

**MINUTES OF
FAUQUIER COUNTY PLANNING COMMISSION
September 26, 2013**

**Work Session
1:30 p.m.
Warren Green Meeting Room
First Floor, 10 Hotel Street
Warrenton, Virginia**

The Fauquier County Planning Commission held a Work Session on Thursday, September 26, 2013, beginning at 1:30 p.m., in the Warren Green Meeting Room, First Floor, 10 Hotel Street, Warrenton, Virginia. Members present were Ms. Adrienne Garreau, Chairperson; Mr. Dell Ennis, Secretary; Mr. Bob Lee and Mr. Ken Alm. Also present were Ms. Tracy Gallehr, Ms. Mary Catherine Sheridan, Ms. Marianne Primeau, Ms. Kimberley Fogle, Mrs. Susan Eddy, Ms. Holly Meade, Mr. Chuck Floyd, Ms. Sandra O’Connell, Ms. Wendy Wheatcraft, Mr. David Ek and Mr. Chris Pettit. Member absent was Mr. John Meadows.

CLOSED MEETING:

On motion made by Mr. Ennis and seconded by Mr. Lee, it was moved to go into a closed meeting, pursuant to *Code of Virginia* Section 2.2-3711(A)(7) for the purpose of consultation with legal counsel pertaining to specific legal matters requiring the provision of legal advice by counsel relating to TWSE13-MA-005 – Plum Run Farm, LLC (Owner)/Verizon Wireless (Applicant) – Atoka Verizon Wireless and CPAM13-MA-005, REZN13-MA-004, SPPT13-MA-020, SPPT13-MA-021, SPPT14-MA-007, SPEX13-MA-023 & SPEX13-MA-024 – Middleburg Humane Foundation (Owner)/Grove Lane, LLC (Applicant) – Middleburg Humane Foundation.

The motion carried 4 – 0, as follows:

AYES: Ms. Garreau, Mr. Ennis, Mr. Lee, Mr. Alm

NAYS: None

ABSTENTION: None

ABSENT: Mr. Meadows

Upon reconvening from the closed meeting, Mr. Ennis read the following Certification of Closed Meeting:

The Fauquier County Planning Commission, having adjourned into a closed meeting this day for the purposes stated in the resolution authorizing such meeting, does hereby certify that to the best of each member's knowledge:

1. Only public business matters lawfully exempted from open meeting requirements under the Virginia Freedom of Information Act; and
2. Only such public business matters as were identified in the motion by which the closed meeting was convened, were heard, discussed, or considered in the closed meeting.

This certification shall be recorded in the minutes of the Planning Commission on motion of Mr. Ennis and seconded by Ms. Garreau.

The motion carried 4 – 0, as follows:

AYES: Ms. Garreau, Mr. Ennis, Mr. Lee, Mr. Alm

NAYS: None

ABSTENTION: None

ABSENT: Mr. Meadows

PRELIMINARY PLAT – PPLT13-MA-002 – DAVID E. COUK (OWNER)/NVP, INC. (APPLICANT) – STONE CREST SUBDIVISION – An application to subdivide approximately 10.2513 acres into seventeen (17) lots and an open space parcel. The property is located on the north side of Waterloo Road, Marshall District. (PIN 6974-66-4890-000) (Saundra O’Connell, Staff)

Ms. O’Connell reviewed the application.

PRELIMINARY PLAT – PPLT13-CR-004 – SOMERVILLE FARMS, LLC a/k/a SOMERVILLE FARM, LLC (OWNER)/SOMERVILLE FARMS, LLC (APPLICANT) – SOMERVILLE FARMS SUBDIVISION

An application to subdivide approximately 146.2937 acres into five (5) lots. The properties are located on the south side of Aquia Road (Route 610), Cedar Run District. (PIN 7847-13-8731-000 and 7847-14-3896-000) (Saundra O’Connell, Staff)

Ms. O’Connell reviewed the application.

