

**MINUTES OF
FAUQUIER COUNTY PLANNING COMMISSION
APRIL 29, 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, April 29, 2010, beginning at 12:30 p.m., in the Warren Green Building, Second Floor Conference Room, 10 Hotel Street, Warrenton, Virginia. Members present were Ms. Ann McCarty, Chairperson; Ms. Adrienne Garreau, Vice-Chairperson; Mr. John Meadows, Secretary; Mr. Ken Alm, and Mr. Jim Stone. Also present were Mrs. Tracy Gallehr, Mr. Rick Carr, Mrs. Susan Eddy, Mrs. Kimberley Fogle, Ms. Kimberley Johnson, Mr. Ari Sky, Mr. Andrew Hushour, Mrs. Holly Meade, Mrs. Debbie Dotson, Mrs. Kristen Slawter, and Mrs. Bonnie Bogert.

SPEX10-SC-016 – Michael F. Thomson (Owner/Applicant)

Mrs. Bogert reviewed the staff report. The applicant requested a postponement.

SPEX10-CR-017, SPPT10-CR-019, & SPPT10-CR-020 – Phyllis Ann Giroux (Owner/Applicant) – Deep Run Farm

Ms. Meade reviewed the application.

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

Mrs. Bogert reviewed the staff report.

Zoning Ordinance Text Amendment to Section 2-504 and Article 5 related to the parking of automobiles and farm equipment in required yard areas in a Commercial or Industrial district.

Mr. Hushour reviewed the application.

AGFD10-MA-001: Patricia A. & Edward J. Colgan, Jr., Trustees (Owners/Applicants) are requesting to add one parcel totaling 37.3103 acres, located on Lees Mill Road (Route 651), Marshall District. (PIN #6971-86-4316-000)

Mrs. Dotson reviewed the application.

CAPITAL IMPROVEMENTS PROGRAM (CIP) – FISCAL YEARS (FY) 2011 – 2016

Mr. Ari Sky, Budget Director, reviewed the staff report.

Business Update – Moothru, LLC

Ms. Meade introduced the application.

Update on Fauquier High School

Dr. Jonathan Lewis, Superintendent of Schools and architects from VDMO, reviewed the proposed renovation of Fauquier High School.

Zoning Ordinance Text Amendment to Sections 3-309 and 15-300 to require Special Exception approval for a Recreational Firing Range, Skeet or Trap Shooting Facilities (Indoor or Outdoor) in the RC, RA, C-2 and I-1 Districts; and to amend the definition of Technical School to allow incidental technical training and/or instruction as an accessory use for other category uses.

Mr. Hushour reviewed the staff report.

Zoning Ordinance Text Amendment to Sections 13-304 and 13-402 to reflect the reduction of Board of Zoning Appeals (BZA) members from seven to five.

Mr. Hushour reviewed the staff report.

APPROVAL OF MINUTES – March 19, 2010, March 25, 2010, March 30, 2010, April 8, 2010, and April 19, 2010

The Planning Commissioners discussed the March 19, 2010, March 25, 2010, March 30, 2010, April 8, 2010, and April 19, 2010 minutes.

BOARD OF ZONING APPEALS AGENDA

No comment.

TRANSPORTATION COMMITTEE AGENDA

No comment.

CPAM08-MA-004 – An Update to the Marshall Service District Plan, Chapter 6 of the Fauquier County Comprehensive Plan.

Mrs. Eddy reviewed the draft plan forwarded by the citizen’s committees.

Zoning Ordinance Text Amendment to Article 4 to add a new Section 10 establishing a final development plan process for rezoning applications; to Section 4-104 to allow additional, permitted secondary uses in the Planned Residential District; and to Section 7-502 allowing public and private central sewer systems to be located outside of service district areas.

Mr. Hushour reviewed the staff report.

CPAM09-CR-009, REZN10-CR-002, SPEX10-CR-011 – Catlett Farm, LLC – Andrew McGeorge, Monday Properties (Owner/Applicant) – Village of Catlett

Ms. Slawter reviewed the application.

The meeting was adjourned at 5:15 p.m.

