

**MINUTES OF  
FAUQUIER COUNTY BOARD OF ZONING APPEALS**

January 7, 1999

The Fauquier County Board of Zoning Appeals held its regularly scheduled meeting on Thursday, January 7, 1999, at 2:00 P.M. in the Meeting Room of the Warren Green Building, 10 Hotel Street, Warrenton, Virginia. Members present were Mr. William Rider, Chairman; William Barr, Vice Chairman; Mrs. Barbara Wilson, Secretary; Mr Eugene Lofdahl, Mr. John Meadows, Mrs. Peg Mailler and Dr. James Branscome. Also present were Mrs. Carolyn G. Bowen, Zoning Administrator; Mr. Don Margraf, Assistant Zoning Administrator; Mr. Paul McCulla, County Attorney; and Mrs. Beverly Pullen, Zoning Office Technician.

**ELECTION OF OFFICERS**

Mr. McCulla asked for nominations for the election of officers for 1999. On the nomination made by Ms. Wilson and seconded by Mr. Lofdahl it was moved to re-elect Mr. William Rider as Chairman. On the nomination made by Mrs. Mailler and seconded by Mr. Rider it was moved to re-elect Mr. William Barr as Vice-Chairman. On the nomination made by Mr. Rider and seconded by Mr. Meadows, it was moved to re-elect Ms. Barbara Wilson as Secretary.

**MINUTES**

The minutes of the December 3, 1998 hearing were approved as submitted.

**LETTERS OF NOTIFICATIONS**

**PUBLIC NOTICE** Mrs. Bowen stated that to the best of her knowledge, the cases before the Board of Zoning Appeals for a public hearing had been properly advertised, posted, and letters of notification sent to adjoining property owners.

**VARIANCE #43507**

**JO ANN WESTERN (OWNER)**

Applicants requested a variance of five (5) feet to a side yard requirement, wherein the Zoning Ordinance requires ten (10) feet, for the purpose of an addition. The subject property is located at 8508 Sunset Lane off of Winchester Road (State Route 17), identified as PIN #6969-68-8479-000, containing .234 acre in Marshall District.

Mr. Don Margraf reviewed the staff report. He stated that the BZA held a public hearing for this request on December 3, 1998, and action was deferred for thirty (30) days so that the applicant could explore other alternatives.

Mr. Garrett, husband of the applicant, was present in support of this request. He stated that the reason for this request is to accommodate his mother-in-law by enlarging the existing kitchen, bedroom and bath. Mr. Garrett further stated that he has no other alternatives available.

Ms. Wilson explained that this request does not meet the standards of a variance and based on the site visit last month, it appeared that it would be possible to add on to the existing house on the north end.

Mr. Garrett explained that he did not think adding on to the north end would work, as it would be expensive.

Mr. Rider explained to Mr. Garrett that the Board of Zoning Appeals does not issue variances for convenience purposes, only if the property imposes the hardship.

Mr. Lofdahl asked for clarification if granting this variance would effectively change the setback requirements for this zoning district.

Mrs. Bowen responded that only the Board of Supervisors could change the setbacks required in the Zoning Ordinance.

Mr. McCulla explained that the standards are set forth in the Code of Virginia and economic hardship does not justify the granting of a variance.

On the motion made by Mr. Barr, and seconded by Dr. Branscome, it was moved to deny Variance #43507, based on the Board's findings, after due notice and hearing, as provided by §15.2-2204 of the Code of Virginia:

1. Strict application of the Ordinance would not effectively prohibit or unreasonably restrict use of the property;
2. The granting of the variance will not alleviate a clearly demonstrable hardship approaching confiscation, and is not distinguished from a special privilege or convenience sought by the applicant.
3. Any hardship or restriction on the use of the property is not by reason of:
  - (a) the exceptional narrowness, shallowness, size or shape of the property at the time of the effective date of the ordinance;
  - (b) exceptional topographic conditions or other extraordinary situation or condition of the property;
  - (c) exceptional topographic conditions or other extraordinary situation or condition of property immediately adjacent thereto.
4. The variance will not be in harmony with the intended spirit and purpose of the Ordinance, and would not result in substantial justice being done.
5. The strict application of the Ordinance will not produce undue hardship as there are other options available.
6. Such hardship is generally shared by other properties in the same zoning district and the same vicinity, and is of so general and reoccurring a nature as to make reasonably practical the formation of a general regulation to be adopted as an amendment to the Ordinance.

