

**MINUTES OF
FAUQUIER COUNTY PLANNING COMMISSION
JANUARY 28, 2010**

**Work Session
12:30 p.m.
Second Floor Conference Room, Warren Green Building,
10 Hotel Street, Warrenton, Virginia**

The Fauquier County Planning Commission held a Work Session on Thursday, January 28, 2010, beginning at 12:30 p.m., in the Warren Green Building, Second Floor Conference Room, 10 Hotel Street, Warrenton, Virginia. Members present were Mr. Jim Stone, Chairman; Mr. John Meadows, Vice-Chairman; Ms. Adrienne Garreau, Secretary; Ms. Ann McCarty, and Mr. Ken Alm. Also present were Mrs. Tracy Gallehr, Mr. Rick Carr, Mrs. Susan Eddy, Mrs. Kimberley Fogle, Ms. Kimberley Johnson, Mr. Andrew Hushour, Ms. Holly Meade, Mrs. Melissa Dargis and Mrs. Bonnie Bogert.

SPEX10-CR-010 – Thelma Monroe Estate (Owner)/Jacqueline D. Leopold, Executor (Applicant) – Thelma Monroe Estate Septic System

Mrs. Bogert reviewed the application.

SPEX10-CT-013 – Charlotte M. Heath, et al (Owners/Applicants)

Mrs. Bogert reviewed the application.

Mr. Alm requested that a site visit be scheduled prior to the next regularly scheduled meeting.

REZN10-CT-003 & SEAM10-CT-001 – Raymond Farm, LC (Owner/Applicant) – Raymond Farm

Mrs. Bogert reviewed the application. The applicant indicated that he would be requesting a postponement and also requested a work session be scheduled for this application.

SPEX10-MA-008, SPEX10-MA-009, & SPPT10-MA-012 – CBCAM, LLC (Owner)/Cecil & Rebecca Campbell (Applicants) – Lee Highway Nursery

Ms. Meade reviewed the application. The Planning Commissioners asked staff to schedule a site visit before the next public hearing. The applicant indicated he would request postponement to allow time for a site visit.

SEAM10-CR-002 – Scott W. & Mary Ann Robertson (Owners/Applicants) – Liberty Hill Pet Resort

Mrs. Dargis reviewed the application.

REZN10-CR-001 – Marroum Properties, LLC (Owner)/K. D. Thomas, Thomas Surveys (Applicant) – Marroum Properties

Ms. Meade reviewed the application.

REZN10-MA-004 – Hunter’s Head, LC (Owner/Applicant) – Hunter’s Head

Mrs. Dargis reviewed the application.

The Planning Commissioners discussed scheduling a site visit when the weather is warmer.

Zoning Ordinance Text Amendment to Section 14-203.1 to reduce the number of Board of Zoning Appeals members to five and Section 14-205.2 to reduce the quorum requirement to three members.

Mrs. Gallehr reviewed the proposed text amendment.

Zoning Ordinance Text Amendment to update Section 13-400 related to variances granted by the Board of Zoning Appeals to comply with current Virginia Code, and reduce the authority of the Zoning Administrator to grant exemptions.

Mr. Hushour reviewed the proposed text amendment.

CPAM10-MA-001 – A Comprehensive Plan Amendment to the Warrenton Service District Plan for the reintroduction of the Route 211 – Route 17 Connector corridor reservation.

Mr. Carr reviewed the amendment.

CPAM10-XX-003 – A Comprehensive Plan Amendment to Chapter 6 – Service Districts and Chapter 10 – Transportation to designate land within its Service District boundaries to be subject to the “Compact or Suburban Area” requirements of the Virginia Department of Transportation (VDOT) Secondary Street Acceptance Regulations.

Mr. Carr reviewed the amendment.

ELECTION OF OFFICERS

Mrs. Eddy reviewed procedure for the election of officers.

CONSIDERATION OF BYLAWS

Mrs. Eddy reviewed the current of Bylaws.

COMMITTEE ASSIGNMENTS

Mrs. Eddy reviewed the Committee Assignments.