TELECOMMUNICATION SPECIAL EXCEPTION – TWSE13-MA-005 – PLUM RUN FARM, LLC (OWNER)/VERIZON WIRELESS (APPLICANT) – ATOKA VERIZON WIRELESS – An application for a Category 20 Special Exception to construct an 80’ stealth silo

telecommunication facility and associated equipment. The property is located off Plum Run Lane, Marshall District. (PIN 6073-29-8485-000) (Wendy Wheatcraft, Staff)

Ms. Wheatcraft reviewed the application.

SPECIAL EXCEPTIONS – SPEX14-MA-003, SPEX14-MA-004, & SPEX14-MA-005 – STONE CREEK GROUP, LLC (OWNER)/SHANE O’CONNOR (APPLICANT) – BLACKTHORNE INN & RESTAURANT – An application for a Category 7 Special Exception for an adaptive use to continue the operation of a restaurant; a Category 9 Special Exception to continue the operation of a resort; and a Category 9 Special Exception to hold Class “C” events. The property is located at 10087 John S. Mosby Highway, Marshall District. (PIN 6044-67-8620-000) (Holly Meade, Staff)

Ms. Meade reviewed the application.

COMPREHENSIVE PLAN AMENDMENT – CPAM14-XX-001 – A Comprehensive Plan Amendment to Chapter 3 – Population Analyses & Projections (Chris Pettit, Staff)

Mr. Pettit reviewed the proposed Comprehensive Plan Amendment.

COMPREHENSIVE PLAN AMENDMENT/REZONING/SPECIAL PERMITS/SPECIAL EXCEPTIONS – CPAM13-MA-005, REZN13-MA-004, SPPT13-MA-020, SPPT13-MA-021, SPPT14-MA-007, SPEX13-MA-023 & SPEX13-MA-024 – MIDDLEBURG HUMANE FOUNDATION (OWNER)/GROVE LANE, LLC (APPLICANT) – MIDDLEBURG HUMANE FOUNDATION – Applications for a Comprehensive Plan Amendment to permit an agricultural use within the Marshall Service District; to rezone approximately 23.0763 acres from Residential District, 2 Dwelling Units/Acre (R-2)/Residential District, 4 Dwelling Units/Acre (R-4) to Rural Agriculture (RA); a Category 11 Special Permit to allow an animal shelter; a Category 13 Special Permit to allow an animal shelter; a Category 13 Special Permit to allow a veterinary clinic; a Category 1 Special Exception to allow a residential duplex; and a Category 31 Special Exception to waive the public/central water requirement. The property is located on a private access road to the north of the intersection of Free State Road (Route 721), Grove Lane (Route F185) and West Main Street (Route 55), Marshall District. (PIN 6969-38-9463-000) (Susan Eddy, Staff)

Mrs. Eddy reviewed the application.

INITIATION OF A COMPREHENSIVE PLAN AMENDMENT TO CHAPTER 2 – PHYSICAL CHARACTERISTICS & NATURAL AND HISTORIC RESOURCES (David Ek and Wendy Wheatcraft, Staff)

Mr. Ek and Ms. Wheatcraft introduced the Comprehensive Plan Amendment process for Chapter Two.

GREEN INFRASTRUCTURE PROJECT UPDATE

Mr. David Ek introduced Mr. Patrick Mauney with the Rappahannock-Rapidan Regional Commission who gave an update on the project.

APPROVAL OF MINUTES

Planning Commissioners discussed the August 29, 2013 and September 10, 2013 minutes.

BOARD OF ZONING APPEALS AGENDA

No comment.

TRANSPORTATION COMMITTEE AGENDA

No comment.

PLANNING COMMISSIONERS' TIME

No comment.

The meeting was adjourned at 5:00 p.m.

<p style="text-align: center;"><i>Regular Meeting 6:30 p.m. Warren Green Meeting Room 10 Hotel Street, Warrenton, Virginia</i></p>

The Fauquier County Planning Commission held its regular meeting on Thursday, September 26, 2013, 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. Dell Ennis, Secretary; Mr. Bob Lee and Mr. Ken Alm. Also present were Ms. Mary Catherine Sheridan, Ms. Marianne Primeau, Mrs. Susan Eddy, Ms. Holly Meade, Ms. Sandra O'Connell, Ms. Wendy Wheatcraft and Mr. Chris Pettit. Member absent was Mr. John Meadows.

