

**MINUTES OF
FAUQUIER COUNTY PLANNING COMMISSION
AUGUST 30, 2007**

The Fauquier County Planning Commission held its regular meeting on Thursday, August 30, 2007, beginning at 6:30 P.M. in the 1st Floor Conference Room of the Warren Green Building, 10 Hotel Street, Warrenton, Virginia. Those members present were Mr. Holder Trumbo, Chairman; Ms. Ann McCarty, Vice Chairman; Mr. John Meadows, Secretary; Mr. Larry Kovalik; and Mr. Jim Stone. Also present at the meeting were Mr. Rick Carr, Mrs. Kimberley Fogle, Ms. Kim Johnson, Mr. Kevin Burke, Mrs. Bonnie Bogert, Mrs. Cynthia Porter Johnson, Mrs. Susan Eddy, and Miss Carissa Blevins.

1. **APPROVAL OF MINUTES** – July 26, 2007

Mr. Stone, seconded by Ms. McCarty, moved to approve the minutes, as amended.

The motion carried unanimously.

2. **PROPOSED TEXT AMENDMENTS TO THE ZONING AND SUBDIVISION ORDINANCES**

- a. Initiation of a Zoning Ordinance Text Amendment to Section 3-400 to clarify lot requirements for rural clusters.

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

For the purposes of convenience and good zoning practices, Ms. McCarty, seconded by Mr. Stone, moved to initiate a Zoning Ordinance Text Amendment to Section 3-400 to clarify lot requirements for rural clusters and to schedule a public hearing for the Planning Commission's September 27, 2007 meeting.

The motion carried unanimously.

- b. Initiation of Text Amendments to Section 8 of the Subdivision Ordinance and Section 12-615 of the Zoning Ordinance related to provision of sidewalks and trails.

No action taken.

- c. Initiation of a Zoning Ordinance Text Amendment to Section 9-1007 to address lighting standards for greenhouses.

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

For the purposes of convenience and good zoning practices, Mr. Meadows, seconded by Ms. McCarty, moved to initiate a Zoning Ordinance Text Amendment to Section 9-1007 to address lighting standards for greenhouses and to schedule a public hearing for the Planning Commission's September 27, 2007 meeting.

The motion carried unanimously.

- d. Initiation of a Zoning Ordinance Text Amendment related to notice after removal of signs in the right-of-way.

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

For the purposes of convenience and good zoning practices, Mr. Meadows, seconded by Mr. Kovalik, moved to initiate a Zoning Ordinance Text Amendment related to notice after removal of signs in the right-of-way and to schedule a public hearing for the Planning Commission's September 27, 2007 meeting.

The motion carried unanimously.

- e. Initiation of a Zoning Ordinance Text Amendment related to the standards for transitional housing.

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

For the purposes of convenience and good zoning practices, Mr. Meadows, seconded by Mr. Stone, moved to initiate a Zoning Ordinance Text Amendment related to the standards for transitional housing and to schedule a public hearing for the Planning Commission's September 27, 2007 meeting.

The motion carried unanimously.

3. **ZONING ORDINANCE WAIVER**

- **WAVR08-CR-007 – Simon & Pauline Schrock, owners and applicants** – applicants wish to obtain a Waiver of Subdivision Ordinance Section 7-

302.1.C to allow for a right-of-way that is less than fifty (50) feet in width. The property is located at 9109 Foulks Road, Cedar Run District. (PIN 7932-94-0018-000)

Mrs. Porter Johnson reviewed the staff memorandum, a copy of which is attached to and made part of these official minutes.

Mr. Stone, seconded by Mr. Meadows, moved to forward to the Board of Supervisors with a recommendation of approval.

The motion carried unanimously.

4. **PRELIMINARY PLAT AMENDMENT**

- **PPAM07-LE-002 – Remland, LLC, owner and applicant – The Meadows of Remington** – applicant wishes to amend a previously approved Preliminary Plat reduce the amount of lots from one hundred forty eight (148) to one hundred thirty three (133). The property is located on the north side of Lucky Hill Road (Route 655), Lee District. (PIN 6887-68-2679-000 & 6887-28-3220-000)

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

Mr. Meadows, seconded by Mr. Stone, moved to postpone action for up to 90 days, at the applicants request.

