

**MINUTES OF  
FAUQUIER COUNTY PLANNING COMMISSION  
DECEMBER 9, 2009**

**Work Session  
11:00 a.m.  
Second Floor Conference Room, Warren Green Building,  
10 Hotel Street, Warrenton, Virginia**

*The Fauquier County Planning Commission held a Work Session on Wednesday, December 9, 2009, beginning at 11:00 a.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, Ms. Kimberly Abe, Mrs. Melissa Dargis, Mrs. Bonnie Bogert, Ms. Kristen Slawter, and Mrs. Cynthia Porter-Johnson.*

**REZN08-LE-005 – Donald R. Tharpe, Trustee & Toll Land X Limited Partnership (Owners)/Donald R. Tharpe (Applicant) – White Marsh (Formerly Colonial Crossing) Mixed Use**

Ms. Meade reviewed updates to the application.

**WAVP10-CR-004 – Masad & Marguerite Zakkak (Owners/Applicants)**

Mrs. Porter-Johnson reviewed the application.

**TWSE09-MA-002 – Jackie Shay McNeal (Owner)/T-Mobile Northeast, LLC (Applicant) – T-Mobile WAW312B GTP Delaplane**

Mrs. Dargis reviewed updates to the application.

**Hartwood Airport**

Mrs. Dargis introduced the application, which the Planning Commission will review in January.

**Zoning Ordinance Text Amendment to Sections 3-300, 5-900, 5-1800, and 15-300 to shift equestrian facilities from the Outdoor Recreation category to the Agriculture category and to change requirements and limitations.**

Ms. Johnson reviewed the proposed text amendment.

**Zoning Ordinance Text Amendment to Sections 2-705 and 15-300 related to allowing a residence and its accessory structures and uses within non-common open space.**

Ms. Johnson reviewed the proposed text amendment.

**Zoning Ordinance Text Amendment to Section 4-400 to add and clarify permitted uses in the floodplain.**

Ms. Johnson reviewed the proposed text amendment.

**CPAM09-MA-002 & REZN09-MA-003 – Douglas E. & Sharon Y. Darling and Eidolon Capital Partners II, LLC (Owners)/Douglas E. Darling (Applicant) – Cannon Ridge**

Ms. Abe reviewed updates to the application.

**Initiation of a 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.

**SPEX10-SC-007 – Belvoir Ridge of Virginia, LLC (Owner/Applicant) – Belvoir Ridge**

Mrs. Bogert reviewed the application and stated that the applicant had requested postponement.

**Lee Highway Nursery**

Ms. Meade introduced the application, which the Planning Commission will review in January.

**Marroum Properties**

Ms. Meade introduced the application, which the Planning Commission will review in January.

**Fauquier-Warrenton Destinations Plan, Bicycle and Pedestrian Plan**

Ms. Slawter reviewed the plan. Mr. Chris Mothersead, with the Town of Warrenton, explained how the Town is incorporating the plan.

**P.C. Letter on Proffer Amendments**

Mrs. Gallehr reviewed the letter.

**Calverton National Register Historic District Nomination**

Ms. Abe reviewed the resolution.

The Commission agreed to sign a resolution of support for the Calverton National Register Historic District nomination.

**APPROVAL OF MINUTES – October 29, 2009; November 2, 2009; November 10, 2009; and November 18, 2009**

No Comment.

**OTHER BUSINESS**

The Planning Commissioners discussed various Zoning Ordinance text amendments they would like to work on during the coming year.

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

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

*The Fauquier County Planning Commission held its regular meeting on Wednesday, December 9, 2009, beginning at 6:30 p.m. in the Warren Green Meeting 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 Mr. Rick Carr, Mrs. Tracy Gallehr, Mrs. Susan Eddy, Ms. Kimberley Johnson, Ms. Holly Meade, Mrs. Bonnie Bogert, Mrs. Cynthia Porter-Johnson, Ms. Kimberley Abe, Mrs. Melissa Dargis and Mrs. Becca Kellert.*

1. **THE PLEDGE OF ALLEGIANCE**
2. **APPROVAL OF MINUTES** – October 29, 2009; November 2, 2009; November 10, 2009; and November 18, 2009

On motion made by Ms. Garreau and seconded by Mr. Meadows, it was moved to approve the October 29, 2009; November 2, 2009; November 10, 2009; and November 18, 2009 minutes.