1. **APPROVAL OF MINUTES** – August 29, 2013 and September 10, 2013

On motion made by Mr. Alm and seconded by Mr. Lee, it was moved to approve the August 29, 2013 and September 10, 2013 minutes.

The motion carried 4-0 with Commissioner Meadows absent.

2. **PRELIMINARY PLAT – PPLT13-MA-001 – GROVE LANE, LLC (OWNER/APPLICANT) – WINDY HILL** application to subdivide a 7.70-acre portion of a 122.8574-acre property (30) lots with three (3) open space parcels totaling 4.71 acres. The property is located on the north side of Grove Lane and west of Salem Avenue, Marshall District. (PIN 6969-39-3028-000) (Chuck Floyd, Staff)
3. **PRELIMINARY PLAT – PPLT13-MA-002 – DAVID E. COUK (OWNER)/NVP, INC. (APPLICANT) – STONE CREST SUBDIVISION** – An application to subdivide approximately 10.2513 acres into seventeen (17) lots and an open space parcel. The property is located on the north side of Waterloo Road, Marshall District. (PIN 6974-66-4890-000) (Saundra O’Connell, Staff)

Ms. O’Connell reviewed the staff report, a copy of which is attached to and made part of these official minutes.

Mr. Lee commended the applicant for working with the neighbors and noted he was hoping for more of a cottage style subdivision.

Mr. Alm agreed with Mr. Lee’s comments and noted they were hoping for something different due to the changing demographics of the area.

On motion made by Mr. Lee and seconded by Ms. Garreau, it was moved to approve this item, subject to the following conditions:

**STONE CREST SUBDIVISION
PPLT13-MA-002**

1. The final plat shall be in general conformance with the “Preliminary Plat for Stone Crest” sealed and dated by Ronald E. Schools on August 19, 2013, except as noted in the following conditions.
2. If the County or VDOT determines during the review of the Final Construction Plans that the existing culvert under Old Waterloo Road cannot adequately handle the run-off created by the Stone Crest Development, the applicant shall be required to design and construct such improvements as necessary to meet improvements.
3. The front yard setbacks shall be corrected on the Construction Plan/Final Plat to show at least 50 percent of the required setback within the lot.

The motion carried 4-0 with Commissioner Meadows absent.

4. **PRELIMINARY PLAT – PPLT13-CR-004 – SOMERVILLE FARMS, LLC a/k/a SOMERVILLE FARM, LLC (OWNER)/SOMERVILLE FARMS, LLC (APPLICANT) – SOMERVILLE FARMS SUBDIVISION** – An application to subdivide approximately 146.2937 acres into five (5) lots. The properties are located on the south side of Aquia Road (Route 610), Cedar Run District. (PIN 7847-13-8731-000 and 7847-14-3896-000) (Saundra O’Connell, Staff)

Ms. O’Connell reviewed the staff report, a copy of which is attached to and made part of these official minutes.

After discussion, the Planning Commission members agreed on the original conditions provided in the staff report.

On motion made by Mr. Ennis and seconded by Ms. Garreau, it was moved to approve this item, subject to the following conditions:

**SOMERVILLE FARMS SUBDIVISION
PPLT13-CR-004**

1. The final plat shall be in general conformance with the “Somerville Farms Subdivision Plan” sealed and dated by R. B. Thomas, Jr. on August 8, 2013, except as noted in the following conditions.
2. If at any time it is determined by the County that construction on Parcel A is proposed within soil types identified as hydric on the Type 1 Soil Survey performed on the property, a Jurisdictional Determination by the United States Army Corps of Engineers shall be required prior to the construction and the plan shall be amended to avoid construction within any identified wetlands.
3. At time of Building Permit application, the individual lot owner is responsible for preparing an Erosion and Sediment Control Plan for review or applying for an Agreement-in-Lieu-of-a-Plan at the discretion of the County prior to any land disturbing activities beyond what is shown on the Approved Final Construction Plan.
4. A Tree Canopy Preservation Easement shall be recorded prior to or concurrently with the Final Plat. The easement shall ensure protection of the existing and proposed trees used toward the Zoning Ordinance tree canopy and street tree requirements as shown on the “Somerville Farms Subdivision Plan” sealed and dated by R. B. Thomas, Jr. on August 8, 2013.