<p style="text-align: center;"><i>Regular Meeting</i> <i>6:30 p.m.</i> <i>Warren Green Meeting Room, 10 Hotel Street, Warrenton, Virginia</i></p>
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The Fauquier County Planning Commission held its regular meeting on Thursday, April 27, 2010, beginning at 6:30 p.m. in the Warren Green Meeting Room, 10 Hotel Street, Warrenton, Virginia. Members present were Ms. Ann McCarty, Chairperson; Ms. Adrienne Garreau, Vice-Chairperson; Mr. John Meadows, Secretary; Mr. Ken Alm and Mr. Jim Stone. Also present were Mr. Rick Carr, Mrs. Kimberley Fogle, Mrs. Tracy Gallehr, Mrs. Susan Eddy, Ms. Holly Meade, Mr. Ari Sky, Mrs. Bonnie Bogert, Mrs. Melissa Dargis, Ms. Debbie Dotson and Mrs. Rebecca Kellert.

1. **APPROVAL OF MINUTES** – March 19, 2010, March 25, 2010, March 30, 2010, April 8, 2010, and April 19, 2010

On motion made by Ms. Garreau and seconded by Mr. Stone, it was moved to approve the March 19, 2010, March 25, 2010, March 30, 2010, April 8, 2010, and April 19, 2010 minutes.

The motion carried unanimously.

2. **CAPITAL IMPROVEMENTS PROGRAM (CIP) – FISCAL YEARS (FY) 2011 – 2016** - The CIP lists proposed projects for the School Division, Library, Parks and Recreation, General Services, Environmental Services, Fire and Emergency Services and Utilities Projects. The recommended fourteen capital projects total \$121.6 million for FY 2011 – 2016. For FY 2011, two projects totaling \$13.7 million are proposed. (Susan Eddy, Staff)

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

On motion made by Mr. Stone and seconded by Ms. McCarty, it was moved to forward Option 2 to the Board of Supervisors with a recommendation of approval.

The motion carried unanimously.

3. **BOARD OF ZONING APPEALS AGENDA**

No Comment.

4. **TRANSPORTATION COMMITTEE AGENDA**

No Comment.

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

5. **CITIZENS' TIME**

No one spoke.

6. **AGRICULTURAL AND FORESTAL DISTRICT ADDITION**

3rd Addition to Routts Hill District

- **AGFD10-MA-001**: Patricia A. & Edward J. Colgan, Jr., Trustees (Owners/Applicants) are requesting to add one parcel totaling 37.3103 acres, located on Lees Mill Road (Route 651), Marshall District. (PIN #6971-86-4316-000) (Deborah Dotson, Staff)

Mrs. Dotson 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.

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

- a. Zoning Ordinance Text Amendment to Section 2-504 and Article 5 related to the parking of automobiles and farm equipment in required yard areas in a Commercial or Industrial district. (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.

Ms. Madge Eicher, Marshall District, stated that in order to sell vehicles, they need to be visible to passing traffic.

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

On motion made by Mr. Stone, it was moved to forward Option 1 to the Board of Supervisors with a recommendation of approval.

In that there was no second, the motion failed, and was withdrawn by Mr. Stone.

On motion made by Mr. Stone and seconded by Ms. McCarty, it was moved to forward this item to the Board of Supervisors with no recommendation.

On motion made by Ms. Garreau and seconded by Mr. Alm, it was moved to forward Option 1 to the Board of Supervisors with a recommendation of denial.

The motion carried unanimously.

- b. Zoning Ordinance Text Amendment to Sections 3-309 and 15-300 to require Special Exception approval for a Recreational Firing Range, Skeet or Trap Shooting Facilities (Indoor or Outdoor) in the RC, RA, C-2 and I-1 Districts; and to amend the definition of Technical School to allow incidental technical training and/or instruction as an accessory use for other category uses. (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. Alm 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.

- c. Zoning Ordinance Text Amendment to Sections 13-304 and 13-402 to reflect the reduction of Board of Zoning Appeals (BZA) members from seven to five. (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. Alm 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.

- d. Zoning Ordinance Text Amendment to Article 4 to add a new Section 10 establishing a final development plan process for rezoning applications; to Section 4-104 to allow additional, permitted secondary uses in the Planned Residential District; and to Section 7-502 allowing public and private central sewer systems to be located outside of service district areas. (Monday Properties, Applicant; 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.