APPROVAL OF MINUTES – December 9, 2009

No Comment.

BOARD OF ZONING APPEALS AGENDA

No comment.

TRANSPORTATION COMMITTEE AGENDA

Mrs. Eddy reviewed the Transportation Committee Agenda. Mrs. Garreau indicated she would speak about the Regional Plan at the Public Meeting.

Zoning Ordinance Text Amendment to Sections 3-317 and 5-1700 to allow a General Industrial use to occur in the Rural Agricultural (RA) district on more than one acre when reusing legally existing airport facilities.

Ms. Johnson reviewed the proposed text amendment.

SPEX10-LE-012 – Town of Remington (Owner/Applicant) – Town of Remington Well No. 1 – Applicant wishes to obtain a Category 20 Special Exception to allow for an arsenic removal facility for the Town of Remington’s water supply system. The property is located at 7267 Fifth Street, Lee District. (PIN #6888-00-1945-000)

Mrs. Dargis reviewed the application.

SPEX10-CR-015 - Francis G. Fortin, Jr. (Owner)/Unisys (Applicant) – Government Test Lane Facility at Hartwood Airport

Mrs. Dargis reviewed the application.

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

**Regular Meeting
6:30 p.m.
Warrenton Community Center, 430 East Shirley Avenue, Warrenton, Virginia**

The Fauquier County Planning Commission held its regular meeting on Thursday, January 28, 2010, beginning at 6:30 p.m. at the Warrenton Community Center, 430 East Shirley Avenue, Warrenton, Virginia. Members present were Ms. Ann McCarty, Chairperson-Elect; Ms. Adrienne Garreau, Vice-Chairperson Elect; Mr. John Meadows, Secretary-Elect; Mr. Ken Alm and Mr. Jim Stone. Also present were Mr. Rick Carr, Mrs. Tracy Gallehr, Mrs. Kimberley Fogle, Mrs. Susan Eddy, Ms. Holly Meade, Mrs. Bonnie Bogert, Mrs. Melissa Dargis, Mrs. Beverly Pullen, Mr. Andrew Hushour and Mrs. Rebecca Kellert.

1. **THE PLEDGE OF ALLEGIANCE**

2. **ELECTION OF OFFICERS**

Mrs. Eddy opened the meeting and initiated the election of officers.

a. **Chairman**

On motion made by Mr. Stone and seconded by Ms. Garreau, it was moved to elect Ms. McCarty as Chairman.

The motion carried unanimously.

b. **Vice-Chairman**

On motion made by Ms. McCarty and seconded by Mr. Stone, it was moved to elect Ms. Garreau as Vice-Chairman.

The motion carried unanimously.

c. **Secretary**

On motion made by Ms. Garreau and seconded by Mr. Stone, it was moved to elect Mr. Meadows as Secretary.

The motion carried unanimously.

3. **CONSIDERATION OF BYLAWS**

On motion made by Mr. Stone and seconded by Mr. Meadows, it was moved to retain the current Bylaws as written.

The motion carried unanimously.

4. **COMMITTEE ASSIGNMENTS**

- a. Architectural Review Board – Mr. Alm
- b. Facilities Planning Subcommittee – Mr. Stone
- c. Pedestrian Bicycle and Greenway Advisory Committee – Ms. Garreau
- d. Transportation Committee – Ms. Garreau

5. **APPROVAL OF MINUTES** – December 9, 2009

On motion made by Mr. Stone and seconded by Ms. McCarty, it was moved to approve the December 9, 2009 minutes.

The motion carried unanimously.

6. **BOARD OF ZONING APPEALS AGENDA**

No comment.

7. **TRANSPORTATION COMMITTEE AGENDA**

Ms. Garreau stated that the Rappahannock-Rapidan Regional Commission will hold a public meeting regarding the Regional Long-Range Transportation Plan & Multi-Modal Freight Study on Wednesday, February 3, 2010 from 4:00 p.m. to 8:00 p.m. at Germanna Community College, Daniel Technology Center, 18121 Technology Drive, Culpeper, Virginia.