The motion carried unanimously.

**SPECIAL PERMIT #43625**

**F&M BANK PEOPLES (OWNERS)/JOHN SIMPSON(CONTRACT OWNERS)**

Contract Owner, John Simpson requested special permit approval to locate a contractor's storage yard on properties zoned Commercial-2, containing approximately 1.90 acres, located on Merchant Place in the New Baltimore Business Park, identified as PIN #7916-02-2645-000, and PIN #7916-02-3826-000 in Scott District.

Mr. Margraf reviewed the staff report and stated that a site visit was made earlier. He stated that the applicant wants to construct two (2) buildings consisting of contractors offices, shop area and warehouse/storage, and a screened outdoor storage yard.

Mr. John Simpson, Contract Owner, along with Mr. Wayne Stephens from Carson, Harris & Associates were present in support of this request. Mr. Simpson stated that his general contracting company operates from Fairfax and Prince William Counties.

Mr. Simpson stated that on the proposed site plan, the fence proposed is chain link with slats, and would be approximately six (6') feet tall.

Mrs. Bowen stated that during site plan review, the proposed site plan must meet requirements established in the Zoning Ordinance, however the Board of Zoning Appeals could condition the permit further if necessary.

Mrs. Wilson inquired as to the largest equipment that would be parked on site.

Mr. Simpson stated that the largest equipment is a backhoe. The height of a backhoe is approximately twelve (12') feet tall. He also stated that he has several small loaders that would be parked on site.

Mr. Rider inquired as to the hours of operation.

Mr. Simpson stated that generally the hours would be Monday through Friday 6:00 A.M. to 8:00 P.M. and occasionally on Saturday.

Mr. William Lewis, an adjacent property owner, spoke in opposition to this request. He cited concerns with the height of the fence proposed that would adjoin his residential property. He was also concerned about the lighting and noise from the business.

Mr. Rider asked Mr. Lewis what type of screening he felt would be necessary for buffering.

Mr. Lewis stated that a dense planting of white pines would help.

Mr. Ralph Lewis, an adjacent property owner, spoke in opposition to this request. He cited concerns with the hours of operation, use of outside phones, and run off of fuel, etc. onto his property and also into the creek.

Mr. Bill Swick, spoke in opposition of this request. He cited concerns with run off from the property. He stated that an eight foot board on board fence would be more attractive than a six foot chain link fence. He commented on the screening of the J.W. Burress property that joins his residential property, as being sufficient buffering.

Mr. Bob Sowder, spoke in support of this request. He stated that he had been the developer of the New Baltimore Business Park. He stated that he felt this use was appropriate for the Business Park and should be approved with the proper screening.

On the motion made by Ms. Wilson and seconded by Mrs. Mailler, it was moved to grant Special Permit #43625, after due notice and hearing, as required by Code of Virginia §15.2-2204 and Section 5-009 of the Fauquier County Code, based upon the Board's findings:

1. The proposed use will not adversely effect the use or development of neighboring properties.
2. It is in accordance with the applicable zoning district regulations and to applicable provisions of the adopted Comprehensive Plan, and does conform to the general standards set forth in Section 5-006(1) through (9) of the Zoning Ordinance of Fauquier County, which sections are incorporated in this Motion as if fully set forth.
3. The use will be compatible with the neighborhood in which it is to be located.
4. The special permit is granted subject to the following conditions, safeguards, and restrictions upon the proposed uses as are deemed necessary in the public interest to secure compliance with the provisions of this Ordinance: (Conditions including, but not limited to, those recited in Section 5-007 A-L of the Zoning Ordinance:
  - a. Site Plan approval as required.
  - b. All lighting of the site shall be downshielded and located in a manner to prevent glare to adjacent parcels.
  - c. Along the property boundaries of R-1 zoning, the property owner shall plant a double row of pine trees with staggered plantings on eight (8') foot center and construct a board on board fence eight (8') feet in height ten (10') feet inside the property line.
  - d. There shall be no outside phone bells installed.
  - e. The hours of operation will be 6:00 A.M. to 8:00 P.M. Monday through Saturday.

The motion carried unanimously.

**SPECIAL PERMIT #43636****LAW FAMILY PARTNERSHIP (OWNER)**

Applicant requested special permit approval to hold minor events at Linden Vineyard, located on the west side of Harrels Corner Road (State Route 638), near Linden, identified as PIN #6000-54-4074-000 containing 75.686 acres in Marshall District.

