

**MINUTES OF
FAUQUIER COUNTY PLANNING COMMISSION
JUNE 26, 2008**

The Fauquier County Planning Commission held its regular meeting on Thursday, June 26, 2008, beginning at 6:30 p.m. at the Warrenton Community Center, 430 East Shirley Avenue, Warrenton, Virginia. Those members present were Mr. John Meadows, Chairman; Ms. Ann McCarty, Vice-Chairman; Ms. Adrienne Garreau, Secretary; and Mr. Jim Stone. Also present at the meeting were Mr. Rick Carr, Mr. Kevin Burke, Mrs. Susan Eddy, Ms. Holly Meade, Mrs. Melissa Dargis, Mrs. Bonnie Bogert; Ms. Kim Johnson, Ms. Kimberley Fogle, and Mrs. Paulette Dolan. Member absent was Mr. Larry Kovalik.

1. **APPROVAL OF MINUTES** – May 29, 2008

On motion made by Mr. Meadows and seconded by Ms. Garreau, it was moved to postpone consideration of the May 29, 2008 minutes until the next regularly scheduled meeting.

The motion carried unanimously.

2. **PRELIMINARY PLAT**

- **PPLT07-CR-005 & WVRP07-CR-025 – Danny M. Atkins and Lee Ann Smith, owners and Foster Land Surveys, LLC, applicant – Paradigm Farm** – applicant wishes to subdivide approximately 53 acres into three (3) lots. The applicant is also requesting a Waiver of Subdivision Ordinance Section 10-6 (WVRP07-CR-025) in order to combine the Final Construction Plan and Preliminary Plat. The property is located south of Green Road (Route 674), Cedar Run District. (PIN 6992-27-5964-000)

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

On motion made by Mr. Stone and seconded by Mr. Meadows, it was moved to approve the preliminary plat and forward it to the Board of Supervisors; and to forward the waiver to the Board of Supervisors with a recommendation of approval.

The motion carried unanimously.

3. **PRELIMINARY PLAT EXTENSION**

- **PPLT06-CT-018 – Millennium Bank, NA, owners and applicants – Cedar Mill** – applicant wishes to obtain a six month extension to a previously approved Preliminary Plat to extend the expiration date to January 13, 2009. The applicant also wishes to obtain a modification to Section 9-11 of the Subdivision Ordinance (WVRP08-CT-015) to allow

the Preliminary Plat to remain active for an additional two years beyond the new expiration date. The property is located at the intersection of Atlee Road and Frytown Road (Route 674) and Academy Road (Route 678), Center District. (PIN 6994-27-7561-000, 6994-26-8780-000, 6994-37-4250-000 and 6994-36-7932-000)

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

On motion made by Mr. Meadows and seconded by Ms. McCarty, it was moved to approve the preliminary plat extension and postpone action on the waiver request until the next regularly scheduled meeting.

The motion carried unanimously.

4. **SPECIAL EXCEPTIONS**

- **SPEX08-SC-022 – David L. Hazel, owner and applicant – David L. Hazel – Pond** – applicant wishes to obtain a Category 23 Special Exception to allow for an agricultural pond within the floodplain. The property is located on McRaes Road (Route 695) north of its intersection with Blantyre Road (Route 628), Scott District. (PIN 6987-75-1075-000)

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

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

The motion carried unanimously.

5. a. **BOARD OF ZONING APPEALS AGENDA**

No comment.

b. **TRANSPORTATION COMMITTEE AGENDA**

No comment.

<p style="text-align: center;">Public Hearings 7:00 P.M. Warrenton Community Center, 430 East Shirley Avenue, Warrenton, VA</p>
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6. **THE PLEDGE OF ALLEGIANCE**

7. **ANNOUNCEMENTS**

Mr. Meadows stated that the consideration of the additions to the Fiery Run, Marshall/Warrenton, and Middleburg/Marshall Agricultural and Forestal Districts (Item 9) would be made concurrently.