Dr. Kitty Smith, Marshall District, stated that she is opposed. She stated that the development community wants to rewrite the Zoning Ordinance which she does not agree with.

Mr. Todd Benson, Piedmont Environmental Council, stated that he agrees with Dr. Kitty Smith's statement.

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

On motion made by Mr. Meadows and seconded by Ms. Garreau, it was moved to postpone action on this item for up to 90 days, with the public hearing closed.

The motion carried unanimously.

8. **SPECIAL EXCEPTION**

- **SPEX10-SC-016 – Michael F. Thomson (Owner/Applicant)** – Applicant wishes to obtain a Category 29 Special Exception to waive the public street requirement for the creation of one lot. The property is located at 6328 Georgetown Road (Route 674), Scott District. (PIN #7906-15-4950-000) (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. Chuck Floyd, representative, stated that the applicant would like to request a postponement.

Ms. Phyllis Gadd, Marshall District, stated that she is opposed. She stated that she has a hidden driveway and expressed concern about the lack of visibility.

Ms. Helen Turnbull, Marshall District, stated that she is opposed due to run-off issues and the lack of visibility.

Ms. Anna Atchley, Marshall District, stated that she is opposed. She stated that wetlands are an issue.

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

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

The motion carried unanimously.

9. **SPECIAL EXCEPTION/SPECIAL PERMITS**

- **SPEX10-CR-017, SPPT10-CR-019, & SPPT10-CR-020 – Phyllis Ann Giroux (Owner/Applicant) – Deep Run Farm** – Applicant wishes to renew a Category 9 Special Exception to allow for Class “C” dog field events and two Category 13 Special Permits to allow for a kennel and veterinary clinic. The property is located at 13727 Blackwells Mill Road (Route 617), Cedar Run District. (PIN #7825-74-5296-000) (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.

Mr. Neil Selby, Cedar Run District, stated that he is in favor. He stated that Dr. Phyllis Giroux is a very good veterinarian and Deep Run Farm brings needed revenue to the County.

Mr. Sherman Taffel, Cedar Run District, stated that he is in favor. He stated that he and Dr. Blackwell are the most affected by this proposal and feels that professional people are needed in a community.

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.

10. **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 records.

Ms. McCarty opened the public hearing.

Merle Fallon, Esq., representative, stated that he would be happy to answer any questions and asked that they recommend approval of this application.

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

Mr. Jeff Sears, Center District, was allowed to speak and stated that he appreciated all the hard work that the Commissioners have done on this application.

On motion made by Mr. Alm and seconded by Mr. Meadows, it was moved to forward this item to the Board of Supervisors with a recommendation of denial. Commissioners also recommended; redesign the wastewater disposal system so that it is more compatible with the Water and Sanitation Authority (WSA) standards; bonding for the County in the event the wastewater treatment facility fails; and a remote monitoring system.

The motion carried unanimously.

11. **COMPREHENSIVE PLAN AMENDMENT/REZONING/SPECIAL EXCEPTION**

- **CPAM09-CR-009, REZN10-CR-002, SPEX10-CR-011 – Catlett Farm, LLC – Andrew McGeorge, Monday Properties (Owner/Applicant) – Village of Catlett** – Applicant wishes to obtain a **Comprehensive Plan Amendment (CPAM09-CR-009)** to the *Fauquier County Comprehensive Plan, Chapter 6, Catlett Village Service District Plan* to expand the Catlett Village Service District by approximately 289.43 acres to allow the land to be used for a wastewater treatment facility and disposal site. The applicant also wishes to amend the Comprehensive Plan Land Use Map to change approximately 62 acres planned

for “Office” to “Mixed Use” and 15 acres planned for “Mixed Use” to “School Site.” The applicant is proposing text and map changes to the Fauquier County Comprehensive Plan, Chapter 6, Catlett Village Service District. The applicant wishes to obtain a **Rezoning (REZN10-CR-002)** for 434.32 acres from Rural Agriculture (RA) to Planned Residential Development (PRD) and 51.84 acres from Residential-1 (R-1) to Planned Residential Development (PRD) to allow for 950 residential units and up to 95,000 square feet of commercial uses. The applicant wishes to rezone 307.31 acres from Rural Agriculture (RA) to Rural Agriculture (RA) with Proffers to allow for a wastewater treatment facility and disposal site. The applicant wishes to obtain a **Category 20 Special Exception (SPEX10-CR-011)** to allow for a public sewage treatment system. The property is located north of Catlett Road (Route 28) and west of Old Dumfries Road (Route 667) at 3374 Elioak Lane, Cedar Run District. (PIN #7922-34-3184-000) (Kristen Slawter, Staff)

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

Ms. McCarty opened the public hearing.

