

**MINUTES OF
FAUQUIER COUNTY PLANNING COMMISSION
APRIL 27, 2006**

The Fauquier County Planning Commission held its regular meeting on Thursday, April 27, 2006, beginning at 4:00 P.M. in the 2nd Floor Conference Room of the Warren Green Building, 10 Hotel Street, Warrenton, Virginia. Those members present were Mr. Jim Stone, Chairman; Mrs. Ann McCarty, Vice Chairman; Mr. John Meadows, Secretary; Mr. Larry Kovalik; and Mr. Holder Trumbo. Also present at the meeting were Mr. Rick Carr, Mrs. Elizabeth Cook, Mr. Kevin Burke, Ms. Holly Meade, Mrs. Kimberly Johnson, and Miss Carissa Blevins.

Mr. Stone, seconded by Mr. Meadows, moved to amend the agenda to add item 3.C. – Initiation of Zoning Ordinance Text Amendment to Sections 3-317 and 15-300 and Adding a New Section 5-1706 to Permit Contractor’s Office, Shops, and Material Storage Yards in C-1 and C-3 Districts and to Expand Such Uses to Include Landscaping Businesses, Pest Control Businesses, and Other Similar Businesses as Determined by the Zoning Administrator

1. **APPROVAL OF MINUTE** – March 30, 2006

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

The motion carried unanimously.

2. **AGRICULTURAL AND FORESTAL DISTRICT RENEWALS**

(NOTE: Any owner in the Districts being renewed may withdraw his land, in whole or in part, by written notice filed with the Fauquier County Board of Supervisors at any time before the Board acts on this application. Additional qualifying lands may be added to the Districts being renewed at any time upon separate application pursuant to *Code of Virginia* § 15.2-4300 *et seq.*)

- a. 1st Renewal of the Trumbo Hollow Agricultural and Forestal District, which is currently scheduled to expire on April 20, 2007
- b. 2nd Renewal of the Fiery Run Agricultural and Forestal District, which is currently scheduled to expire on April 20, 2007
- c. 3rd Renewal of the Routts Hill Agricultural and Forestal District, which is currently scheduled to expire on June 18, 2007

Mrs. Johnson reviewed the staff memorandums, a copy of which are attached to and made part of these official minutes.

Mr. Stone, seconded by Mr. Trumbo, moved to approve subject to the regulations.

The motion carried unanimously.

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

- a. Initiation of Zoning Ordinance Text Amendment to Section 13-601 to provide administrative remedies to the Zoning Administrator to remove inoperable vehicles and trash, garbage, refuse, and litter

Mrs. 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. Stone, seconded by Mr. Meadows, moved to initiate a Zoning Ordinance Text Amendment to Sections 13-601 to provide administrative remedies to the Zoning Administrator to remove inoperable vehicles and trash, garbage, refuse, and litter and to schedule a public hearing for the Planning Commission's May 25, 2006 meeting.

The motion carried unanimously.

- b. Initiation of Zoning Ordinance Text Amendment to Section 7-604 to permit the Zoning Administrator to waive, reduce and/or modify buffer/landscaping requirements for commercial property where such property abuts recorded open space

Mrs. 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. Stone, seconded by Mr. Meadows, moved to initiate a Zoning Ordinance Text Amendment to Section 7-604 to permit the Zoning Administrator to waive, reduce and/or modify buffer/landscaping requirements for commercial property where such property abuts recorded open space and to schedule a public hearing for the Planning Commission's May 25, 2006 meeting.

The motion carried unanimously.

- c. Initiation of Zoning Ordinance Text Amendment to Sections 3-317 and 15-300 and Adding a New Section 5-1706 to Permit Contractor's Office, Shops, and Material Storage Yards in C-1 and C-3 Districts and to Expand Such Uses to Include Landscaping Businesses, Pest Control Businesses, and Other Similar Businesses as Determined by the Zoning Administrator

Mrs. 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. Stone, seconded by Mr. Meadows, moved to initiate a Zoning Ordinance Text Amendment to Sections 3-317 and 15-300 and Adding a New Section 5-1706 to Permit Contractor's Office, Shops, and Material Storage Yards in C-1 and C-3 Districts and to Expand Such Uses to Include Landscaping Businesses, Pest Control Businesses, and Other Similar Businesses as Determined by the Zoning Administrator and to schedule a public hearing for the Planning Commission's May 25, 2006 meeting.

The motion carried unanimously.

4. **ZONING ORDINANCE WAIVER**

- **#WVRP06-CR-029 - Karl and Brenda Germain, owners/applicants** – applicants wish to obtain a Waiver of Section 7.302.1.C of the Zoning Ordinance, to allow a right-of-way width that is less than fifty (50) feet. The property is located on the northwest side of Carriage Ford Road (Route 607), Cedar Run District. (PIN #7924-03-1088-000)

Ms. Cook 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.

5. **PRELIMINARY PLATS**

- a. **#PPLT05-LE-025 – VCA, LLC, owner and Kustom Kastles, applicant – Laurenwood Estates (formerly Powe Property)** – applicant wishes to subdivide approximately 137.89 acres into eighty-nine (89) lots. The property is located on the southeast side of Remington Road (Route 656), Lee District. (PIN #6888-41-5000-000 and #6888-50-4476-000)

Ms. Meade stated that the applicant wishes to have this matter postponed for 30 days.

