and is hereby, approved subject to the following conditions:

1. The waiver is granted only for the purpose(s), structure(s) and/or uses indicated in the waiver application (WAIV-16-005613) submitted by Gracie Lou LLC (Owner), and Tyler Ross (Applicant), and shall be in conformance with the application materials, except as modified by these conditions.
2. A public access easement for future trail construction, to be a minimum of fifteen (15) feet in width, shall be recorded as a part of the Final Plat of subdivision. The location of the trail easement shall be determined at the time of Construction Plan review and approval.