Mr. Meadows also stated that Items 13e, 14, and 15 would be considered together and prior to Items 13b and 13c. Mr. Meadows further stated that Items 13b and 13c would also be considered concurrently.

8. **CITIZENS' TIME**

No one spoke.

9. **Agricultural and Forestal District Additions:**

5th Addition to Fiery Run District

- AGFD08-MA-004: L. Parker & Adele V. Harrell, Trustees & Others (Owners)/Stonewall Country Farm Limited Partnership (Owners) are requesting to add two parcels totaling 91.7959 acres, located on Hume Road (Route 635), Marshall District (PIN 5998-79-5503-000 and 5998-78-9965-000)

17th Addition to Marshall/Warrenton District

- a. AGFD08-MA-001: Gary E., Sr. & Jane M. Hurst, Trustees & Others (Owners) are requesting to add one parcel totaling 62.2503 acres, located at the intersection of Carters Run Road and James Madison Highway (Route 17), Marshall District (PIN 6976-45-8936-000)
- b. AGFD08-MA-003: James L. & Juanita O. Hitt (Owners) are requesting to add two parcels totaling 79.50 acres, located on Olinger Road (Route 764), Marshall District (PIN 6955-18-7271-000 and 6955-28-8233-000)

20th Addition to Middleburg/Marshall District

- AGFD08-SC-002: Inter-Properties, Inc. (Owner) is requesting to add one parcel totaling 40.82 acres, located at the intersection of Atoka Road (Route 713) and Rectors Lane (Route 828), Scott District (PIN 6073-88-4395-000)

Ms. Johnson reviewed the staff reports, copies of which are attached to and made a part of these official minutes.

Mr. Meadows opened the public hearing.

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

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

The motion carried unanimously.

10. **SPECIAL EXCEPTIONS**

- **SPEX08-CR-023, SPEX08-CR-024, and SPEX08-CR-025 – Poplar Springs, LC owner and applicant – Poplar Springs Inn** – applicant wishes to obtain a Category 7 Special Exception to allow for the operation of an existing restaurant, a Category 9 Special Exception to allow for the operation of an existing resort and a Category 20 Special Exception to allow for a sewage treatment facility. The property is located southeast of the intersection of Casanova Road (Route 616) and Rogues Road (Route 602), Cedar Run District. (PIN 7902-81-0330-000)

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

Mr. Meadows opened the public hearing.

Mr. Howard Foer, applicant, spoke in support of the approval of these applications and requested that no time limit be placed on the approvals so that he can obtain the necessary financing. Mr. Foer stated that his business, which has approximately 50 employees, provides needed tax dollars for the County.

Dr. Kitty Smith, Marshall District, stated that the Poplar Springs Inn has been an asset to the County. However, Dr. Smith expressed concern about the alternative wastewater system because no reports on its operation have been submitted to the Health Department. Dr. Smith suggested that, if a recommendation of approval is made, that a one year time limit be imposed to allow the Health Department time to monitor the system's operation. Dr. Smith further stated that this would also allow the applicant adequate time to determine if there is enough space to include everything shown on the Concept Development Plan and still provide an adequate amount of drainfield area.

Mr. Gary Cordova, Cedar Run District, spoke in support of the approval of these applications. Mr. Cordova stated that septic fields are a thing of the past, and the State has a system that can produce 100% clean water.

Mr. Bruce Collette, Cedar Run District, spoke in support of the approval of these applications. Mr. Collette stated that he visits Poplar Springs and

feels it is useful addition to the community by providing employment in the area. He also stated that it is a good place to go without driving far.

Mr. Jake Foer, Cedar Run District, spoke in support of the approval of these applications. Mr. Foer stated that his parents work very hard and he can tell by the people who visit Poplar Springs.

Mrs. Karen Walton, Cedar Run District, spoke in support of the approval of these applications. Mrs. Walton stated that the applicants, who live near the facility, have made the Poplar Springs Inn a very important part of the community.

Mr. Jack Miller, Cedar Run District, spoke in support of the approval of these applications. Mr. Miller stated that Poplar Springs is good for the community.

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

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

The motion carried unanimously.

