



TOWN OF WARRENTON

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AGENDA PLANNING COMMISSION TOWN OF WARRENTON

December 20, 2006
7:00 P.M.

1. Call to order and establishment of a quorum.
2. Approval of Minutes – October 18, 2006
3. Public Hearings

None Presented for This Meeting

4. Other Business
 - a. **Cardinal Fields Subdivision – Preliminary Plat #06-05.** Request for development of a nineteen (19) lot subdivision with a new public road off of Hastings Lane on the north side of Route 17 at the north Town boundary (GPIN # 6985-41-4640). The property is zoned R-15 Residential and contains 8.9450 acres (gross density is 2.12 units per acre) and an average net lot size of 15,806 square feet. Public water and sanitary sewer is required with connection off-site in Fauquier County. The applicant is David Dobson, Rixeyville, Virginia.
 - b. **Cider Rock Subdivision – Preliminary Plat #06-03.** Continue as tabled for authorization of a Special Use Permit for steep slopes.
 - c. **Solgrove Road - Waiver of Specifications.** Request for the construction of an extension to Solgrove Road that is not consistent with the requirements of the Warrenton Public Facilities Manual. The extension would be similar to the existing road, but a waiver is required for the minimum pavement width (20 feet where 28 feet is specified), curb and gutter, sidewalk and street light installation. The new road would provide frontage for a two-lot subdivision and is requested by Premier Development of Virginia.

- d. **Solgrove Road Subdivision – Preliminary Plat #06-06.** Request for development of a two-lot subdivision with an extension of existing Solgrove Road from its present terminus near Broadview Avenue (GPIN # 6985-10-4371). The property is zoned R-15 Residential and contains 1.2034 acres. The gross density is 1.66 units per acre and the average lot size is 26,210 square feet. Public water and sanitary sewer is required and available. The applicant is Premier Development of Centerville, Virginia.
5. Work Session
 - a. **2007 Comprehensive Plan Update** – To become part of the 2007 Comprehensive Plan review (October 2006).
 6. Planning Commission Comments
 7. Staff Comments – Concept Plans and Development Proposals.
 - a. United Rentals Site Plan
 8. Adjourn