The motion carried unanimously.

3. **ZONING AND SUBDIVISION ORDINANCE WAIVER**
  - **WAVP10-CR-004 – Masad & Marguerite Zakkak (Owners/Applicants)** – Applicants wish to obtain a waiver of Zoning Ordinance Section 7-302.1.A.2 to allow for a private street to connect to a private street. The property is located on

the west side of Beach Road (Route 616), Cedar Run District. (PIN #6992-52-3765-000) (Cynthia Porter-Johnson, Staff)

Mrs. Porter-Johnson 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. Garreau, it was moved to forward this item to the Board of Supervisors with a recommendation of approval.

The motion carried unanimously.

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

- Initiation of a 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)

For purposes of good zoning practice, convenience, as well as public general welfare, on motion made by Mr. Meadows and seconded by Mr. Stone, it was moved to initiate this text amendment to the Zoning Ordinance.

5. **BOARD OF ZONING APPEALS AGENDA**

No comment.

6. **TRANSPORTATION COMMITTEE AGENDA**

No comment.

7. **OTHER BUSINESS**

Chairman Stone indicated that the Planning Commission was sending a letter on proffer amendments to the Board of Supervisors.

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

Mr. Stone expressed his appreciation for the Community Development staff and all their hard work.

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 Sections 3-300, 5-900, 5-1800, and 15-300 to shift equestrian facilities from the Outdoor Recreation category to the Agriculture category and to change requirements and limitations. (Kimberley Johnson, Staff)

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

Mr. Stone opened the public hearing.

Mr. Tim Dunn, Scott District, stated that it would be helpful if “spectator” was clarified.

In that there were no further speakers, Mr. Stone closed the public hearing.

Mr. Alm thanked all the Planning Commissioners for their hard work on this item.

Dr. Kitty Smith, Marshall District, stated that the community conducted research in regard to sound systems and having numerous spectators at events.

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

The motion carried unanimously.

- b. Zoning Ordinance Text Amendment to Sections 2-705 and 15-300 related to allowing a residence and its accessory structures and uses within non-common open space. (Kimberley Johnson, Staff)

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

Mr. Stone opened the public hearing.

In that there were no speakers, Mr. Stone closed the public hearing.

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

The motion carried unanimously.

- c. Zoning Ordinance Text Amendment to Section 4-400 to add and clarify permitted uses in the floodplain. (Kimberley Johnson, Staff)

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

Mr. Stone opened the public hearing.

In that there were no speakers, Mr. Stone closed the public hearing.

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

The motion carried unanimously.

10. **SPECIAL EXCEPTION**

- **SPEX10-SC-007 – Belvoir Ridge of Virginia, LLC (Owner/Applicant) – Belvoir Ridge** – Applicant wishes to obtain a Category 23 Special Exception to allow for the crossing of a floodplain to access all of the industrially zoned portions of a parcel. The property is located at Belvoir Road (Route 709) and Whiting Road (Route 622), Scott District. (PIN #6979-57-4795-000) (Bonnie Bogert, Staff)

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

Mr. Stone opened the public hearing.

Mr. Charles Floyd, representative, stated that they are in the process of getting several neighbors to join in the application. Mr. Floyd requested a postponement until the next regularly scheduled meeting so that the applicant can secure the necessary signatures from the adjoining property owners.

In that there were no further speakers, Mr. Stone adjourned the public hearing.

On motion made by Ms. Garreau and seconded by Mr. Stone, it was moved to postpone action on this item, at the applicant's request, until they have the necessary information to return.

The motion carried unanimously.