The motion carried unanimously.

5. **PRELIMINARY PLATS**

- a. **PPLT07-LE-004 – Fountain Hope, LP, owner and applicant – Blue Ridge North** – applicant wishes to subdivide approximately 164.78 acres into six (6) lots. The property is located west of Routts Hill Road (Route 685) near its intersection with Lees Mill Road (Route 651), Lee District. (PIN 6970-29-7426-000)

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

Mr. Meadows, seconded by Ms. McCarty, moved to postpone action for 30 days, at the applicants request.

The motion carried unanimously.

- b. *PPLT07-LE-008 – Estate of Robert H. Hodgson, Jean E. Cheatham, William W. Goulding, James F. Steffey and Gary W. Weaver, owners and Centex Homes, applicant – Freedom Place* – applicant wishes to subdivide approximately 344.44 acres into 349 lots. The property, which is in the Bealeton Service District, is located in the northwest quadrant of the intersection of Marsh Road (Route 17) and Catlett Road (Route 28), Lee District. (PIN #6889-89-6214-000, 6899-18-3742-000 and 6899-05-7716-000)

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

Mr. Meadows, seconded by Mr. Stone, moved to approve, subject to conditions.

Mr. Meadows read the following conditions into the record.

RESOLVED FURTHER, The Planning Commission has determined that the Preliminary Plat application not be transmitted to the Board of Supervisors for affirmation until the following items are satisfactorily corrected on the plat:

- a) Lafayette Avenue shall be designed to a minimum design speed of 35 MPH. The minimum radius shall be 371' for a 35 MPH design speed per the 2004 AASTHO manual. The design of Lafayette showing these changes shall be reviewed by VDOT prior to granting approval of the Preliminary Plat. In addition, because VDOT standards are not being used for this design, a note shall be added to the plan sheets showing the geometric design features and typical section for Lafayette Ave. stating the design for Lafayette Avenue is being designed in accordance with the 2004 AASTHO standards for 35 MPH design speed using a 4% superelevation.
- b) Additional right-of-way shall be dedicated for Bowers Run Road. The plan shall be revised to show a 25' dedication from the center of the road.
- c) A stormwater management concept plan shall be provided which analyzes flow attenuation measures to assure that the project controls stormwater runoff flow to predevelopment levels. This shall also include providing preliminary sizing calculations for structural stormwater management practices including storage and outlet configurations.
- d) Encumbered areas (trails, sanitary sewer easements, highway ROW, water system, etc.) located within the total current floodplain area shall be deducted in the development of the BMP determination on Sheet 19.

- e) Applicant shall provide the Type 1 Soil Map, underlain with all infrastructure, in the plan (Subdivision Ordinance 9 – 5 (C)).
- f) Applicant shall underlay the Type 1 Soil Map on the Preliminary Erosion and Sediment Control Plan.

The motion carried unanimously.

- c. **PPLT07-CR-011 & WVRP07-CR-021 – Erik & Amanda Scheps, owners and applicants – Scheps Subdivision (formerly Old Marsh Subdivision)** – applicant wishes to subdivide approximately 8.51 acres into two (2) lots. The applicant also wishes to obtain a Waiver of Subdivision Ordinance Section 10-6 to allow for the Construction Plans to be combined with the Preliminary Plat. The property is located on the north side of Old Marsh Road (Route 837), Cedar Run District. (PIN 6980-94-1477-000)

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

Mr. Stone, seconded by Mr. Meadows, moved to approve.

The motion carried unanimously.