The motion carried 4-0 with Commissioner Meadows absent.

5. **INITIATION OF A COMPREHENSIVE PLAN AMENDMENT TO CHAPTER 2 – PHYSICAL CHARACTERISTICS & NATURAL AND HISTORIC RESOURCES**
(David Ek and Wendy Wheatcraft, Staff)

Mrs. Eddy reviewed the staff report, a copy of which is attached to and made part of these official minutes.

On motion made by Ms. Garreau and seconded by Mr. Ennis, it was moved to initiate this item.

The motion carried 4-0 with Commissioner Meadows absent.

6. **BOARD OF ZONING APPEALS AGENDA**

No comment.

7. **TRANSPORTATION COMMITTEE AGENDA**

No comment.

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

1. **ANNOUNCEMENTS**

None.

2. **CITIZENS' TIME**

No one spoke.

3. **SPECIAL EXCEPTIONS – SPEX14-MA-003, SPEX14-MA-004, & SPEX14-MA-005 – STONE CREEK GROUP, LLC (OWNER)/SHANE O'CONNOR (APPLICANT) – BLACKTHORNE INN & RESTAURANT** – An application for a Category 7 Special Exception for an adaptive use to continue the operation of a restaurant; a Category 9 Special Exception to continue the operation of a resort; and a Category 9 Special Exception to hold Class “C” events. The property is located at 10087 John S. Mosby Highway, Marshall District. (PIN 6044-67-8620-000) (Holly Meade, Staff)

Ms. Meade reviewed the staff report, a copy of which is attached to and made part of these official minutes.

Ms. Garreau opened the public hearing.

Ms. Amy Pritchard, representative, requested a postponement until the December meeting to resolve outstanding issues. Ms. Pritchard stated that they will apply for a variance of the Zoning Ordinance standard that requires a 100 foot setback for any structure associated with events. The applicant will address the noise complaint by moving the music indoors.

Ms. Jean Perin, Marshall District, inquired why the parking area needs to be paved and commented that she feels an impervious surface would be better.

In that there were no further speakers, Ms. Garreau adjourned the public hearing.

Mr. Lee clarified that only the entrances off Route 50 will be paved.

On motion made by Mr. Lee and seconded by Mr. Alm, it was moved to postpone this item until the December meeting, with the public hearing left open.

The motion carried 4-0 with Commissioner Meadows absent.

4. **TELECOMMUNICATION SPECIAL EXCEPTION – TWSE13-MA-005 – PLUM RUN FARM, LLC (OWNER)/VERIZON WIRELESS (APPLICANT) – ATOKA VERIZON WIRELESS** – An application for a Category 20 Special Exception to construct an 80’ stealth silo telecommunication facility and associated equipment. The property is located off Plum Run Lane, Marshall District. (PIN 6073-29-8485-000) (Wendy Wheatcraft, Staff)

Ms. Wheatcraft reviewed the staff report, a copy of which is attached to and made part of these official minutes.

Ms. Garreau opened the public hearing.

Ms. Julie Bolthouse, Piedmont Environmental Council, discussed where this tower will be visible from and noted there are less impactful sites that Verizon could use. Ms. Bolthouse presented slides comparing the 4G indoor service coverage map provided by Verizon with the county consultant’s map received on September 20, 2013, and noted Verizon’s map is showing coverage from a proposed tower in Paris that is not approved. Ms. Bolthouse voiced concern with the negative impacts this silo will have on the scenic and historic resources and the lack of community support. Ms. Bolthouse requested that this application be denied.

Ms. Wendy Bebie, Marshall District, spoke on behalf of the Mosby Heritage Area Association and stated they continue to oppose the tower. Ms. Bebie further stated that the view shed is pristine and now the commercial development will be right in the middle of this nationally recognized historic landscape. Ms. Bebie expressed her concern for the silo

height and would like to see it lowered if approved. Ms. Bebie concluded that using this silo for farm use is not practical and questioned how farm trucks will access the silo.