Mr. Margraf reviewed the staff report. He stated that the Board of Zoning Appeals approved a special permit on June 3, 1993 to allow minor events at the existing Linden vineyard for a period of three (3) years. Since the special permit has expired, the applicant is renewing the request.

Mrs. Bowen stated that during the operation of the vineyard, no complaints have been received.

Mr. Jim Law, owner, was present in support of this request.

No one spoke in support or opposition.

On the motion made by Dr. Branscome, and seconded by Ms. Wilson, it was moved to approve special permit #43636, after due notice and hearing, as required by Code of Virginia §15.2-2204 and Section 5-009 of the Fauquier County Code, based upon the Board's findings:

1. The proposed use will not adversely effect the use or development of neighboring properties.
2. It is in accordance with the applicable zoning district regulations and to applicable provisions of the adopted Comprehensive Plan, and does conform to the general standards set forth in Section 5-006(1) through (9) of the Zoning Ordinance of Fauquier County, which sections are incorporated in this Motion as if fully set forth.
3. The use will be compatible with the neighborhood in which it is to be located.
4. The application does comply with the specific standards which apply to the use in question, namely:

**Section 5-1810 Additional Standards for Winery with Special Events, Major and Minor, in the RA, RC, and RR-2 Zoning Districts**

1. Such a use shall have frontage on a major collector (or higher) as designated in the Comprehensive Plan unless the Board of Supervisors or the Board of Zoning Appeals finds that the type and amount of traffic generated by the facility is such that it will not cause an undue impact on the neighbors or adversely affect safety of road usage. In no case shall alternative frontage be onto less than a rural minor collector or urban local road as designated in the Comprehensive Plan.

2. Any retail sales conducted on the property shall be accessory and incidental to the permitted activity. At least thirty (30) days prior to holding the event, the holder of the Special Permit or Special Exception for the property upon which the event will be held shall provide to the Zoning Administrator the name, address, and a contact person for each individual, group, association, partnership, or corporation which is expected to conduct retail sales at the event.
3. Minor events are those that allow less than 150 attendees per event, and are limited to fifteen (15) within a calendar year. Minimum lot size for minor events is twenty-five (25) acres.
4. No structure use for or in conjunction with this use shall be located within fifty (50) feet of any lot line.
5. The Special Permit or Special Exception holder for a minor or major event shall provide adequate security, emergency services, traffic control, sanitation and refreshment services at every event. At least thirty (30) days prior to holding the event, the holder of the Special Permit or Special Exception permit for the property on which the event will be held, shall provide to the Zoning Administrator written proof, including copies of any permits or licenses, if required, from the following agencies that control traffic, security, emergency services, and on-site sanitary and refreshment facilities are adequate for the size and type of event:
  - a. Fauquier County Sheriff's Office
  - b. Virginia Department of Transportation
  - c. Fauquier County Emergency Services Coordinator
  - d. Fauquier County Health Department
6. The Special Permit or Special Exception permit shall be granted for a period of three (3) years and after such time, the holder may apply to have the permit renewed for additional five (5) year periods. The procedure for renewal shall be the same as specified in Section 5-009 above. After an initial five (5) year renewal, an applicant may request, and the BZA or Board of Supervisors may grant, a renewal for a period of greater than five (5) years, including an indefinite period. If such a renewal is granted, the holder of the Special Permit or Special Exception permit shall submit to the BZA or Board of Supervisors once every five (5) years thereafter, a report documenting that the use of the property as approved by the Special Permit or Special Exception is in full compliance with all requirements of law with respect to the maintenance and conduct of the use with all of the requirements and standards of this Ordinance, and with all conditions of the Special Permit or Special Exception that were designated in issuing the same. If at any time the BZA or Board of Supervisors determines that the

use of the property is not in compliance, it may initiate action to revoke the Special Permit or Special Exception in accordance with Section 015 above.

5. The special permit is granted subject to the following conditions, safeguards, and restrictions upon the proposed uses as are deemed necessary in the public interest to secure compliance with the provisions of this Ordinance: (Conditions including, but not limited to, those recited in Section 5-007 A-L of the Zoning Ordinance):
  - a. The special permit is granted for a period of five (5) years, and can be renewed administratively for periods of five (5) years.
  - b. The special permit does not transfer with the sale of the property.

The motion carried unanimously.