<p style="text-align: center;"><i>Public Hearings</i> <i>6:30 p.m.</i> <i>Warrenton Community Center, 430 East Shirley Avenue, Warrenton, Virginia</i></p>

8. **ANNOUNCEMENTS**

Ms. McCarty stated that the public hearing will end at 10:00 p.m.

9. **CITIZENS' TIME**

No one spoke.

10. **PROPOSED TEXT AMENDMENTS TO THE ZONING AND SUBDIVISION ORDINANCES, THE FAUQUIER COUNTY CODE AND THE COMPREHENSIVE PLAN**

- a. Zoning Ordinance Text Amendment to Section 14-203.1 to reduce the number of Board of Zoning Appeals members to five and Section 14-205.2 to reduce the quorum requirement to three members. (Tracy Gallehr, Staff)

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

Ms. McCarty opened the public hearing.

Mr. Yak Lubowsky, Citizens for Fauquier County, spoke in opposition to this proposed text amendment. Mr. Lubowsky stated that this proposal, which is ill advised, seems to be driven by short term considerations such as convenience and cost, but will not be for the greater good.

Merle Fallon, Esquire, suggested that two temporary members be appointed so there will always be a full Board.

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

Mr. Meadows recused himself from any discussion or vote on this matter.

On motion made by Ms. Garreau and seconded by Mr. Alm, it was moved to forward this item to the Board of Supervisors with a recommendation of approval.

The motion carried 3 to 1, as follows:

AYES: Mr. Alm, Ms. McCarty, Ms. Garreau

NAYS: Mr. Stone

ABSTENTION: Mr. Meadows

ABSENT: None

- b. Zoning Ordinance Text Amendment to update Section 13-400 related to variances granted by the Board of Zoning Appeals to comply with current Virginia Code, and reduce the authority of the Zoning Administrator to grant exemptions. (Andrew Hushour, Staff)

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

Ms. McCarty opened the public hearing.

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

On motion made by Mr. Meadows and seconded by Mr. Stone, it was moved to forward this item to the Board of Supervisors with a recommendation of approval.

The motion carried unanimously.

- c. Zoning Ordinance Text Amendment to Sections 3-317 and 5-1700 to allow a General Industrial use to occur in the Rural Agricultural (RA) district on more than one acre when reusing legally existing airport facilities. (Kimberley Johnson, Staff)

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

Ms. McCarty opened the public hearing.

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

On motion made by Mr. Stone and seconded by Mr. Meadows, it was moved to forward this item to the Board of Supervisors with a recommendation of approval.

The motion carried unanimously.

11. **SPECIAL EXCEPTION**

- a. **SPEX10-CR-015 - Francis G. Fortin, Jr. (Owner)/Unisys (Applicant) – Government Test Lane Facility at Hartwood Airport** – Applicant wishes to obtain a Category 17 Special Exception to allow for a General Industrial use in the Rural Agricultural (RA) district on more than one (1) acre when reusing legally existing airport facilities. The property is located on the west side of Elk Ridge Road (Route 614), Cedar Run District. (PIN #7836-61-5517-000 and 7836-60-6238-000) (Melissa Dargis, Staff)

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

Ms. McCarty opened the public hearing.

Mr. Robert Wright, applicant, stated that he would be happy to answer any questions.

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

On motion made by Mr. Stone and seconded by Mr. Meadows, it was moved to forward this item to the Board of Supervisors with a recommendation of approval.

The motion carried unanimously.

- b. **SPEX10-CR-010 – Thelma Monroe Estate (Owner)/Jacqueline D. Leopold, Executor (Applicant) – Thelma Monroe Estate Septic System** – Applicant wishes to obtain a Category 20 Special Exception to allow for an alternative sewage disposal system with a discharge to replace an existing failed drain field system. The property is located at 14281 Warrenton Road (Route 17), Cedar Run District. (PIN #7824-56-5973-000) (Bonnie Bogert, Staff)

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

Ms. McCarty opened the public hearing.

Mr. Tom Basham, representative, stated that he was happy to answer any questions that they may have.

