

At a regular meeting of the Planning Commission of the County of Warren held in the Warren County Government Center Board Room on December 13, 2017:

Present: Scott Stickley, Chairman; Robert Myers, Vice-Chairman; Lorraine Smelser; Hugh Henry; Ralph Rinaldi; also present Taryn Logan, Planning Director; Dan Whitten, County Attorney; Matt Wendling, Planner; and Cindy Kokernak, Secretary.

Call to Order:

Chairman Stickley called the meeting to order at 7:02 pm.

Adoption of Agenda:

Chairman Stickley announced the first item on the agenda is to adopt the agenda. Ms. Smelser moved to adopt the agenda as presented. Mr. Myers seconded the motion which passed on the following vote:

Ayes: Stickley, Myers, Smelser, Henry, and Rinaldi

Approval of Minutes:

Chairman Stickley stated that the next item is the approval of the regular meeting minutes of November 8, 2017. On a motion by Ms. Smelser and seconded by Mr. Rinaldi, the regular meeting minutes of November 8, 2017 were approved as presented by the following vote:

Ayes: Stickley, Myers, Smelser, Henry, and Rinaldi

Public Presentations:

Public presentations are limited to issues that are not included on the meeting agenda. It is intended as an opportunity for the public to give input on relevant planning issues, and not intended as a question and answer period. Chairman Stickley asked if anyone wished to come speak at this time. Seeing no one come forward, the Public Presentation was closed.

Authorization to Advertise:

Z2017-12-01

Michael and Judith Albarelli

Chairman Stickley introduced a request to amend Chapter 180 of the Warren County Code (Zoning Ordinance) to add a definition of “agricultural event center”; to add “agricultural event center” as a use allowed by conditional use permit in the Agricultural (A) zoning district; and to add supplementary regulations for agricultural event centers.

Ms. Logan shared that Mr. and Mrs. Albarelli are requesting to amend the Warren County Zoning Ordinance to add “agricultural events center” as a use allowed by conditional use permit. Staff has written a definition for this use as well as proposed supplemental regulations. The applicants own property at 309 Broad Run Road in Browntown. They would like to begin hosting small gatherings which include company picnics and recreational gatherings, family reunions, retirement parties, fundraising galas, reception dinners, small weddings, educational retreat seminars and workshops. Ideally, as they stated in their Statement of Justification, they would like to hold 20-30 events per year. The proposed text amendment would allow agricultural events centers in the Agricultural (A) zoning district with the issuance of a conditional use permit. The regulations that are proposed cover some of the concerns of Staff. Ms. Logan did include a 50-acre minimum acreage requirement. The County does have a similar use “rural event facilities” in the Rural-Residential (RR) zoning district on parcels of 20 acres or more, so she went with the 50 acres or more for Agricultural (A) zoning because it’s more rural zoning than the Rural-Residential (RR). Any additional conditions could be added as part of the conditional use process for that particular property. Planning Staff did research other surrounding localities; Frederick County and Page County were two that had similar ordinances that we could find. The definition was actually taken a lot from Frederick County. They did a 250-foot property line setback for all music venues. The maximum number of guests we thought we would specify in the conditional use permit for that particular property because this property has a lot of wooded area around it and there is not really anyone around; but, there could be another request where you might have over a 50-acre property, but someone could be fairly close. We feel that this needs to be looked at property by property. The lot should be on and have access to a State-maintained road. Then, we have the noise ordinance and the business license, and then just the plan to be submitted to the Planning Department for outdoor lighting, etc. Ms. Logan will address the specifics of this site in the next item. She does not want to go into too many specifics about this site because this zoning ordinance would be for the entire Agricultural (A) zoning district. Approximately sixty percent (60%) of the County is zoned Agricultural (A) so I felt the 50-acre minimum would be good.

Ms. Logan offered to answer any questions. The applicants are here as well; however, this is for the Zoning Ordinance Text Amendment.

Chairman Stickley asked if there were any questions; there were none.

Ms. Smelser moved the Planning Commission authorize the proposed zoning text amendment for advertisement for a public hearing.

Mr. Myers seconded the motion which passed by the following vote:

Ayes: Stickley, Myers, Smelser, Henry, and Rinaldi

2017-12-01

Michael and Judith Albarelli

Chairman Stickley introduced a request for a conditional use permit for an agricultural event center. The property is zoned Agricultural (A) and identified on tax map 44, as parcels 39 and 39F. The property is located at 309 Broad Run Road in Browntown.