11. **TELECOMMUNICATIONS SPECIAL EXCEPTION**

- **TWSE09-MA-002 – Jackie Shay McNeal (Owner)/T-Mobile Northeast, LLC (Applicant) – T-Mobile WAW312B GTP Delaplane** – Applicant wishes to obtain a Category 20 Special Exception to install a ten (10) foot extension to an existing eighty (80) foot monopole and add three (3) panel antennas. The applicant also wishes to place three (3) ancillary equipment cabinets at the base of the pole. The property is located at 3175 Aspen Dale Lane off John Marshall Highway (Route 55), Marshall District. (PIN #6031-63-0308-000) (Melissa Dargis, Staff)

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

Mr. Stone opened the public hearing.

Mr. George Condyles, consultant, stated that this was a more difficult site to review since it already has three co-locations on it and one slot still available at 50 feet. He said that he had also observed the climber on the tower (to determine the height).

Mr. Jim Michal, representative, stated that he would like to avoid building more towers and add onto the existing towers. He stated that he would reduce the number of antennas to minimize the visual impact from the Hines property.

Mr. Kerry Hines, Marshall District, stated that he is an adjoining property owner and this proposed project would adversely affect him as well as other neighbors. He stated that the community is happy with the current cell phone coverage.

Dr. Kitty Smith, Marshall District, stated that she is opposed. She stated that the existing tower provides adequate cell phone coverage to the area. She stated that she would rather protect the scenery in the area.

Mr. Jack LaMonica, Marshall District, stated that he agrees with Mr. Hines.

In that there were no further speakers, Mr. Stone closed the public hearing.

Ms. McCarty read the following statement:

A RESOLUTION OF THE  
PLANNING COMMISSION OF THE COUNTY OF FAUQUIER  
SPECIAL EXCEPTION APPLICATION TWSE09-MA-002 – (T-MOBILE)

BE IT RESOLVED by the Planning Commission of Fauquier County that, in the matter of Special Exception TWSE09-MA-002, 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 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 applications be forwarded to the Board of Supervisors of Fauquier County with a recommendation of denial.

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

The motion carried unanimously.

## 12. **REZONING**

- **REZN08-LE-005 – Donald R. Tharpe, Trustee & Toll Land X Limited Partnership (Owners)/Donald R. Tharpe (Applicant) – White Marsh (Formerly Colonial Crossing) Mixed Use** – Applicant wishes to rezone approximately 97.13 acres from Rural Agriculture (RA), Commercial-Neighborhood (C-1), and Residential - 4 (R-4) to the Mixed Use Special District – Bealeton Service District (MU-Bealeton). The property is located on the east side of Marsh Road (Route 17) at its intersection with Old Marsh Road (Route 837), Lee District. (PIN #6990-10-5075-000, 6899-19-6609-000, 6899-29-1470-000, and 6990-20-9359-000) (Holly Meade, Staff)

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

Mr. Stone opened the public hearing.

Mr. James Downey, representative, stated that a lot of work has been done thus far on this project. He spoke in support of the proposal.

Dr. Kitty Smith, Marshall District, stated that this project has totally changed since the original proposal. She stated that three access points are a problem and are not in compliance with the Comprehensive Plan.

Ms. Beverly Flannigan, Lee District, stated that she is in favor. She stated that she has lived in Fauquier County for the past 35 years and would like to see the southern end of Fauquier County upgraded.

Ms. Lynn Cox, Cedar Run District, stated that she is in favor. She stated that she has a business in the area of the proposed project and this would increase her business.

Mr. James Flannigan, Lee District, stated that he is in favor. He stated that he would like to see more business in the area, especially doctors' offices.

Mr. Gar Schulin, Marshall District, stated that he is in favor. He stated that Mr. Don Tharpe, the applicant, is a very conscientious member of the community.

Mr. Don Tharpe, applicant, stated that he has complied with the Commissioner's request that he work out transportation and density issues. He asked that the Planning Commission support his request.

In that there were no further speakers, Mr. Stone closed the public hearing.