- d. **PPLT08-CR-001 & WVRP08-CR-001 – The Stribling Co., Inc., owner and Gene Clore, applicant – Stribling’s Mill Estates** – applicant wishes to subdivide approximately 15.96 acres into four (4) lots. The applicant also wishes to obtain a Waiver of Subdivision Ordinance Section 10-6 to allow for the Construction Plans to be combined with the Preliminary Plat. The property is located west of the intersection of Old Mill Road (Route 602) and Razor Hill Road (Road 637), Cedar Run District. (PIN 7817-64-6213-000)

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

Mr. Stone, seconded by Mr. Meadows, moved to postpone action for up to 60 days, at the applicant’s request.

The motion carried unanimously.

6. **BOARD OF ZONING APPEALS AGENDA**

No comments.

<i>Public Hearings</i> <i>7:00 P.M.</i>
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**Warren Green Meeting Room
10 Hotel Street, Warrenton, Virginia**

7. **THE PLEDGE OF ALLEGIANCE**

8. **ANNOUNCEMENTS**

None.

9. **CITIZENS' TIME**

No one spoke.

10. **PROPOSED TEXT AMENDMENTS TO THE ZONING AND SUBDIVISION ORDINANCES**

- a. Zoning Ordinance Text Amendment to Section 15-300 to change the definition of lot.

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

Mr. Trumbo opened the public hearing.

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

Ms. McCarty, seconded by Mr. Meadows, moved to forward to the Board of Supervisors, with a recommendation of approval.

The motion carried unanimously.

- b. Zoning Ordinance Text Amendment to Section 2-403 to legalize and make buildable certain existing lots.

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

Mr. Trumbo opened the public hearing.

Mr. Charles Brock, Scott District, stated that he supports this text amendment because it would allow his family to build on property they acquired and have been paying taxes on since 1999 without knowledge of not being able to build on.

Ms. Audrey Graham, Scott District, stated that she is representing a client that is in support of this text amendment in order for him to build a new home on his property which his also considered a non-buidlable lot.

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

Mr. Stone, seconded by Mr. Trumbo, moved to forward to the Board of Supervisors, with a recommendation of approval.

The motion carried unanimously.

- c. Zoning Ordinance Text Amendment to Section 10-104 to authorize the consideration of the entire effect of a boundary line adjustment upon multiple nonconformities.

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

Mr. Trumbo opened the public hearing.

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

Mr. Meadows, seconded by Mr. Stone, moved to forward to the Board of Supervisors, with a recommendation of approval.

The motion carried unanimously.

11. **SPECIAL EXCEPTION AMENDMENT**

- **SEAM07-MA-008 – Fresta Valley Christian School, Ltd., owner and applicant** – applicant wishes to amend a previously approved Category 5 Special Exception to allow for construction of a multi-purpose facility, additional parking and to increase the student population by 100. The property is located on the west side of Wilson Road (Route 738), Marshall District. (PIN 6956-25-6041-000 & 6956-24-1534-000)

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

Mr. Trumbo recused himself and turned the public hearing over to Ms. McCarty.

Ms. McCarty opened the public hearing.

Mr. Mark Hyson, representing the applicant, stated that the new addition would include a gym, a recreation center, and a lunch room. He assured the community that the new addition would not disrupt the surrounding area and that they would be keeping with the same roof line the school currently has. Mr. Hyson stated that by expanding this school it would ease pressure off of the County's Public Schools and that he would respectively request approval of this application.

Ms. Susan Feeley, Marshall District and adjoining property owner, stated that she is opposed to the expansion of Fresta Valley and that this school has had a detrimental affect on the quality of life for the surrounding property owners. She stated she is concerned about the effect this expansion would have to the water supply in this area and the existing traffic rate on Wilson Road. Ms. Feeley continued, if the Planning Commission does approve this application she would like to have strict conditions attached to this Special Exception to include no before or after school care, a limit on the amount of outdoor lighting, and to exclude a deep fryer in the cafeteria.

Mr. James Feeley, Marshall District and adjoining property owner, stated that he is opposed to this application and is concerned about what affects it would have on the drainfields and water supplies in the Marshall District. He also stated that increasing the number of students and the size of the building would have a negative affect on the surrounding area.