11. **SPECIAL EXCEPTION AMENDMENT**

- **SEAM08-CR-005 – Walnut Hill Farm, LLC, owner and applicant – Walnut Hill Airstrip** – applicant wishes to renew and amend a previously approved Special Exception to continue the operation of an existing airstrip. The property is located on the east side of Shenandoah Path (Route 607) south of its intersection with Bristersburg Road (Route 616), Cedar Run District. (PIN 7920-71-1382-000)

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

Mr. Meadows opened the public hearing.

Ms. Jan Wiley, applicant, spoke in support of the approval of this application. Ms. Wiley stated that since the original special exception granted in 1986, Walnut Hill Farm, LLC has kept good standing. She also stated that the airstrip gives the availability to rescue teams to use the area as a pick up location for the MEDEVAC helicopter.

Ms. Barbara Day, Cedar Run District, spoke in support of the approval of this application. Ms. Day stated that Walnut Hill Farm have been good neighbors.

Mr. Tom Silbersiepe, Cedar Run District, spoke in support of the approval of this application. Mr. Silbersiepe stated that he is a life-long resident of the County as well as a pilot who flies out of this airstrip.

Mr. John King, Lee District, spoke in support of the approval of this application for safety reasons. Mr. King stated that he is also the owner of a private air strip and that the few which are located in the County, provide a valuable service to pilots and gliders during emergencies.

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

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

The motion carried unanimously.

12. **SPECIAL EXCEPTION & SPECIAL EXCEPTION AMENDMENT**

- **SEAM08-CR-003 & SPEX08-CR-014 – C.L. Ritchie Trust, owner and Synagro Central, LLC, applicant – C.L. Ritchie Trust Farm – Biosolids Storage Facility** – applicant wishes to renew and amend a previously approved Category 18 Special Exception for a biosolids storage facility. The applicant is also requesting approval of a Category 23 Special Exception to continue an existing use located within the floodplain. The property is located on the south side of Ritchie Road (Route 644), east of its intersection with Marsh Road (Route 17), Cedar Run District. (PIN 7808-52-3089-000)

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

Mr. Meadows opened the public hearing.

Merle W. Fallon, Esquire, representative, spoke in support of the approval of these applications. Mr. Fallon stated that this facility has been in operation since 1988 without any problems and that the applicant is requesting only minor revisions to the previously approved special exception, to allow spreading on farms in adjacent Culpeper County. Mr. Fallon noted that the applicant has worked closely with staff and the Department of Environmental Quality (DEQ) for the issuance of an outstanding Health Department permit.

Mr. Tom Silbersiepe, Cedar Run District, spoke in support of the approval of these applications. Mr. Silbersiepe stated that solid waste recycling is an excellent way to fertilize crops and that this is a great facility.

Mr. Morgan Ott, Lee District, spoke in support of the approval of these applications due to the flawless record of this facility with the (DEQ) and the Environmental Protection Agency (EPA). Mr. Ott stated that this business provides a necessary service to the local agricultural community.

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

On motion made by Mr. Stone and seconded by Ms. Garreau, it was moved to forward these applications, with the amended conditions, to the Board of Supervisors with a recommendation of approval.

Ms. McCarty stated that she could not support the approval of these applications due to the facility being entirely within the floodplain.

The motion carried 3 - 1, as follows:

AYES: Mr. Meadows, Mr. Stone, Ms. Garreau

NAYS: Ms. McCarty

ABSTENTION: None

ABSENT: Mr. Kovalik

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

- Postponed**
- a. Zoning Text Amendment to Article 4 Part 4 and Section 5-904 of the Fauquier County Zoning Ordinance and Sections 15-300, and 3-323 Pertaining to Floodplain Overlay Districts
 - b. Amendment to the Comprehensive Plan - Chapter 8 – Rural Land Use to Eliminate Density Credit for Floodplain and Steep Slopes in the Rural Agricultural (RA) and Rural Conservation (RC) Districts (Combined with item 13c as last item on the agenda)
 - c. Zoning Ordinance Text Amendment to Section 2-308(3) to eliminate density credit for any area of a lot within a floodplain or having slopes in excess of 25% in the Rural Agricultural (RA) or Rural Conservation (RC) Districts. This will reduce the maximum residential density allowed per the sliding scale for properties within a floodplain or having slopes in excess of 25% in the Rural Agricultural (RA) or Rural Conservation (RC) Districts (Combined with item 13b as last item on agenda)