**VARIANCE #43638**

**TIMOTHY E. AND TERRY L. SHANKS**

Applicants requested a variance to the setback requirement to allow the construction of a dwelling one hundred and forty (140') feet from a railroad, wherein the Zoning Ordinance requires two hundred (200') feet. The subject property is identified as PIN #6001-74-2030, located on John Marshall Highway (State Route 55) near Linden, containing 5.72 acres, Marshall District.

Mr. Margraf reviewed the staff report and stated the reason for this variance request is due to the narrowness and shallowness of the subject property. He further stated that Virginia Department of Transportation and Fauquier County Health Department have no objection to this request.

Mrs. Bowen stated that there is an issue with the location of the floodplain on the property. She stated that the actual floodplain would need to be determined prior to the issuance of zoning or building permits.

Mr. Shanks was present in support of his request.

No one else spoke.

On the motion made by Mr. Lofdahl, and seconded by Mr. Meadows, it was moved to grant variance #43638, based on the Board's findings, after due notice and hearing, as provided by §15.2-2204 of the Code of Virginia:

1. The property was acquired in good faith; and
2. Strict application of the Ordinance would effectively prohibit or unreasonably restrict use of the property because of the narrowness of the lot.
3. The granting of the variance will alleviate a clearly demonstrable hardship approaching confiscating, and is distinguished from a special privilege or convenience sought by the applicant.

4. The hardship or restrictions on the use of the property are by reason of the exceptional narrowness, shallowness, size or shape of the property at the time of the effective date of the Ordinance;

5. The size or shape, exceptional conditions, or extraordinary situation which result in the hardship or restrictions on the use of the applicant's property are the exceptional narrowness, shallowness, size or shape of the property at the time of the effective date of the Ordinance.

6. The variance will be in harmony with the intended spirit and purpose of the Ordinance, and would result in substantial justice being done.

7. The strict application of the Ordinance will produce undue hardship.

8. Such hardship is not shared generally by other properties in the same zoning district and the same vicinity and is not of so general or recurring a nature as to make reasonably practical the formation of a general regulation to be adopted as an amendment to the Ordinance.

9. The authorization of the variance will not be of substantial detriment to adjacent property and that the character of the district will not be changed by the granting of the variance.

10. The minimum variance that is necessary to afford relief is sixty (60') feet to the railroad.

The motion carried unanimously.

**SPECIAL PERMIT #43643**

**GROVE BAPTIST CHURCH TRUSTEES (OWNERS)**

Applicants wish to enlarge an existing place of worship. The subject property is identified as PIN #7824-57-8130-000, located on Goldvein Road (State Route 813), in Goldvein, containing 2.67 acres, Cedar Run District.

Mr. Margraf reviewed the staff report stating that on May 7, 1992, the Board of Zoning Appeals approved Special Permit #35504 to allow the construction of a 2400 square foot addition to the existing Grove Baptist Church. Since the special permit expired and the proposed enlargement of the church will be more than 2400 square feet, the applicant has reapplied. The proposed addition will be used for educational purposes.

Mr. Mike Cox, Trustee and Member of Grove Baptist Church, was present in support of this request. He stated that Grove Baptist Church wants to build onto the existing place of worship to add classrooms, that will be used for all ages, from the nursery to senior adults. He stated that the current congregation is about 285 members, with about 200 active members. The average attendance is 160-170, including children.

On the motion made by Mrs. Mailler, and seconded by Mr. Meadows, it was moved to grant special permit #43643, after due notice and hearing, as required by Code of Virginia §15.2-2204 and Section 5-009 of the Fauquier County Code, based upon the Board's findings:

1. The proposed use will not adversely effect the use or development of neighboring properties.
2. It is in accordance with the applicable zoning district regulations and to applicable provisions of the adopted Comprehensive Plan, and does conform to the general standards set forth in Section 5-006(1) through (9) of the Zoning Ordinance of Fauquier County, which sections are incorporated in this Motion as if fully set forth.
3. The use will be compatible with the neighborhood in which it is to be located.
4. The application does comply with the specific standards which apply to the use in question, namely:

**Section 5-602 Additional Standards for Places of Worship**

Uses proposed in conjunction with places of worship shall be subject to regulations applicable to such use (e.g., schools, athletic facilities).

5. The special permit is granted subject to the following conditions, safeguards, and restrictions upon the proposed uses as are deemed necessary in the public interest to secure compliance with the provisions of this Ordinance: (Conditions including, but not limited to, those recited in Section 5-007 A-L of the Zoning Ordinance:
  - (a) Site plan as required.