Ms. Julie Murphy, Marshall District, stated that she is a graduate of Fresta Valley and now sends her three children to the school and is in support of this application.

Ms. Carrie Weber, Center District, stated that this school is to be commended on the hard work it puts into sculpting the students that attend and she is in support of this application.

Mr. Tim Neville, Marshall District, stated that he is concerned about the increase of traffic on Wilson Road due to the expansion and would suggest that Fresta Valley relocate in order to expand and have a larger student population.

Mr. Doug Foster, Marshall District and adjoining property owner, stated that his property is closest to the proposed gymnasium and he is supports this application as well as this school and everything it does for the students and community.

Ms. Donna Waller, Scott District, stated that she is a teacher and parent of Fresta Valley and she supports this application.

Mr. Ed Kovalchuk, Lee District, stated that he is also a parent at Fresta Valley and supports this application.

Ms. Kathy Schmidtman, Marshall District, stated that she is a parent and teacher at Fresta Valley and she supports this application.

Mr. Brett Lewis, Marshall District, stated that his children attend Fresta Valley, but is concerned about the impact expanding the school would have on the associated road and water system.

Ms. Dana Fries, Marshall District, stated that Fresta Valley is in need of this expansion and would urge the Planning Commission to approve this application.

Ms. Mary Ann Streeter, Cedar Run District, stated that she is a parent of Fresta Valley and that most students ride a bus into the school each day limiting the amount of additional traffic on Wilson Road. Ms. Streeter continued that she supports this application.

Ms. Karin Patty, Scott District, stated that she is also a parent and employee of Fresta Valley and that the students are in need of a gymnasium and she would respectively request approval of this application.

Ms. Susan Bryan, Center District, stated that she supports this application.

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

Ms. McCarty, seconded by Mr. Meadows, moved to forward to the Board of Supervisors.

The motion carried unanimously. (Mr. Trumbo recused himself)

12. **SPECIAL EXCEPTION, SPECIAL EXCEPTION AMENDMENT AND SPECIAL PERMIT**

- **SEAM07-LE-004 & SEAM07-LE-007 & SPPT07-LE-015 – AGT, LLC, owners and Three Flags Associates, applicant – Ashley Glen Day Care Center (Edgewood East Section D)** – applicant wishes to amend a previously approved Category 1 Special Exception to create an additional 0.98 acre lot for a proposed pre-school/daycare facility; amend a previously approved Category 23 Special Exception to allow for fill in the FEMA 100-year floodplain; and request a Category 5 Special Permit to allow for the proposed use. The property is located on Whipkey Drive at

the intersection of Catlett Road (Route 28), Lee District. (PIN 6889-50-5884-000)

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

Mr. Trumbo opened the public meeting.

Mr. Ben Tissue, representing the owner and applicant, stated he would respectively request a 30 day postponement.

Mr. Ernie Padgette, Lee District and adjoining property owner, stated that when he purchased his property in this subdivision he was informed by the developer, his realtor, the president of the Home Owners Association and the County that this piece of property could not be developed due to it being in a floodplain and is concerned that if this application is approved the effects it would have to the adjoining residents.

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

Mr. Meadows, seconded by Mr. Stone, moved to postpone action for 30 days, at the request of the applicant.

The motion carried unanimously.

13. **REZONING AND SPECIAL EXCEPTION**

- **REZN07-SC-007 & SPEX07-SC-013 & SPEX07-SC-014 – Cross Creek Investments, LLC, owner and applicant – Cross Creek** – applicant wishes to rezone approximately 8.5 acres from Residential-1 (R-1) to Commercial-2 (C-2). The applicant also wishes to obtain a Category 12 Special Exception to allow for a shopping center of more than 50,000 square feet and a Special Exception for additional signage. The property is located on the south side of Route 29/15 and connects to Broad Run Church Road (Route 600), Scott District. (PIN 7906-83-2379-000, 7906-82-4798-000, 7906-72-7276-000, 7906-82-3462-000, 7906-82-1816-000, 7906-72-6542-000, 7906-72-8385-000, 7906-82-5418-000, 7906-72-6341-000, 7906-82-0266-000, 7906-92-0958-000, 7906-83-7378-000)

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

Mr. Trumbo opened the public hearing.