- d. Zoning Ordinance Text Amendment to Article 4 to Eliminate the Planned Development Mixed Use District (PDMU) from the Fauquier County Zoning Ordinance

Item 13d -

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

Mr. Meadows opened the public hearing.

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

On motion made by Ms. Garreau and seconded by Mr. Stone, it was moved to forward this text amendment (Item 13d) to the Board of Supervisors with a recommendation of approval.

The motion carried unanimously.

- e. Zoning Ordinance Text Amendment to create a Marshall Gateway Special District (MG) as Section 4-1000 (Combined with items 14 and 15 below)

14. **COMPREHENSIVE PLAN AMENDMENT**

- **CPAM08-MA-006** - Amendment to the Comprehensive Plan Chapter 6 – Service Districts –Marshall Service District Plan to re-designate approximately 26 acres, currently designated as Low-Density Residential (1-3 units per acre), to Mixed Use on the Marshall Land Use Plan. Properties are located northeast of Winchester Road (Business Route 17) and south of the Norfolk-Southern rail line, Marshall District (PIN 6969-97-2278-000, 6969-98-4109-000, 6969-98-5472-000, 6969-97-0217-000, 6969-88-9632-000, 6969-98-1750-000, 6969-87-8431-000) (Combined with items 13e and 15 below)

15. **REZONING**

- **REZN08-MA-006** – to rezone approximately 25 acres from Residential-4 (R-4) to Marshall Gateway Special District (MG) to allow commercial and institutional uses and residential uses in the general residential density range of up to 6 units per gross acre or to Commercial Village (CV) to allow commercial and institutional uses. The area is currently planned as Low Density Residential (1-3 units per acre) in the Marshall Land Use Plan of the Comprehensive Plan. The property is located northeast of Winchester Road (Business Route 17) and north of Route 66, Marshall District. (The property to be rezoned is also identified as PIN 6969-97-2278-000, 6969-98-5472-000, 6969-97-0217-000, and 6969-98-4109-000 less and except the approximately 9 acre portion of 6969-98-4109-000 currently zoned C2)

Items 13e, 14, and 15 –

Mrs. Eddy reviewed the staff reports, copies of which are attached to and made a part of these official minutes.

Mr. Meadows opened the public hearing.

Georgia Herbert, Esquire, Scott District, spoke in support of implementing a Marshall Gateway Special District (MG). Ms. Herbert stated that she served on the Marshall Service District Committee, which has considered these proposals. Ms. Herbert further stated that many concerns have been expressed and there is still much work left to be done.

Ms. McCarty expressed appreciation for the efforts of Ms. Herbert as well as the entire Marshall Service District Committee.

In that there were no further speakers, Mr. Meadows adjourned the public hearing until the September 25, 2008 meeting, with the public hearing left open.

The motion carried unanimously.

Items 13b and 13c –

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

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

Mr. Meadows opened the public hearing.

Merle W. Fallon, Esquire, spoke in opposition to the proposed changes to the Comprehensive Plan and the Zoning Ordinance on behalf of a group of ten owners of approximately 10,000 acres within the County. Mr. Fallon stated that the proposed amendments actually amount to a massive secret downzoning and that they are arbitrary and capricious.

Mr. Fred Duca, Marshall District, spoke in opposition to the proposed changes. Mr. Duca stated that he purchased his property specifically because it could be subdivided and that to change the rules in mid-stream would be an injustice.

Mr. Tom Davenport, Marshall District, spoke in opposition to the proposed changes. Mr. Davenport expressed concern that landowners

would be required to pay for any necessary studies to determine what the density losses will be.