Ms. Logan shared that as she stated previously the intent is to host small gatherings. They plan to host about 20-30 events per year. They have a detailed Statement of Justification that is in your packet along with their application. The property is located in Browntown on Broad Run Road, which is a State Route 633. It is located near Shenandoah National Park. These two parcels together comprise approximately 86 acres. The applicants state that they plan for their events to typically last between 4-6 hours with the evening gatherings ending at 11:00 pm. They hope to begin in the spring of 2018. Their plan is to have an on-site manager to insure that events are conducted with strict adherence to contractual guidelines and event policies. Mr. Wendling and Ms. Logan did go on the site visit yesterday and Matt took pictures. They are printed and at your desk. As you can see in the pictures, they have lighting. They are all full cut-off fixtures. You can see the parking area on the first page. You can see the facilities; events will not be conducted inside the house. They have the accessory structure which is red and the shelter area behind it. There are more detailed pictures as you flip through. She has sent the request to VDOT, Warren County Health Department, Warren County Building Inspections and Warren County Fire & Rescue for their comments. She will wait until prior to the public hearing to go over the proposed conditions. Ms. Logan offered to answer any questions. The applicants are here if you would like to ask them any questions. Since no one was able to come to the site visit, we thought the pictures would help.

Ms. Smelser asked a question; since it is two parcels, do they meet the setback to the boundary line? She noticed that it seems that all the facilities are right deep but close to the property lines.

Ms. Logan did a 250-foot setback to all property lines.

Ms. Smelser continued that there is no guarantee that that parcel wouldn't be sold; that was her only question. One parcel is 29 acres.

Mr. Whitten said the parcels would have to be sold at the same time to continue the use.

Ms. Smelser asked if they would have to combine the parcels to meet the requirement, because you are saying 50 acres, and this is on 29 acres.

Ms. Logan included both parcels to get over the 50 acres.

Mr. Whitten said you could have a condition that the property can't be sold whereby the final acreage is less than 50 acres. That would prohibit them from selling that one parcel, 39A, since it only almost 30 acres. They would have to sell both parcels together or they would have to stop the use.

Mr. Henry said that is better than forcing them to combine the lots.

There was agreement by the Planning Commission members as to that remark.

Ms. Logan will add that as a condition.

Chairman Stickley asked if there were any other questions. Chairman Stickley said the only question he has is that in the pictures he is seeing, is the red structure located on the survey plat that we have in our packet. In flipping through the pictures he sees a red barn and an older historic-looking house with a metal roof and then there is a red structure in the pavilion. Where does all that fit within the plat that we have in our packet?

Mr. Mike Albarelli addressed the Planning Commission and stated that all of the buildings are on the 29 acres.

Chairman Stickley clarified that every structure is on the 29-acre parcel.

Mr. Albarelli responded that they were.

Ms. Logan said that is not shown on the plat.

There was general conversation about where the drainfield is located and where the house is located.

Mr. Henry brought up that there is a sketch in there and asked if that point was the same point that's on the plat of the lot.

Chairman Stickley said all he was after was if all the buildings were on the same parcel or not.

Mr. Albarelli added that what you show as the concrete foundation, the pavilion and the carriage house barn structure sit on that foundation.

Chairman Stickley asked if the carriage house barn is the red structure in the photographs.

Mr. Albarelli said that it is.

Chairman Stickley apologized as he could not get away from work to attend the site visit and just wanted to get this straight in his mind. Mr. Albarelli told Chairman Stickley that the residential structure is also on the same parcel. It is just roughly 25 yards south of the concrete foundation. All of the structures shown in yesterday's site visit photographs are on the 29-acre parcel.

Chairman Stickley asked if there were any other questions, comments or concerns.

Mr. Myers moved the Planning Commission authorize the proposed conditional use permit request for advertisement for a public hearing.

Mr. Rinaldi seconded the motion which passed by the following vote:

Ayes: Stickley, Myers, Smelser, Henry, and Rinaldi

Commission Matters:

Mr. Rinaldi had nothing to share. Mr. Myers was glad the 522 bridge is done. Chairman Stickley said they (Boehler) are working on a site for Riverton Commons which would eventually replace the Chevy Chase/Capital One building with a fast-food chain. Mr. Henry and Ms. Smelser had nothing to share. Mr. Whitten shared that Jen Woody, his Paralegal, won the "You Make A Difference Award" at the County Christmas luncheon today. It was awarded to

three employees and Jen was one of them. At the last Board meeting, the conservation easement for The Mint House was approved. Ms. Logan shared that it has been very busy since Charlie left but Matt and Cindy and she have worked together and done what they can. They have hired a new Zoning Officer and he starts January 3, 2018. We are super excited about that. Joe Petty is actually from here. He's been Vice-President of a business improvement district in Crystal City for several years. He has been gone from here for about 11 years and now he is going to move back with his family.. We have been busy with permits. There have been a lot of new homes this year. I think we were at 165 at the end of last month. She wished everyone a Merry Christmas. Mr. Wendling had nothing other than to say Merry Christmas.

Mr. Myers moved and Mr. Henry seconded to adjourn which was unanimously approved at 7:27 pm.

Chairman