Mr. John Foote, representing the applicant, stated that the applicant has worked very diligently on addressing all the comments that have been brought to their attention and have been working to construct a proposal that would satisfy all parties involved. He continued that the traffic analysis that has accompanied this application contains subdivisions that may or may not ever be constructed and that most highways in Virginia are over stressed, but that cannot stop growth. Mr. Foote stated that the developer has agreed to assist with the improvements of the roads surrounding this proposed development and he would urge the Planning Commission to consider all options before making a decision tonight. He stated that the county must shape its future instead of letting the future shape it.

Ms. Amy Trotto, Scott District, stated that she is opposed to this application because of the catalyst effect that it would have to this area. She stated that Fauquier County was named "Top Rural Area in the World" two years ago by the Progressive Farmer and that she would urge the Planning Commission to keep with that reputation. Ms. Trotto stated that this application does not meet the requirements set by the Comprehensive Plan and does not fit into this area. Ms. Trotto concluded she would respectfully request the Planning Commission to deny this application.

Mr. Jerry Christian, Scott District, stated that the traffic analysis conducted did not include Mondays or Fridays when there is the greatest amount of traffic in this area and that the applicant has not proffered any improvements to Route 29 that would alleviate any problems in that area. He requested that the Planning Commission deny this application.

Ms. Barbara Jansen, Scott District, read a letter from Chris Boyce who is also opposed to this application due to the traffic issues and the safety issues it would pose to the residents of this area. Ms. Jansen continued to state that she is also opposed to this application. Ms. Jansen stated that she does not expect the applicant to fix the traffic problem but would urge them to realize that they are planning to make that problem even worse and would expect them to assist in correcting this issue. She continued that Angler should consider constructing a different structure other than a big box. She would urge the Planning Commission to deny this application.

Mr. Todd Benson, representing the Piedmont Environmental Council, stated that this application violates the Comprehensive Plan. He continued that the Comprehensive Plan was approved recently and it is the Planning Commission and Board of Supervisors job to respect the plans that their citizens assist with. He continued that Mr. Foote said that Fauquier County is where Prince William and Fairfax Counties were thirty years

ago and that with hard work we can catch up to them, but this County does not want to be Prince William or Fairfax County. Fauquier County supports its rural way of life.

Ms. Kendall Blazer, Center District, stated that she is opposed to this application. She respects the work the applicant, staff and Commission have done, but would urge that this application be denied. She continued that the applicant is not proffering enough money to make any significant improvements to Route 29. She continued that there was a survey a few years ago stating that the citizens of Fauquier County wanted a Costco, but it is the Planning Commissions job to make sure it is in the proper area.

Ms. Jill Pollack, Center District, stated that she supports this application. She lived near the original Price Club in Fairfax and stated that they are very good, courteous neighbors. She continued that this location would not attract customers from other counties because there are Costco's in surrounding areas and that residents in this county are already using this highway to commute to other counties to shop. Ms. Pollack stated that Costco would be an asset to Fauquier County.

Ms. Kathy Dove, Scott District, stated that she works and lives in this area and is opposed to this application due to the negative impact it would have.

Ms. Laurie Ward, Scott District, stated that she is opposed to this application and would hate to have Fauquier County modeled after Prince William.

Ms. Mindi O'Conner, Scott District, stated that she is opposed to, and would respectively request the Planning Commission deny, this application. She continued that VDOT has shown proof that this area has twenty-five vehicle accidents per year in this area and with the increase in traffic caused by Costco these numbers would increase as well. Ms. O'Conner stated that this is not the area for Costco and would urge Angler to look further.

Ms. Kim Baird, Scott District, stated that she has spoken with the Commission of the Revenues office and compared the revenue that Costco would bring in vs. what Giant brings in; it is comparable by square foot. She continued that she would respectively request the Planning Commission deny this request.