Hank Day, Esq., representative, stated that sewer has been an issue in the Catlett area for years. He stated that he would be more than happy to answer any questions.

Mr. Steve Gang, representative, stated that they have a way to resolve the sewer issue in the Catlett area.

Mr. Bennett Burch, representative, stated that they are working with the WSA.

Mr. Danny Hatch, representative, stated that he is a soil scientist and that with new technology, he was able to prove that the area to the west of the proposed location would be useable in addition to the south of the area.

Mr. Rob Kohler, representative, stated that they would like to improve Catlett School House Road.

Mr. Michael Mays, Center District, stated that he is opposed. He stated that the proposal is not in compliance with the existing Comprehensive Plan.

Ms. Jessica Swan, Cedar Run District, stated that she is opposed. She stated that traffic would be an issue and it does not comply with the Comprehensive Plan.

Ms. Jan Wiley, Cedar Run District, stated that she is opposed. She stated that traffic would be an issue.

Mr. Richard Gerhardt, Cedar Run District, stated that he is opposed. He expressed concerns about traffic.

Ms. Kristen Gerald, Cedar Run District, stated that she is opposed. She stated that traffic would be an issue.

Mr. Tom Nutt, Cedar Run District, submitted a handwritten letter as part of the record and supported the application.

Mr. Herbert Day, Cedar Run District, stated that he is opposed. He stated that this would cost the taxpayers a lot of money.

Ms. Suzanne Scheer, Cedar Run District, stated that she is opposed. She stated that this is a fragile environment to develop.

Mr. Rick Loving, Cedar Run District, stated that he is opposed. He stated that transportation and density would be issues.

Dr. Kitty Smith, Marshall District, stated that she is opposed. She stated that this is too big of a development for this area.

Mr. Todd Benson, Piedmont Environmental Council, stated that he is opposed. He stated that the Virginia Department of Transportation (VDOT) has said that Route 28 would need to be widened to four lanes, which is not in compliance with the Comprehensive Plan.

Ms. Carolyn Hartman, Cedar Run District, stated that she is opposed. She expressed concerns about traffic and water.

Mr. Dave Mailler, Citizens for Fauquier County, spoke in opposition and submitted a letter from the organization, a copy of which is attached to and made a part of these official minutes.

Mr. Thomas Silbersiepe, Center District, stated that he is opposed because of the same reasons as mentioned by the previous speakers.

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

Mr. Stone read the following statement:

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
COUNTY OF FAUQUIER – COMPREHENSIVE PLAN AMENDMENT
CPAM09-CR-009 AND REZONING REZN10-CR-002 (CATLETT FARM,
LLC)**

WHEREAS, the applicant, Catlett Farm, LLC, has initiated an application to amend the Fauquier County Comprehensive Plan, Chapter 6, Catlett Village Service District Plan (CPAM09-CR-009) and a companion Rezoning request for a Planned Residential Development (REZN10-CR-002); PIN #7922-34-3180-000;

WHEREAS, on April 29, 2010, the Fauquier County Planning Commission held a public hearing on the applications and considered both oral and written testimony; and

WHEREAS, the Fauquier County Planning Commission finds in the matter of the Comprehensive Plan Amendment and Rezoning Application:

1. The existing land use designation and zoning of the property is reasonable.
2. The proposed use is not compatible with the transportation requirements for the community.
3. The provisions of the Zoning Ordinance for a Rezoning are not met in this application, the Planning Commission finding that said application will negatively impact the public health, safety, and welfare of residents of Fauquier County.
4. That the proposed use fails to be in accordance with the County Comprehensive Plan and is not in conformity with all the applicable standards of Article 4 and Article 13 of said Zoning Ordinance and all other applicable requirements of said Zoning Ordinance.
5. That the proposal does not conform to the Comprehensive Plan as it relates to the Catlett Village Service District.
6. That the impacts of the proposal have not been mitigated.