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

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

Conditions of Approval

Thelma Monroe Estate

Category 20 Special Exception (SPEX10-CR-010)

1. This Special Exception is granted for and runs with the land indicated in this application as PIN #7824-56-5973-000, and is not transferable to other land.
2. This Special Exception shall initially be valid for a period of two (2) years. Upon the first renewal, the Special Exception shall be valid for an additional five (5) years, and will need to be renewed every five (5) years subsequently. At the time of renewal, verification from the Virginia Department of Health and Department of Environmental Quality shall be required to ensure that the system is operating and is being maintained properly.
3. This approval grants one private individual discharge sewage treatment system, for remediation of the failed system, to serve an existing three bedroom single-family dwelling unit.
4. The Applicant shall submit evidence that applicable permits (such as but not limited to VDH and DEQ) have been granted for the discharge sewage treatment system, prior to any land disturbing activities for work associated with the Special Exception.
5. This Special Exception is granted only for the purpose(s), structure(s) and/or uses indicated on the Special Exception Plat approved with this application, as qualified by these development conditions.
6. The individual discharge sewage treatment system (for less than or equal to 1,000 gallons per day of discharge, on a monthly average) shall be in general conformance with the Special Exception Plat dated November 11, 2009, and revised January 20, 2010 prepared by Nokesville Design, PLC.
7. The individual discharge sewage treatment system shall be designed to serve the existing three bedroom single-family dwelling unit. The design shall include any conditional permit requirements, per the Health Department or the Department of Environmental Quality. A requisite reference shall be recorded with the deed for the property.
8. The Applicant shall comply with 12 VAC 5-640-450 2, entitled "Ownership and Easements" of the Alternative Discharging Sewage

Treatment Regulations for Individual Family Dwellings, to satisfy Health Department permit requirements.

9. The Applicant shall provide for either a water meter on its well or an effluent meter to track water usage and submit reports to the Health Department to ensure compliance with this Special Exception and submit reports to the Department of Environmental Quality per VPDES permit conditions. These reports shall be submitted annually, unless otherwise directed by the Health Department or Department of Environmental Quality.
10. The Applicant shall maintain a log and file of reports prepared and/or filed in compliance with these conditions of approval.
11. All monitoring requirements shall meet Health Department and Department of Environmental Quality requirements.
12. Evidence of a permanent maintenance and monitoring agreement from a state licensed laboratory, company or business and a report on the status of the permitted system shall be submitted to the Health Department, Department of Environmental Quality, and to the Zoning Administrator per regulatory agency permit requirements to ensure compliance with this Special Exception. A requisite reference shall be recorded with the deed for the property.
13. A site plan is required for this system pursuant to Zoning Ordinance Section 3-320.7.

The motion carried unanimously.

- c. **SPEX10-LE-012 – Town of Remington (Owner/Applicant) – Town of Remington Well No. 1** – Applicant wishes to obtain a Category 20 Special Exception to allow for an arsenic removal facility for the Town of Remington’s water supply system. The property is located at 7267 Fifth Street, Lee District. (PIN #6888-00-1945-000) (Melissa Dargis, Staff)

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

Ms. McCarty opened the public hearing.

Mr. Patrick Sowers, representative, stated that he was happy to answer any questions.

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

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

The motion carried unanimously.

- d. **SPEX10-CT-013 – Charlotte M. Heath, et al (Owners/Applicants)** – Applicants wish to obtain a Category 27 Special Exception to waive the requirement to provide fifty (50) percent open space with the creation of a cluster subdivision. The property is located at 4450 Old Auburn Road (Route 670), Center District. (PIN #7914-20-0908-000) (Bonnie Bogert, Staff)

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

Ms. McCarty opened the public hearing.

Dr. Kitty Smith, Marshall District, stated that she is opposed. She stated that she does not think it is a good idea to entirely waive the open space requirement.

Mr. Todd Benson, Piedmont Environmental Council, stated that he is opposed. He stated that this is a critically historical area and gave the Planning Commissioners an overview of Civil War history that possibly took place on this site. He also questioned the legality of the County’s Zoning Ordinance.