Ms. Melissa Baron, Scott District, stated that she is concerned about the traffic issues this development would cause and would urge the Planning Commission to deny this application.

Ms. Mary Jo Meding, Scott District, stated she has lived in this area for twenty-two years and is opposed to this development and would urge the Planning Commission to deny this application. She continued that the County needs to put the priorities of its residents and the children first and deny this because of the safety and quality of life issues.

Ms. Collette Christians, Scott District, stated that she is opposed to this application. She is not opposed to Costco but does not want it in this area. She continued that the economy of Fauquier County is not depending on Costco in order to survive and would urge the Planning Commission to deny this application.

Mr. Robert Dunleavy, Scott District, stated that Fauquier County is its own County and does not want to be Prince William or Fairfax. The residents of this area have worked hard to create the Comprehensive Plan and expected it to be followed and respected. He continued that he would urge the Planning Commission to deny this application.

Mr. Chuck Medvitz, Scott District, stated that he is opposed to this application. He continued that the Citizen's Committee has attempted to assist in shaping the future of Fauquier County and that the decision of the Planning Commission and Board of Supervisors will influence a large part of the future of Fauquier County and would urge them to look at all aspects of this plan and deny this application.

Mr. Robert Talbert, Marshall District, stated that he moved to Fauquier County because he appreciated the rural life Fauquier County offered his family. He concluded that he is opposed to this application.

Ms. Debbie Miller, Scott District, stated she is opposed to this application and would respectively request the Planning Commission deny this application.

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

Mr. Trumbo stated that there are multiple applications included in this project and the Planning Commission will be voting on each individually.

Mr. Meadows stated that the citizens of New Baltimore have worked very hard on a plan to ensure that there will not be a big box store in this area. He continued that he would support a rezoning but will not support a big box store.

Ms. McCarty stated that she will also support the rezoning and after hearing from the citizens in this area that this is the best solution for this area.

Mr. Stone stated that he will also support the rezoning application and that it is the closest thing to what is outlined in the Comprehensive Plan.

Mr. Kovalik stated that he concurs with his colleagues and that this application is in line with the comprehensive plan.

Mr. Trumbo, seconded by Mr. Stone, moved to approve REZN07-SC-007.

The motion carried unanimously.

Mr. Trumbo stated that recommending approval of this Special Exception would go against everything that this area is trying to preserve. He continued that New Baltimore is labeled a Service District but is more of a large neighborhood and any development in this area would be better to serve the neighborhood instead of bringing others here. He concluded by stating that Costco does not fit in the area.

Ms. McCarty stated that she is aware that the traffic in this area is unacceptable, but going against what is included in the comprehensive plan is the worst part of this application. The community has worked very hard on this plan which was passed only four months ago and should be respected.

Mr. Stone stated that he agrees with all of the points made and that the group of citizens that worked on the comprehensive plan are very intelligent and made a well thought out decision on what they wanted in the area and it would be unfair to go against everything they worked toward by approving this application

Mr. Meadows stated that the applicant has worked very hard on this application and has addressed the concerns of the residents in this area. He continued that if Costco is not built in this location that there is a good possibility that it will be built in Prince William County causing the same amount of traffic to go through. He stated that Fauquier would have the same amount of traffic and lose any revenue that could be brought into our County. Mr. Meadows concluded by saying this developer could do good things for this area.

Mr. Kovalik stated a large amount of citizens have spoken about keeping sense of place and limiting what be built this area by working on the Comprehensive Plan that plan should be respected. He concluded that the

County, applicants, and citizens should be able to come together and find a development that satisfies everyone.

Mr. Trumbo, seconded by Ms. McCarty, moved to deny SPEX07-SC-013.

Mr. Trumbo, seconded by Mr. Stone, moved to deny SPEX07-SC-014.

The motions passed unanimously.

In that there was no further business, the meeting adjourned at 9:48 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.