The motion carried unanimously.

**VARIANCE #43645**

**ELLEN LOU SPARKS (OWNER)**

Applicant requested a variance of twelve (12') feet to the minimum front yard requirement for the addition of a front porch and foyer. The subject property is identified as PIN #6969-47-2101-000, containing .486 acre on Lunceford Lane (private) off of John Marshall Highway (State Route 55) in Marshall District.

Mr. Margraf reviewed the staff report, he stated that the applicant is requesting a variance of twelve (12') feet for a proposed addition of an enclosed front porch and foyer to an existing dwelling. He also stated that a site visit was made earlier.

Mrs. Sparks was present in support of this request. She stated that the existing dwelling is already within the front yard setback.

Mr. Rider asked Mrs. Bowen if the dwelling is non-conforming.

Mrs. Bowen stated that the dwelling is non-conforming and the addition will exceed the 30% area allowed for an addition in a required setback.

No one else spoke.

On the motion made by Mr. Lofdahl and seconded by Mr. Meadows, it was moved to grant variance #43645, based on the Board's findings, after due notice and hearing, as provided by §15.2-2204 of the Code of Virginia:

1. The property was acquired in good faith; and
2. Strict application of the Ordinance would effectively prohibit or unreasonably restrict use of the property because of the location of the house.
3. The granting of the variance will alleviate a clearly demonstrable hardship approaching confiscating, and is distinguished from a special privilege or convenience sought by the applicant.
4. The hardship or restrictions on the use of the property are by reason the exceptional narrowness, shallowness, size or shape of the property at the time of the effective date of the Ordinance.
5. The size or shape, exceptional conditions, or extraordinary situation which result in the hardship or restrictions on the use of the applicant's property are by reason the exceptional narrowness, shallowness, size or shape of the property at the time of the effective date of the Ordinance.
6. The variance will be in harmony with the intended spirit and purpose of the Ordinance, and would result in substantial justice being done.
7. The strict application of the Ordinance will produce undue hardship.
8. Such hardship is not shared generally by other properties in the same zoning district and the same vicinity and is not of so general or recurring a nature as to make reasonably practical the formation of a general regulation to be adopted as an amendment to the Ordinance.
9. The authorization of the variance will not be of substantial detriment to adjacent property and that the character of the district will not be changed by the granting of the variance.
10. The minimum variance that is necessary to afford relief is twelve (12') feet.

The motion carried unanimously.

**SPECIAL PERMIT #43646**

**MICHAEL E. BRYANT(OWNER)**

Applicant wishes to locate a small contracting business, roofing and sheet metal, on property identified as PIN #7836-96-1085-000, containing 5.65 acres, located off Bristersburg Road (State Route 616), near Elk Run, Cedar Run District.

Mr. Margraf reviewed the staff report stating that a site visit was conducted earlier. He stated that the Fauquier County Health Department has no objection to the proposed use and Virginia Department of Transportation has no comments.

Ms. Ginger Bowman, employee of Mr. Bryant, was present in support of this request. She stated that there will not be any outside storage. She also stated that the hours of operation in the barn will consist of approximately 5-10 hours a week (approximately 2:00 P.M. to 4:00 P.M.). Ms. Bowman stated that all materials are delivered to the job site. She explained that the cutting and bending of necessary materials is done in the barn at the subject property.

No one else spoke.

On the motion made by Mr. Meadows, and seconded by Mr. Lofdahl, it was moved to grant special permit #43646, after due notice and hearing, as required by Code of Virginia §15.2-2204 and Section 5-009 of the Fauquier County Code, based upon the Board's findings:

1. The proposed use will not adversely effect the use or development of neighboring properties.
2. It is in accordance with the applicable zoning district regulations and to applicable provisions of the adopted Comprehensive Plan, and does conform to the general standards set forth in Section 5-006(1) through (9) of the Zoning Ordinance of Fauquier County, which sections are incorporated in this Motion as if fully set forth.
3. The use will be compatible with the neighborhood in which it is to be located.
4. The application does comply with the specific standards which apply to the use in question, namely:

Section 5-203 Additional Standards for Small Contracting Businesses

1. The minimum lot size requirement shall be five (5) acres.
2. All off-street parking and loading spaces, storage and loading areas, storage and structures which are related to such use shall be located not less than fifty (50) feet from any lot line.
3. Not more than five (5) persons shall be engaged in the on-site operation of the business.
4. No more than five (5) vehicles in excess of ¾ ton and/or pieces of equipment shall be operated from the site or stored there overnight.
5. Such a use shall have direct access to a road designated as a major collector (or higher) in the Comprehensive Plan unless the BZA finds that the type and amount of traffic generated by the particular use is such that it will not cause an undue impact on the neighbors or adversely effect safety of road usage.