Mr. Meadows expressed concern that the applicant has not provided commitments in writing and made the following motion:

WHEREAS, Donald R. Tharpe, Trustee, Applicant, has initiated an application to amend the Fauquier County Zoning Map in accordance with the provisions of Zoning Ordinance Section 13-202 to rezone approximately 97.11 acres (PINs #6990-10-5075-000, 6899-19-6609-000, 6899-29-1470-000, and 6990-20-9359-000) from Rural Agricultural (RA), Commercial-Neighborhood (C-1), and Residential – 4 (R-4) to the Mixed Use Special District – Bealeton Service District (MU-Bealeton) with proffers; and

WHEREAS, on December 9, 2009, the Fauquier County Planning Commission held the final public hearing on the Rezoning request and recommends that the application be denied; and

WHEREAS, on December 9, 2009, the Fauquier County Planning Commission held the final public hearing on the Rezoning requests and considered both oral and written testimony; and

WHEREAS, the Fauquier County Planning Commission finds in the matter of Rezoning application REZN08-LE-005:

1. The existing zoning of the property is reasonable.

2. That 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.
3. That the proposed use fails to comply with 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.
4. That the proposal does not conform to the Comprehensive Plan as it relates to the Bealeton Service District.
5. That the impacts of the proposed use have not been mitigated.

RESOLVED by the Planning Commission of Fauquier County, Virginia this 9<sup>th</sup> day of December 2009, That REZN08-LE-005 be, and is hereby, recommended for denial.

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 denial.

Mr. Meadows noted there were many positive aspects to the project, but that all commitments were not in writing. Mr. Meadows asked each Commissioner to forward comments on the project to their Supervisor.

Ms. Garreau stated that, while she is generally supportive, this proposed project needs more work and needs to be in compliance with the Zoning Ordinance.

Mr. Alm stated that while he likes the project, it needs improvement and more commitments in writing.

Mr. Stone stated that he agrees with Mr. Meadows and that the applicant needs to make some improvements so that it can be a good project.

Ms. McCarty stated that she agrees with Mr. Meadows and wishes there was more time.

The motion carried unanimously.

13. **COMPREHENSIVE PLAN AMENDMENT/REZONING**

- **CPAM09-MA-002 & REZN09-MA-003 – Douglas E. & Sharon Y. Darling and Eidolon Capital Partners II, LLC (Owners)/Douglas E. Darling (Applicant) – Cannon Ridge** – Applicant wishes to change the land use designation on a 16.84-acre parcel from Mixed Use, Low Density Residential and Park/Open Space/Public Use/Preservation to Mixed Use and High Density Residential, and to change the land use designation on a 40.49-acre parcel from Low Density Residential and High Density Residential to High Density

Residential. Amendments to the Plan text are also proposed. The applicant also wishes to rezone a 16.84-acre parcel zoned Commercial – Neighborhood (C-1) and Residential-2 (R-2), and a 40.49-acre parcel zoned Residential-4 (R-4) to Planned Residential Development (PRD). The properties are located on the southeast side of John Marshall Highway (Route 55), Marshall District. (PIN #6969-46-8936-000 and 6969-56-9904-000) (Kimberly Abe, Staff)

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

Mr. Stone opened the public hearing.

Mr. Jim Carson, representative, stated that he would be happy to answer any questions and felt that they received honest feedback from the Commissioners, which is helpful.

Mr. Richard Colandrea, an Anderson Avenue property owner in Marshall District, stated that he is in favor. He stated that the Town of Marshall needs improvements, such as sidewalks.

Dr. Kitty Smith, Marshall District, stated that she is opposed. She stated that this proposed project is not in compliance with the Comprehensive Plan and expressed concern about the effect it would have on the historical site of Stephenson's Hill.

Ms. Sarah Atkins, Marshall District, stated she supports the project. She lives and works in Marshall and believes it needs a critical mass of people. She prefers this to by-right development.

Mr. Paul Lawrence, Marshall District, stated that after speaking with local business owners on Main Street in Marshall and explaining the details to them, he was able to alleviate their concerns about the project. He brought 12 letters of support.

Mr. Jack LaMonica, Marshall District, stated that he is a business owner and feels that businesses keep failing due to a lack of population growth. He offered suggestions on how the project can be improved.

Mr. John Suter, Marshall District, stated he would like to see the population grow for businesses to thrive. He said by-right development would not protect Stephenson's Hill.

Ms. Hope Porter, Center District, expressed concern about density issues and the increased costs to the taxpayer.