NOW, THEREFORE, be it resolved by the Planning Commission of the County of Fauquier, Virginia, That the subject applications be forwarded to the Board of Supervisors of Fauquier County with a recommendation of denial.

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

The motion carried unanimously.

Mr. Meadows stated that this is too large of a development. However, he stated that the citizens need to be prepared that more development is in the future for the County.

Ms. Garreau expressed concerns about the wastewater facility's cost to the County.

Ms. McCarty stated that this development would overwhelm the Village of Catlett.

Mr. Stone read the following statement:

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
COUNTY OF FAUQUIER -- SPECIAL EXCEPTION APPLICATION
SPEX10-CR-011 (CATLETT FARM, LLC)**

WHEREAS, on April 29, 2010, the Fauquier County Planning Commission held a public hearing on the application and considered both oral and written testimony;

BE IT RESOLVED by the Planning Commission of Fauquier County that, in the matter of Special Exception SPEX10-CR-011, said Commission hereby makes the following affirmative findings and recommendation:

1. That the provisions of the Zoning Ordinance for a Special Exception are not met in this application, the Planning Commission finding that said application will negatively impact the public health, safety and welfare of the residents of Fauquier County.
2. The proposed use will hinder and discourage the appropriate development and use of adjacent land and buildings and impair the value of adjacent land and buildings in violation of Section 5-006 of the Zoning Ordinance.
3. That the proposed use will be incompatible with existing or planned development in the general area, as set forth in Section 5-006 of said Zoning Ordinance, and will be incompatible with the general area and the adopted Comprehensive Plan.
4. That the proposed use fails to comply with and is not in conformity with all the applicable standards of Article 5 of said Zoning Ordinance and all other applicable requirements of said Zoning Ordinance.

NOW, THEREFORE, be it resolved by the Planning Commission of the County of Fauquier, Virginia, That the subject application be forwarded to the Board of Supervisors of Fauquier County with a recommendation of denial.

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 denial.

The motion carried unanimously.

12. **COMPREHENSIVE PLAN AMENDMENT**

- **CPAM08-MA-004** – An Update to the Marshall Service District Plan, Chapter 6 of the Fauquier County Comprehensive Plan. (Susan Eddy, Staff)

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

Ms. McCarty opened the public hearing.

Dr. Norris Royston, Marshall District, stated that he supports Main Street and a stormwater management plan for Main Street. He would like to see Stephenson's Hill more strongly protected. He stated that he is against hiring an architect for historical purposes but that he would rather have local citizen Mr. Bob Sinclair nominated.

Mr. Duke Yowell, Marshall District, stated that he would like to protect Stephenson's Hill and does not want to hire an architect but would rather hire a local citizen, Mr. Bob Sinclair, to assist.

Mr. Bob Sinclair, Marshall District, stated that the "Historic Light" is very important and that there are many important historical buildings in Marshall which should not be demolished.

Dr. Kitty Smith, Marshall District, stated that a rail depot is unlikely and does not support more commercial and residential density at this time in that location. She also did not support residence bonuses.

Mr. Tim Dunn, Marshall District, stated that Marshall needs more residents and more enforcement of the historical community.

Ms. Sarah Atkins, Marshall District, stated that she supports mixed-use and would like to see more sidewalks in the town.

Mr. Bob Zwick, Marshall District, stated that he supports the 5,000 build-out in 50 years which equals a 2 ½% growth rate.

Mr. John O'Bannon, Marshall District, stated that he worked on the Comprehensive Plan approximately 10 years ago and that he supports the grid system and a historic Main Street district.

Mr. Mike Johnson, Marshall District, stated that he is opposed to any changes to the industrial designations and is opposed to a new road to Whiting Road.

Ms. Mary Jo Manning, Marshall District, stated that she supports Main Street. She stated that Mr. Bob Sinclair should be the representative for the Historical District.

Mr. Todd Benson, Piedmont Environmental Council, stated Mrs. Eddy captured the essence of the many meetings held in the past.

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, with the public hearing left open, and to schedule further work sessions.

The motion carried unanimously.

In that there was no further business, the meeting was adjourned at 9:55 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.