MINUTES OF
FAUQUIER COUNTY PLANNING COMMISSION
SEPTEMBER 15, 2016

Work Session
11:00 a.m.
Remington Lions Club
11326 James Madison Highway, Bealeton, Virginia

The Fauquier County Planning Commission held a Work Session on Thursday, September 15, 2016, beginning at 11:00 a.m., in the Remington Lions Club, 11326 James Madison Highway, Bealeton, Virginia. Members present were Ms. Adrienne Garreau, Chairperson; Mr. John Meadows, Vice-Chairperson; Mr. Bob Lee, Mr. Ken Alm, and Mr. Matthew Smith. Also present were Ms. Tracy Gallehr, Ms. Kimberley Johnson, Ms. Holly Meade, Mr. Andrew Hopewell, Mr. Adam Shellenberger, Mr. Ben Holt and Ms. Heather Jenkins.

WAIVER – WAIV-16-005613 – GRACIE LOU, LLC (OWNER)/TYLER ROSS (APPLICANT) – GRACIE LOU SUBDIVISION

Ms. Heather Jenkins reviewed the application.

SPECIAL EXCEPTION – SPEX-16-005375 – U S INVESTMENT GROUP, LLC (OWNER)/HINCKLEY, SHEPHERD, NORDEN, PLC (APPLICANT) – UNIVERSAL STONES

Ms. Holly Meade reviewed the application.

ZONING ORDINANCE TEXT AMENDMENT – TEXT-16-005662 – A Zoning Ordinance Text Amendment to Articles 2 and 5 to allow a waiver or Special Exception approval of a reduction in non-common open space where another conservation easement achieves the purpose of a non-common open space easement.

Ms. Kimberley Johnson reviewed the proposed amendment.

APPROVAL OF MINUTES – AUGUST 16, 2016 AND AUGUST 18, 2016

Planning Commission members discussed the minutes.

COMMUNITY CONVERSATIONS

Mr. Andrew Hopewell provided an update.

PLANNING COMMISSIONERS' TIME

Mr. Ken Alm requested that Parks and Recreation give a briefing at the October Planning Commission work session.

Mr. Bob Lee stated that staff should provide an update on comments from the Marshall Code meetings at the October or November Planning Commission work session.

Ms. Adrienne Garreau indicated that the joint work session with Culpeper County should be rescheduled for the November Planning Commission meeting.

Mr. Matthew Smith stated that Supervisor Gerhardt is anxious to update the Catlett/Calverton/Midland Service District Plan, bearing in mind the applications received from citizens to remove their properties from the Service Districts.

The meeting was adjourned at 12:15 p.m.

Regular Meeting
6:30 p.m.
Warren Green Meeting Room
10 Hotel Street, Warrenton, Virginia

The Fauquier County Planning Commission held its regular meeting on Thursday, September 15, 2016, beginning at 6:30 p.m. in the Warren Green Meeting Room, 10 Hotel Street, Warrenton, Virginia. Members present were Ms. Adrienne Garreau, Chairperson; Mr. John Meadows, Vice-Chairperson; Mr. Bob Lee, Mr. Ken Alm, and Mr. Matthew Smith. Also present were Ms. Tracy Gallehr, Ms. Holly Meade, Ms. Kim Johnson and Ms. Heather Jenkins.

1. ***APPROVAL OF MINUTES*** – August 16, 2016 and August 18, 2016

   On motion made by Mr. John Meadows and seconded by Mr. Ken Alm, it was moved to approve the August 16, 2016 and August 18, 2016 minutes.

   The motion carried unanimously.

2. ***WAIVER – WAIV-16-005613 – GRACIE LOU, LLC (OWNER)/TYLER ROSS (APPLICANT) – GRACIE LOU SUBDIVISION*** – An application to waive the requirements of Section 8-1 of the Fauquier County Subdivision Ordinance related to a pedestrian trail. The

property is located at 8060 Frytown Road, Cedar Run District. (PIN 6994-10-9878-000) (Heather Jenkins, Staff)

On motion made by Mr. Matthew Smith and seconded by Mr. John Meadows, it was moved approve this item, as amended.

The motion carried unanimously.

Public Hearings
6:30 p.m.
Warren Green Meeting Room, First Floor, 10 Hotel Street
Warrenton, Virginia

1. ***CITIZENS' TIME***

   No one spoke.

2. ***ANNOUNCEMENTS***

   None.

3. ***ZONING ORDINANCE TEXT AMENDMENT – TEXT-16-005662*** – A Zoning Ordinance Text Amendment to Articles 2 and 5 to allow a waiver or Special Exception approval of a reduction in non-common open space where another conservation easement achieves the purpose of a non-common open space easement. (Kim Johnson, Staff)

   Ms. Adrienne Garreau opened the public hearing.

   In that there were no speakers, Ms. Adrienne Garreau closed the public hearing.

   On motion made by Mr. Bob Lee and seconded by Ms. Adrienne Garreau, it was moved to forward this item to the Board of Supervisors with a recommendation of approval, as amended.

   The motion carried unanimously.

4. ***SPECIAL EXCEPTION – SPEX-16-005375 – U S INVESTMENT GROUP, LLC (OWNER)/HINCKLEY, SHEPHERD, NORDEN, PLC (APPLICANT) – UNIVERSAL STONES*** – An application for a Special Exception to allow signage other than that allowed by-right. The property is located at 5415 Lee Highway, Scott District. (PIN 7906-10-4826-000) (Holly Meade, Staff)

   Ms. Adrienne Garreau opened the public hearing.

In that there were no speakers, Ms. Adrienne Garreau closed the public hearing.

On motion made by Ms. Adrienne Garreau and seconded by Mr. John Meadows, it was moved to forward this item to the Board of Supervisors with a recommendation of approval, subject to the following revised conditions:

UNIVERSAL STONES
SPEX-16-005375

1. This Special Exception is granted only for the purpose(s), structure(s) and/or uses indicated on the plat titled Monument Sign for Universal Stones dated June 24, 2016, as approved with this application, as qualified by these development conditions.

2. Landscaping shall be installed, and maintained, as shown on the plat titled Monument Sign for Universal Stones dated June 24, 2016.

3. The sign shall be placed outside of the VDOT right-of-way and meet clear zone requirements per Virginia Work Area Protection Manual Figure 2, Page A-4.

4. The location of the sign shall not obstruct site distance at the entrance to this business.

5. The sign shall be set back a minimum of five (5) feet from the front property line and a distance equal to the height of the sign from the side property line.

6. A sign permit shall be required prior to the installation of the sign.

7. Lighting shall be in accord with the Fauquier County Zoning Ordinance.

8. All vehicles shall be parked in designated parking spots, outside of any required yard.

The motion carried unanimously.

In that there was no further business, the meeting was adjourned at 6:36 p.m.

A tape recording of the meeting, as well as the associated staff reports and attachments for each agenda item, are retained on file in the Department of Community Development's Planning Office, 10 Hotel Street, Third Floor, Warrenton, Virginia, for a period of one year.

THE AGENDA MAY BE MODIFIED ON ADOPTION BY THE PLANNING COMMISSION IN THE FORM OF ADDITIONS, DELETIONS OR REVISIONS