6. The area covered by all structures used in connection with such a use shall not exceed a total of five thousand (5,000) square feet.
  7. The area covered by any outdoor storage in connection with such a use shall not exceed a total of five thousand (5,000) square feet.
  8. All parking, loading and open storage shall be effectively screened from view.
5. The special permit is granted subject to the following conditions, safeguards, and restrictions upon the proposed uses as are deemed necessary in the public interest to secure compliance with the provisions of this Ordinance: (Conditions including, but not limited to, those recited in Section 5-007 A-L of the Zoning Ordinance:
- (a) The size of the storage building shall not be increased without approval from the Board of Zoning Appeals.
  - (b) The special permit does not transfer with the sale of the property.
  - (c) The special permit is granted for a period of three (3) years.

The motion carried unanimously.

**SPECIAL PERMIT #42203**

**RODGERS FAMILY LIMITED PARTNERSHIP(OWNERS) FAUQUIER FAIR, INC. (APPLICANT)**

Applicant, Fauquier Fair, Inc. requested special permit approval to locate a fairground. The fairground will be located on a 10 acre portion of PIN #6993-17-4088-000. The subject property is located on Old Auburn Road (State Route 670) in Center District.

Mr. Margraf reviewed the staff report indicating that the Rodgers Family is donating the 10 acre site to the Fauquier Fair. He stated that Virginia Department of Transportation sent a letter indicating that a commercial entrance will be required.

Mr. Jim Harris was present on behalf of Carson, Harris & Associates, L.L.C. He prepared the proposed site plan for the applicants.

Mrs. Patty Leonard was also present on behalf of Fauquier Fair, Inc. She stated that this fairground would replace the fairground at Marshall. She stated that they want to hold 1-2 large fairground events per year with approximately 500 people, and 12-15 smaller events per year with approximately 200 people. The proposed hours would be 9:00 A.M. to 9:00 P.M. Friday and Saturday, and 9:00 A.M. to 5:00 P.M. on Sunday.

On the motion made by Ms. Wilson, and seconded by Mr. Barr, it was moved to grant Special Permit #42203, after due notice and hearing, as required by Code of Virginia §15.2-2204 and Section 5-009 of the Fauquier County Code, based upon the Board's findings:

1. The proposed use will not adversely effect the use or development of neighboring properties.
2. It is in accordance with the applicable zoning district regulations and to applicable provisions of the adopted Comprehensive Plan, and does conform to the general standards set forth in Section 5-006(1) through (9) of the Zoning Ordinance of Fauquier County, which sections are incorporated in this Motion as if fully set forth.
3. The use will be compatible with the neighborhood in which it is to be located.
4. The application does comply with the specific standards which apply to the use in question, namely:

**Section 5-1101 Additional Submission Requirements**

In addition to the submission requirements set forth in Section 001 above, all applications for Category 11 public uses shall be accompanied by a statement by an official or officer of the governmental body who shall be present giving the exact reasons for selecting the particular site as the location for the proposed facility, including any alternatives considered.

5. The special permit is granted subject to the following conditions, safeguards, and restrictions upon the proposed uses as are deemed necessary in the public interest to secure compliance with the provisions of this Ordinance: (Conditions including, but not limited to, those recited in Section 5-007 A-L of the Zoning Ordinance:
  - (a) The special permit was approved for two (2) three-day fairs and fifteen (15) one-day events.
  - (b) Site Plan as required.

The motion carried unanimously.

**OTHER MATTERS**

Mrs. Bowen stated that she would be on vacation from February 1-5 and wanted to know if the Board of Zoning Appeals wanted to change the date of the February hearing. On the motion made by Mr. Lofdahl, and seconded by Mr. Meadows, it was moved to change the February hearing date to February 11, 1999.

ADJOURNMENT     There being no further business before the Board, the meeting adjourned at 4:40 P.M.

William Rider, Chairman

Barbara Wilson, Secretary

Copies of all files and materials presented to the Board are attached to and become a part of these minutes. A tape recording of the meeting is on file for one year.