Mr. Landon Crummett, Center District, stated that he is in favor. He stated that he is an adjoining property owner and believes much of the Civil War history referenced by Mr. Benson actually occurred on his property.

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

On motion made by Mr. Alm and seconded by Mr. Stone, it was moved to postpone action on this item until the next regularly scheduled meeting, at the applicants’ request, with the public hearing left open.

The motion carried unanimously.

12. **SPECIAL EXCEPTIONS/SPECIAL PERMIT**

- **SPEX10-MA-008, SPEX10-MA-009, & SPPT10-MA-012 – CBCAM, LLC (Owner)/Cecil & Rebecca Campbell (Applicants) – Lee Highway Nursery** – Applicants wish to obtain a Category 18 Special Exception to allow for a farmer’s market and a Category 9 Special Exception to allow for Class “C” events. Applicants are also requesting an amendment to an existing Special Permit. The property is located at 7185 Burke Lane, Marshall District. (PIN #6982-10-4663-000) (Holly Meade, Staff)

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

Ms. McCarty opened the public hearing.

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

On motion made by Ms. McCarty and seconded by Mr. Stone, it was moved to postpone action on this item until the next regularly scheduled meeting, at the applicant's request, with the public hearing left open.

The motion carried unanimously.

13. **SPECIAL EXCEPTION AMENDMENT**

- **SEAM10-CR-002 – Scott W. & Mary Ann Robertson (Owners/Applicants) – Liberty Hill Pet Resort** – Applicants wish to amend a previously approved Category 13 Special Exception to allow for additional activities. The property is located at 10401 Green Road (Route 674), Cedar Run District. (PIN #6990-14-2323-000) (Melissa Dargis, Staff)

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

Ms. McCarty opened the public hearing.

Ms. Ann Atanasio, Cedar Run District, stated that she is opposed. She stated that she is an adjoining property owner and that dogs running around and noise are currently problems.

Rev. Oliver J. Box, Cedar Run District, stated that he is in favor. He stated that he is happy to have the owners as neighbors and he takes his dog to this facility.

Mrs. Mary Ann Robertson, owner, stated that because of the economy they have had to change their original plans.

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

On motion made by Mr. Stone and seconded by Ms. Garreau, it was moved to postpone action on this item until the next regularly scheduled meeting, with the public hearing closed.

The motion carried unanimously.

14. **REZONING/SPECIAL EXCEPTION AMENDMENT**

- **REZN10-CT-003 & SEAM10-CT-001 – Raymond Farm, LC (Owner/Applicant) – Raymond Farm** – Applicant wishes to amend a previously

approved Rezoning to modify the associated proffers. Applicant also wishes to amend a previously approved Special Exception to modify the conditions of approval. The property is located at 6213 Dumfries Road (Route 605), Center District. (PIN #6995-21-1875-000) (Bonnie Bogert, Staff)

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

Ms. McCarty opened the public hearing.

Dr. Kitty Smith, Marshall District, stated that she is opposed. She stated that this application should be built to meet WSA standards.

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

On motion made by Mr. Alm and seconded by Mr. Meadows, it was moved to postpone action on this item for up to 60 days, at the applicant's request, with the public hearing left open.

The motion carried unanimously.

15. **REZONINGS**

- **REZN10-CR-001 – Marroum Properties, LLC (Owner)/K. D. Thomas, Thomas Surveys (Applicant) – Marroum Properties** – Applicant wishes to rezone approximately 5.7 acres from Residential District, 1 Dwelling Unit/Acre (R-1) and Commercial-Highway (C-2) to Commercial-Highway (C-2) with proffers. The properties are located on the east side of Marsh Road (Route 17). (PIN #7816-45-5838-000 and 7816-46-6080-000) (Holly Meade, Staff)

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

Ms. McCarty opened the public hearing.

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

On motion made by Mr. Stone and seconded by Ms. Garreau, it was moved to postpone action on this item for up to 90 days, at the applicant's request, with the public hearing left open.

