



**PLANNING COMMISSION  
COUNTY OF FAUQUIER  
WARRENTON, VIRGINIA**

**Planning Commission**  
John Meadows, Chairman  
Matthew Smith, Vice-Chairman  
G. Robert Lee  
Diane Roteman  
Georgia Herbert

**AGENDA  
July 18, 2024**

The following items will be on the agenda for the Fauquier County Planning Commission meeting to be held on Thursday, July 18, 2024, beginning at 6:30 PM in the Warren Green Building 10 Hotel Street Warrenton, VA 20186, unless otherwise noted.

**1. Work Session**

- A. 9:30 AM – Agenda Review** (Planning Commission, Sponsor; Holly Meade, Director, Staff)
- B. [9:45 AM – A Work Session to Discuss a Zoning Ordinance Text Amendment to Articles 3, 5, and 15 Related to Short-Term Rentals](#)** (John Meadows, Lee District Planning Commissioner, Sponsor; Amy Rogers, Chief of Zoning and Development Services, Staff)
- C. 10:00 AM – Commissioners' Time** (Planning Commission, Sponsor; Holly Meade, Director, Staff)

**2. Regular Meeting**

- A. Adoption of the Agenda** (Planning Commission, Sponsor; Holly Meade, Director, Staff)
- B. [Approval of Minutes - June 20, 2024](#)** (Planning Commission, Sponsor; Meredith Meixner, Administrative Manager - Planning and Zoning, Staff)
- C. Board of Zoning Appeals Agenda - August 1, 2024 (CANCELLED)** (Planning Commission, Sponsor; Holly Meade, Director, Staff)

**3. Public Hearings**

This is a public hearing to allow the Commission to gather information from interested citizens on the agenda items. Citizens may speak in reference to each item on the agenda for a time usually limited to three (3) minutes. Commissioners and staff may ask questions of anyone attending the hearing. Speakers are asked not to direct questions or comments to each other. Speakers are not allowed additional time for rebuttal. This is a hearing, not a debate. Questions may be directed to Commissioners and Community Development staff during office hours.

- A. [Zoning Ordinance Text Amendment TEXT-24-022219, CBCAM, LLC - An Application for a Zoning Ordinance Text Amendment to Sections 3-332 and 5-3203 Related to Approving Commercial Uses on Properties Historically Utilized Solely for Commercial Uses](#)** (CBCAM, LLC, Owner/Applicant; Cristin Wise, Planner I, Staff)
- B. [Special Exception SPEX-24-022267, Dencrest Farm Kennels - An Application for a Category 13 Special Exception to Allow a Minor Kennel on Property Under a Virginia](#)**

**Outdoors Foundation Easement (PIN 6073-70-6609-000, Marshall District)** (Dencrest, LLC/MOC Beagles, Inc., Owner/Applicant; Kara Marshall, Planner III, Staff)

- C. **WITHDRAWN - Rezoning REZN-23-020206 & Special Exception SPEX-23-020207, The Catlett Project - An Application to Rezone Approximately 68.27 Acres from Industrial Park (I-1) to Business Park (BP) with Proffers; and Accept Proffers on 80 Acres of Agriculture (RA) zoned property; and an Application for a Category 20 Special Exception to Allow an Aboveground Water Storage Facility (PIN 7932-05-8458-000, 7922-95-9625-000, 7922-95-9962-000, a portion of 7922-94-4334-000, and PIN 7932-17-5396-000, Cedar Run District)** (Catlett Station II, LLC, Michael B. Hetu, Sue Hetu, Scott Jacobs, Golden Rule Centre, Inc, Cora Ann Byler and Simon W. & Cora Ann Byler Revocable Living Trust/ Catlett Station II, LLC , Owner/Applicant; Adam Shellenberger, Chief of Planning, Staff)