Mr. Peter Jackson, Scott District, spoke in opposition to the proposed changes. Mr. Jackson stated that property owners should not have their land taken away without being paid for it.

Ms. Valerie Garvey, Marshall District, spoke in opposition to the proposed text amendment changes. Ms. Garvey stated that constant changes in zoning regulations have an adverse effect on the public's welfare.

Mr. Mike Zarudzki, Cedar Run District, spoke in opposition to the proposed changes. Mr. Zarudzki stated that floodplains are natural resources and property owners should be able to use their discretion in what to do with them.

Mr. Chris Garrigan, Lee District, spoke in opposition to the proposed changes. Mr. Garrigan stated that property owners cannot build in the floodplain, but if density credits are taken away, they might not be able to build at all on property not in the floodplain. Mr. Garrigan further stated that he does not feel that the environment is harmed by building on property that is not in the floodplain.

Mr. Barry Kramer, Marshall District, spoke in opposition to the proposed text amendment changes. Mr. Kramer stated that it is more harmful to the watershed having cattle running through the floodplain. Mr. Kramer stated that he moved to this area so that he could be able to subdivide his property to provide for the future of his children.

Mr. Jay Branscome, Marshall District, spoke in opposition to the proposed changes. Mr. Branscome expressed concern that landowners will be defenseless to develop their properties as they see fit.

Mr. Harold Hiner, Marshall District, spoke in opposition to the proposed changes, stating that there would be no viable reason to participate in the Purchase of Development Rights (PDR) program. Mr. Hiner stated that, if adopted, these proposed changes would be a disservice to the local agricultural community.

Ms. Kathleen King, Scott District, stated that this proposal is not a secret action to downzone property, but rather, government in action.

Mr. Bob Sowder, Cedar Run District, spoke in opposition to the proposed text amendment changes. Mr. Sowder stated that an accurate floodplain study of the entire County should be obtained prior to proceeding with this proposal.

Ms. Betty Wheaton, Marshall District spoke in opposition to the proposed text amendment changes. Ms. Wheaton expressed concern that property owners will be required to pay for soil studies in order to prove that the Federal Emergency Management Agency (FEMA) maps are wrong.

Mr. James Eustace, Cedar Run District, spoke in opposition to the proposed text amendment changes. Mr. Eustace stated that there are currently 80,121 acres in Agricultural and Forestal Districts and 6,200 acres that the County has purchased the development rights for, which cannot be developed. Mr. Eustace stated that property that most working farmers own is their net worth.

Mr. James Bryant, Marshall District, spoke in opposition to the proposed changes and encouraged the Planning Commission to fully consider the ramifications of this proposal. Mr. Bryant presented a statement to the Planning Commission, a copy of which is attached to and made a part of these official minutes.

Mr. Jay Miller, Marshall District, spoke in opposition to the proposed changes. Mr. Miller stated that if these changes were adopted less property would be placed in easements.

Georgia Herbert, Esquire, Scott District, spoke in support of the proposed text amendments. Ms. Herbert stated that the value of land will continue to rise due to supply and demand. Ms. Herbert further stated that there are miles of impaired streams within the County and this proposal would help protect them. Ms. Herbert presented the Planning Commission with a map showing the impaired streams, a copy of which is attached to and made a part of these official minutes.

Mr. Morgan Ott, Lee District, spoke in opposition to the proposed changes and stated that this proposal fits the definition of "embezzlement," which is illegal and that this proposal would negatively affect tax values. Mr. Ott urged the Planning Commission to send this proposal to the Board of Supervisors with a recommendation of denial.

Mr. Brock Wells, Marshall District, spoke in opposition to the proposed text amendment changes. Mr. Wells stated that he has owned his property for approximately thirty years and does not want to see his density credits decrease.

Mr. John Poe, Cedar Run District, spoke in opposition to the proposed changes. Mr. Poe stated that many farmers need to be able to borrow against the value of their land.

Ms. Theodora Laws, Cedar Run District, spoke in opposition to the proposed changes. Ms. Laws stated there are already restrictions on density and building that limit the rights of property owners.