The motion carried unanimously.

- **REZN10-MA-004 – Hunter's Head, LC (Owner/Applicant) – Hunter's Head** – Applicant wishes to amend a previously approved Rezoning to modify the proffers in order to remove restrictions for on-site music. The property is located

at 9048 John S. Mosby Highway (Route 50), Marshall District. (PIN #6054-95-8361-000) (Melissa Dargis, Staff)

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

Ms. McCarty opened the public hearing.

Mr. Paul Hasse, Marshall District, stated that he is opposed. He stated that he has 75 signatures of neighbors who are opposed to this proposal. He stated that trash cans are emptied in the dumpsters in the early morning hours and he does not want to hear music. He stated that the current proffers are not being enforced and it would not make sense to allow the facility to allow more.

Ms. Claire Nichols, Marshall District, stated that she is opposed. She stated that she does not want to hear music and is concerned her property value will go down.

Mr. Doug Gow, Marshall District, stated that he is opposed. He stated that he moved to the country to get away from the noise of the city.

Mr. Lewis Lanham, Marshall District, stated that he does not want to hear music.

Mr. Norman Brooks, Marshall District, stated that he is opposed. He stated that he does not want to hear music.

Mr. Gray Coyner, Marshall District, stated that he is opposed. He stated that he felt there was no reason for this proposed change.

Ms. Vicki Hasse, Marshall District, stated that she is opposed. She stated that she enjoys eating at the restaurant; however, she expressed concern about the increased noise this proposal would bring.

Ms. Feroline Higginson, Citizens for Fauquier County, stated that she is opposed. She stated that this addition would not be compatible with the surrounding area.

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

On motion made by Ms. McCarty and seconded by Ms. Garreau, it was moved to postpone action on this item for up to five (5) months, at the applicant's request, with the public hearing left open.

The motion carried unanimously.

16. **COMPREHENSIVE PLAN AMENDMENTS**

- a. **CPAM10-XX-003** – A Comprehensive Plan Amendment to Chapter 6 – Service Districts and Chapter 10 – Transportation to designate land within its Service District boundaries to be subject to the “Compact or Suburban Area” requirements of the Virginia Department of Transportation (VDOT) Secondary Street Acceptance Regulations. (Frederick P.D. Carr, Staff)

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

Ms. McCarty opened the public hearing.

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

On motion made by Ms. McCarty and seconded by Ms. Garreau, it was moved to forward this item to the Board of Supervisors with a recommendation of approval.

The motion carried unanimously.

- b. **CPAM10-MA-001** – A Comprehensive Plan Amendment to the Warrenton Service District Plan for the reintroduction of the Route 211 – Route 17 Connector corridor reservation. (Frederick P.D. Carr, Staff)

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

Ms. McCarty opened the public hearing.

Ms. Wendy Campbell, Marshall District, stated that she is opposed. She stated that the proposed plan is dangerous for the existing subdivisions.

Mr. Sparky Lewis, Center District, stated that he is in favor. He stated that he was on the Town of Warrenton’s Planning Commission in 1993 and agreed to put this bypass in the Comprehensive Plan then.

Mr. Billy Harris, Center District, stated that he is in favor. He stated that this needs to be put back in the Comprehensive Plan and is long overdue.

Mr. Hunt Cheatwood, Center District, stated that he is in favor. He stated that he has been on the Town of Warrenton’s Planning Commission for 25 years. He gave a brief history of when this proposal was first placed in the Comprehensive Plan.

Mrs. Eva Richardson, Center District, stated that she is in favor. She stated that she lives along one of the streets where traffic cuts through and that speed is an issue.

Mr. Powell Duggan, Center District, stated that he is in favor. He stated that he was on several committees within Fauquier County and that a new plan is needed according to traffic experts.

Mr. Todd Benson, Piedmont Environmental Council, stated that he is opposed. He stated that the proposed bypass would encourage sprawl.

Mr. Randy Anderson, Marshall District, stated that he is opposed. He stated that the proposed bypass would increase traffic flow in the area.