Ms. Kiernan Slater Patusky, Marshall District, explained that she lives on Plum Run Farm and her parents who own the farm are the applicants for the proposed silo. Ms. Patusky stated that she and her family support the local organizations and disagreed that this will negatively impact the surrounding community. Ms. Patusky confirmed that the silo will be used for an agricultural purpose as the corn grown on the farm will be stored there and fed to the farm's cattle during the winter months. Ms. Patusky indicated that improved wireless service will enable her children who attend Fauquier County schools to access textbooks and websites now required by teachers and could save a life in an emergency situation. Ms. Patusky concluded by stating that her family has been part of the county's agricultural tradition and has also seen changes in their view shed in recent years with the addition of stables, riding rings and private residences on neighboring properties and like those, the silo will be a working addition to their farm.

Mr. Christopher Patusky, Marshall District, spoke in favor of approving this working silo and described the extensive history of the family owned Plum Run Farm.

Ms. Anita Antenucci, Marshall District, spoke in opposition and stated she wants the open space maintained. Ms. Antenucci believes that the silo will be a blight to the view shed and explained that she will see it from much of her property.

Mr. Paul Dugan, consulting engineer for the applicant, stated that since the last meeting, he has spoken with the county's consultant and provided answers to his questions. Mr. Dugan explained why collocation on the existing tower would not work and that Verizon needs to support the latest technology.

Mr. Frank Stearns, representative, stated that the federal government is urging telecommunication companies to provide broadband coverage to all citizens. Mr. Stearns respectfully requested the Planning Commission recommend approval to the Board of Supervisors.

Ms. Jean Perin, Marshall District, spoke against approving this application and stated she is a neighbor to the proposed site. Ms. Perin explained that she does not have problems with the current coverage.

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

Mr. Lee stated that the Board of Supervisors has advertised this item for its next meeting and expressed his confidence that they will take the Department of Historic Resources report into consideration. Mr. Lee indicated that the map of conservation easements reflects the dedication of the community to preserve the land. Mr. Lee requested that the conditions be revised to ensure that the silo has true silage storage capabilities.

Mr. Alm requested an additional change to the conditions that the applicant be required to repaint the tower as needed over time. Mr. Alm remarked that we need to find balance to

compromise in order to provide service that the government is urging us to do and to protect the land.

Ms. Garreau stated that she is not persuaded that the applicants have made enough of a case that using the existing silo is unfeasible and from a land use perspective, she cannot support a recommendation of approval.

Mr. Ennis stated that although some in the community have cell coverage, many do not, and safety is a widespread issue. Mr. Ennis echoed Mr. Lee's comments and voiced his support for a recommendation of approval.

On motion made by Mr. Lee and seconded by Mr. Alm, it was moved to forward this item to the Board of Supervisors with a recommendation of approval with the following revised conditions:

**ATOKA VERIZON WIRELESS
TWSE13-MA-005**

1. This Special Exception is granted only for the purpose(s), structure(s) and/or uses indicated on the Special Exception Plat "Verizon Wireless Atoka Plum Run Lane" dated August 24, 2012, and received in the Planning Office on May 20, 2013, as approved with this application and as modified by the associated Conditions below.
2. The applicant shall conform to all Federal Communication Commission (FCC) regulations and obtain all necessary FCC and Federal Aviation Administration (FAA) approvals.
3. Signals, lights or illumination shall not be permitted on any portion of the facility, unless required by the Federal Communications Commission (FCC), the Federal Aviation Administration (FAA), State or Federal authorities, or the County.
4. No commercial advertising or signs shall be allowed on the tower or at the tower compound.
5. Except for minor maintenance, existing trees around the telecommunication facility shall not be removed.
6. The use of the historic roadbed for access to and from the telecommunication facility shall be permitted. The historic road shall not be altered by the applicant, subsequent tower owner, or future carriers by grading, widening or installing gravel or asphalt paving. If the road or stone walls along the road are damaged or destroyed by the construction of the telecommunication facility or use of the road by telecommunication utility vehicles, the applicant shall repair all damages made to the road or stone walls.
7. The color of the material used to construct the silo tower shall be a rust or brown color to make the tower more visually compatible with the physical and cultural landscape and less noticeable from neighboring properties. The color of the tower material shall match the so-called "aged" silo rendering represented in the photo simulation submitted

to the County on September 6, 2013. The silo shall have a matte finish. The applicant shall be required to repaint the tower's exterior, as the paint fades over time.