Mr. Michael MacQuilliam, Marshall District, spoke in opposition to the proposed changes. Mr. MacQuilliam stated that he was not aware of the first public hearing on this proposal and stated that he is opposed to losing any property rights. Mr. MacQuilliam did, however, express appreciation for the hard work of County employees.

Mr. Gary Cordova, Cedar Run District, spoke in opposition to the proposed changes. Mr. Cordova stated that this proposal is merely a license to steal and enough is enough.

Mr. Darold Davis, Center District, spoke in opposition to the proposed changes. Mr. Davis expressed concern that many property owners would not be able to subdivide their property in order to help their children.

Mr. Bill Duvall, Marshall District, spoke in opposition to the proposed changes. Mr. Duvall stated that he is trying to protect his farm and expressed concern that some of his neighbors can no longer afford to live here.

Mr. Bill Crummett, Marshall District, spoke in support of the proposed text amendment changes. Mr. Crummett stated that he feels this proposal is an excellent one and that just because a person purchases a piece of property, he should not expect to sell it and make millions and millions.

Mr. Vincent Tompkins, Marshall District, spoke in opposition to the proposed changes. Mr. Tompkins stated that many farmers view their property as their retirement.

Mr. Eugene Hankinson, Lee District, spoke in opposition to the proposed changes. Mr. Hankinson stated his property encompasses part of the Rappahannock River and pays taxes on this as well. Mr. Hankinson stated that if density credits are taken away, he should be reimbursed for a portion of his taxes.

Mr. Ray Hyde, Marshall District, spoke in opposition to the proposed text amendment changes. Mr. Hyde expressed concern about the impact this proposed text amendment might have.

Mr. Lee Sherbyn, Cedar Run District, spoke in opposition to the proposed changes. Mr. Sherbyn stated that he purchased his property specifically because it does have slopes and he felt it would be a good investment for the future of his children.

Mr. Bob Jansen, Marshall District, spoke in opposition to the proposed changes, stating that the County should consider other ways to protect the environment. Mr. Jansen did, however, express appreciation for their endeavors.

Mr. Frank Ott, Lee District, spoke in opposition to the proposed text amendment changes. Mr. Ott expressed concern about having others tell property owners what can be done with their land.

Mr. Clint Williams, Lee District, spoke in opposition to the proposed changes. Mr. Williams expressed concern that many of the teachers, firemen, and others may not be able to afford to purchase property in this area.

Mr. Garland Heddings, Cedar Run District, spoke in opposition to the proposed changes. Mr. Heddings expressed concern that many people can no longer afford to live in the County.

Ms. Madge Eicher, Marshall District, spoke in opposition to the proposed text amendment changes. Ms. Eicher expressed concern that taxes will be raised. Ms. Eicher stated that it would be unfair for property owners to be required to pay higher taxes, but have density credits eliminated in some areas.

Mr. Jack Queen, Marshall District, spoke in opposition to the proposed changes. Mr. Queen stated that this proposed text amendment amounts to downzoning and he is relying on his farm as his retirement.

Ms. Joyce Keyser, Marshall District, spoke in opposition to the proposed changes. Ms. Keyser encouraged the Planning Commission to review this proposal carefully.

James Downey, Esquire, spoke in opposition to the proposed changes. Mr. Downey stated that the proposal would be a departure from existing land use policies without any reason for the change. Mr. Downey further stated that this would place an undue restriction on property rights without any relationship to identifiable goals.

Ms. Hope Porter, Marshall District, spoke in support of the proposed text amendment changes. Ms. Porter stated that no property owners received density credits until approximately ten years ago.

Mr. Henry Fletcher, Marshall District, spoke in opposition to the proposed changes. Mr. Fletcher expressed appreciation to all the citizens who took the time to come out and speak in opposition to this proposed text amendment.

Ms. Jan Wiley, Cedar Run District, stated that she is in opposition to the proposed changes.

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

In that there was no further business, the meeting adjourned at 9:30 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, Warrenton, Virginia, for a period of one year.