Ms. Karen Egazrian, Center District, stated that she is opposed. She stated that this would destroy the neighborhood with traffic, noise and pollution.

Dr. David Couk, Center District, stated that he is opposed. He stated that he founded Blue Ridge Orthopaedic Associates, P.C. and would like to see this bypass built further west of the Town of Warrenton.

Mr. Mark Nesfeder, Center District, stated that he is opposed. He stated that citizens' concerns should be taken into consideration regarding this proposed bypass.

Mr. Francis Frank, Center District, stated that he is opposed and feels that this proposal is not a good idea.

Mr. Chris Frederick, Center District, stated that he is opposed. He stated that improvements should be made to Broadview Avenue.

Ms. Leslie Cheek, Citizens for Fauquier County, stated that she is opposed. She stated that there are environmental concerns and she would like to see improvements to existing roads.

Ms. Julie Kirk, Center District, stated that she is opposed. She stated that the proposed bypass would impact Fauquier High School and noise would be an issue.

Mr. Al Donaggio, Center District, stated that he is opposed. He stated that the proposed bypass should be further west of the Town of Warrenton.

Mr. Mark Gazillo, Center District, stated that he is opposed. He stated that this would attract more unwanted traffic.

Ms. Margaret Patterson, Center District, stated that she is in favor. She stated that traffic on the existing bypass is currently an issue.

Mr. Randy Minter, Center District, stated that he is a business owner on Broadview Avenue and is in favor of this proposal.

Mr. Aman Khan, Marshall District, stated that he is opposed. He stated that traffic and noise would be an issue.

Mr. Bill Clark, Marshall District, stated that he is opposed. He stated that there are more important issues to worry about and more studies should be done.

Mr. Blaine Pfannkuch, Center District, stated that he is opposed. He stated that traffic would be an issue.

Mr. Samuel Tarr, Center District, stated that he is in favor. He stated that this would be an alternate in the event Broadview Avenue is closed.

Mr. Warren Jenkins, Center District, stated that he is in favor. He stated that Broadview Avenue needs relief from the current amount of traffic.

Ms. Michelle Draper, Center District, stated that she is in favor. She stated that a traffic study has been done on Norfolk Drive.

Mr. William Miller, Center District, stated that he is in favor. He stated that the existing road that drivers use as a bypass was not built to handle this kind of traffic.

Mr. James Rankin, Center District, stated that he is in favor and studies were done on this proposal years ago.

Mr. Edward Grillo, Jr., Center District, stated that he is opposed. He stated that commuters will find the shortest route no matter what.

Mr. George Godfrey, Center District, stated that he is in favor. He stated that this was taken out of the Comprehensive Plan originally because of politics and should be put back in.

Mr. John Mayhugh, Center District, stated that he is in favor. He stated that he was on the Town of Warrenton's Planning Commission in 1980 when this proposal was introduced.

Mr. David Halbrook, Center District, stated that he is opposed. He stated that he was not informed of this proposed bypass when he bought his house in Gold Cup Subdivision.

Mr. Paul Bernard, Center District, stated that he is in favor. He stated that this proposed bypass is needed in the area.

Ms. Joanne Glascock, Marshall District, stated that she is opposed. She stated that she does not want the stop lights that would come with this proposal.

Mr. Ted Saunders, Center District, stated that he is opposed. He expressed concern about the noise and pollution this proposal would bring.

Ms. Linda Martin, Center District, stated that she is opposed. She stated that there are already too many bypasses in and around Warrenton. She stated that the County should work with surrounding counties for a solution.

Mr. Doug Campbell, Marshall District, stated that he is opposed. He stated that Rady Park and Fauquier High School will be affected in a negative way.

Mr. Everett Oakes, Center District, stated that he is opposed due to concerns about the increased traffic.

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

On motion made by Ms. McCarty and seconded by Mr. Stone, it was moved to postpone action on this item until the next regularly scheduled meeting, with the public hearing closed.

The motion carried unanimously.

In that there was no further business, the meeting was adjourned at 9:40 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.