8. The design of any equipment shelter constructed in the future within the tower compound shall be architecturally consistent in materials and appearance with other buildings in the area of the facility.
9. Removal of the facility is subject to the terms identified in Zoning Ordinance Section 11-107.2. The site shall be restored as closely as possible to its original condition.
10. Before proceeding to the zoning/building permit phase, Site Plan review and approval shall be required.
11. The project shall comply with all other applicable Zoning Ordinance requirements.
12. The applicant shall be required to design the silo tower with the capacity to function as a working silo.

The motion carried 3-1, as follows:

AYES: Mr. Lee, Mr. Alm and Mr. Ennis

NAYS: Ms. Garreau

ABSTENTION: None

ABSENT: Mr. Meadows

5. **COMPREHENSIVE PLAN AMENDMENT/REZONING/SPECIAL PERMITS/SPECIAL EXCEPTIONS – CPAM13-MA-005, REZN13-MA-004, SPPT13-MA-020, SPPT13-MA-021, SPPT14-MA-007, SPEX13-MA-023 & SPEX13-MA-024 – MIDDLEBURG HUMANE FOUNDATION (OWNER)/GROVE LANE, LLC (APPLICANT) – MIDDLEBURG HUMANE FOUNDATION** – Applications for a Comprehensive Plan Amendment to permit an agricultural use within the Marshall Service District; to rezone approximately 23.0763 acres from Residential District, 2 Dwelling Units/Acre (R-2)/Residential District, 4 Dwelling Units/Acre (R-4) to Rural Agriculture (RA); a Category 11 Special Permit to allow an animal shelter; a Category 13 Special Permit to allow an animal shelter; a Category 13 Special Permit to allow a veterinary clinic; a Category 1 Special Exception to allow a residential duplex; and a Category 31 Special Exception to waive the public/central water requirement. The property is located on a private access road to the north of the intersection of Free State Road (Route 721), Grove Lane (Route F185) and West Main Street (Route 55), Marshall District. (PIN 6969-38-9463-000) (Susan Eddy, Staff)

Mrs. Eddy reviewed the staff report, a copy of which is attached to and made part of these official minutes.

Ms. Garreau opened the public hearing.

Mr. William Briscoe, Marshall District, indicated he is speaking on behalf of his wife who owns property on Grove Lane and stated he is unsure if they support this application or not. Mr. Briscoe voiced his concerns that this request deviates from the planning process and for the possible impacts to surrounding wells and noise.

Mr. John Foote, representative, expressed his appreciation for the continued assistance from county staff. Mr. Foote stated that there are substantive changes to the original application and there are binding commitments designed to mitigate community concerns. Mr. Foote further stated that Middleburg Humane Foundation will be nestled in the property and will be compatible with the surrounding community. Mr. Foote respectfully requested that this application be forwarded to the Board of Supervisors with a recommendation of approval.

Mr. Lee stated that there are still outstanding issues to be resolved and noted the larger Cunningham property development and the infrastructure needs to be timed right. Mr. Lee commended the development team for working collaboratively with the county and explained that because of the complicated and interrelated components, he would like to keep the public hearing open and postpone until the October meeting.

In that there were no further speakers, Ms. Garreau adjourned the public hearing.

On motion made by Mr. Lee and seconded by Mr. Alm, it was moved to postpone this item until the October meeting, with the public hearing left open.

The motion carried 4-0 with Commissioner Meadows absent.

6. **COMPREHENSIVE PLAN AMENDMENT – CPAM14-XX-001** – A Comprehensive Plan Amendment to Chapter 3 – Population Analyses & Projections (Chris Pettit, Staff)

Mr. Pettit reviewed the staff report, a copy of which is attached to and made part of these official minutes.

Ms. Garreau opened the public hearing.

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

On motion made by Ms. Garreau and seconded by Mr. Ennis, it was moved to postpone this item, with the public hearing left open.

The motion carried 4-0 with Commissioner Meadows absent.

In that there was no further business, the meeting was adjourned at 8:24 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**