Mr. Bob Sinclair, Scott District, expressed concern about the preservation of Stephenson's Hill.

Mr. Duke Yowell, Marshall District, stated that he is opposed. He stated that the density is too high, water is an issue and he is concerned about the impact this proposal would have on Stephenson's Hill.

Mr. Harold Petty, Marshall District, stated that he is opposed. He stated that the single entrance to this proposal is located right next to his house.

Mr. Bill Clark, Marshall District, stated that he is opposed. He stated there is little usable open space and it is a huge cul-de-sac.

Ms. Maureen Lawrence, Marshall District, stated that she is in favor. She stated that progress will help the area.

In that there were no further speakers, Mr. Stone closed the public hearing.

Ms. McCarty read the following statements: "What the Planning Commission and many in the Marshall community had hoped for but did not receive was an application of some distinction that would warrant PRD bonuses and incentives and ensure traditional neighborhood design with control over design criteria. While Cannon Ridge pays lip service to quality design and materials, there is little commitment. If approved, we might simply be accepting conventional and repetitious housing. If this application were to be approved, we would be accepting a bypass with a faux grid and putting undue impact upon Anderson Avenue. If approved as is, we would be advocating, prematurely at best, for regional stormwater management which, by necessity, would include a costly watershed-wide assessment and possibly significant costs to county taxpayers for perpetual monitoring and maintenance. We would be accepting insufficient protection of Stephenson's Hill. Finally, we need to remember that the allocation of public utilities to this residential community needs to be seen in context, taking into consideration the impact on Marshall's and Fauquier County's economic goals and tax base."

WHEREAS, the applicant, Douglas Darling, has initiated an application to amend the Marshall Service District Plan with a companion Rezoning request for a Planned Residential Development (PRD); and

WHEREAS, two discrete applications are proposed:

1. CPAM09-MA-002 - Cannon Ridge: A Comprehensive Plan Amendment to Change the Land Use Designation on a 16.84-acre parcel (PIN #6969-46-7985-000 formerly PIN #6969-46-8936-000) from Mixed-Use, Low Density Residential, and Park/Open Space/Public Use/Preservation to Mixed Use and High Density Residential, and to Change the Land Use Designation on a 40.49-acre parcel (PIN #6969-56-9904-000) from Low Density Residential and High Density Residential to High Density Residential. Amendments to the Plan text are also proposed.

2. REZN09-MA-003 – Cannon Ridge: A Request to Rezone a 16.84-acre parcel zoned Commercial - Neighborhood (C-1) and Residential-2 (R-2) (PIN #6969-46-7985-000 formerly PIN #6969-46-8936-000) and a 40.49-acre parcel zoned Residential-4 (R-4) (PIN #6969-56-9904-000) to Planned Residential Development (PRD).

WHEREAS, on December 9, 2009, the Fauquier County Planning Commission held the final 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 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.
3. That the proposed use fails to comply with 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.
4. That the proposal does not conform to the Comprehensive Plan as it relates to the Marshall Service District.
5. That the impacts of the proposal have not been mitigated.

RESOLVED by the Fauquier County Planning Commission, Virginia this 9<sup>th</sup> day of December 2009, That CPAM09-MA-002 and REZN09-MA-003 be, and are hereby, recommended for denial.

Mr. Meadows expressed concern about the actual number of by-right units and the proposed loop road around the historical site of Stephenson's Hill.

Mr. Stone stated that the by-right use of the land could be detrimental to the area but there are more issues, such as Stephenson's Hill and development along Route 66, that need to be resolved. He did not want to pre-empt the Citizen Committee Comprehensive Plan update.

Ms. Garreau stated that the transfer of development rights would help with water and sewer allocations for the community.

Mr. Alm stated that he is concerned about the preservation of Stephenson's Hill, stormwater management, the amount of useable open space, as well as the

negative impact this project would place on the County (i.e., schools, infrastructure, etc.).

Mr. Stone suggested that Commissioners get concerns to staff and respective Board members as this could become a good project.

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

The motion carried unanimously.

In that there was no further business, the meeting was adjourned at 9:14 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.*