Mr. Meadows, seconded by Mrs. McCarty, moved to postpone action for 30 days at the applicant's request.

The motion carried unanimously.

- b. **#PPLT06-MA-007 – Arlington Builders, Inc., owner and applicant – Richard’s Turnbull Estates** – applicant wishes to subdivide approximately 11.7 acres into five (5) lots. The property is located on the south side of Turnbull Road, east of its intersection with Springs Road (Route 802), Marshall District. (PIN #6962-66-1233-000)

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

Mrs. McCarty, seconded by Mr. Stone, moved to approve subject to the following conditions:

1. The Final Plat shall be in general conformance with the Preliminary Plat entitled “Richards Turnbull Estates” dated August 16, 2005, last revised March 27, 2006 and received in this office April 7, 2006. This approval is for a maximum of five (5) single-family residential lots.
2. Houses and drainfields shall not be located in swales. The house pad and drainfield on Lot 3 shall be moved outside the swale.
3. All intersections shall meet the County intersection landing requirement IL-1.
4. This site is located on soils that are characterized by shallow rock and as such blasting may be required. Prior to any blasting, the Office of Emergency Services shall be contacted and any applicable permits must be obtained.
5. An overlot grading plan shall be provided as part of the Final Construction Plans.
6. All existing utilities shall be shown on the Final Construction Plans.
7. The Final Construction Plan shall address VDOT Preliminary Plan Checklist Geometrics item 10 regarding the centerline distance, curve data, etc.

The motion carried unanimously.

- c. **#PPLT06-MA-022 – Flint Hill Farms, LLC, owner and applicant – Chattins Run South** – applicant wishes to subdivide approximately 186.12 acres into seven (7) lots. The property is located on the west side of Lost Corner Road (Route 624) south of Maidstone Road (Route 713), Marshall District. (PIN #6061-05-8596-000)

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

Mrs. McCarty, seconded by Mr. Trumbo, moved to postpone action for 30 days.

The motion carried unanimously.

- d. **#PPLT06-MA-023 and WVRP06-MA-031 – Flint Hill Harms, owner and applicant – Chattins Run North** – applicant wishes to subdivide approximately 98.32 acres into six (6) lots. The applicant also wishes to obtain a waiver of Section 5-8 of the Subdivision Ordinance regarding cul-de-sac length. The property is located on the south side of Maidstone Road (Route 713) east of Long View Lane, Marshall District. (PIN #6061-07-6619-000)

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

Mrs. McCarty, seconded by Mr. Trumbo moved to postpone action for 30 days.

The motion carried unanimously

- e. **#PPLT06-MA-024 – Robin Fetsch, owner and Fetsch Properties, LLC, applicant – Fetsch Property** – applicant wishes to subdivide approximately 35.5 acres into three (3) lots. The property is located on Fiery Run Road just left of its intersection with Cherry Hill Road (Route 638), Marshall District. (PIN #6010-06-2177-000)

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

Mrs. McCarty, seconded by Mr. Stone, moved to postpone action for up to 90 days, at the request of the applicant.

- 6. a. **BOARD OF ZONING APPEALS AGENDA**

No Comments.

- b. **TRANSPORTATION COMMITTEE AGENDA**

No Comments.

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

- 7. **THE PLEDGE OF ALLEGIANCE**

8. **ANNOUNCEMENTS**

Mr. Stone announced that item 12.b and item 10.c.1 had been withdrawn from the agenda.

9. **CITIZENS' TIME**

No Speakers.

10. **AGRICULTURAL AND FORESTAL DISTRICT ADDITIONS**

a. **8th Addition to Cobbler Mountain**

- 1) #AGFD06-MA-001: Frederick W. Okie, Jr.; Pauline O. Walker; Katherine Walker Bantleton; Elizabeth Walker Mecke; and St. Clair Okie Oliver (Owners) are requesting to add one parcel totaling 86.53 acres, located on Ramey Road (PIN #6949-17-9271-000)

b. **11th Addition to Upperville**

- 1) #AGFD06-MA-002: Ken & Stephanie Knapp (Owners) are requesting to add one parcel totaling 56.62 acres, located at 10001 Mt. Airy Road (PIN #6044-84-0502-000)
- 2) #AGFD06-MA-006: Charles & Geraldine Carroll/Runaway Farm, LLC, (Owners) are requesting to add one parcel totaling 56.40 acres, located at 9532 Carr Lane (PIN #6053-04-7312-000)
- 3) #AGFD06-MA-005: Weatherly Farm, LLC, (Owner) is requesting to add one parcel totaling 70.0 acres, located at 8205 West View Lane (PIN #6063-87-4757-000)

c. **15th Addition to Marshall/Warrenton**

- 1) #AGFD06-MA-004: Richard & Roxanne Graham and Charles & Lillian Graham (Owners) are requesting to add three parcels totaling 31.66 acres, located on Carters Run Road (PIN #6966-35-2695-000, 6966-24-8934-000, and 6966-35-0268-000)
- 2) #AGFD06-MA-007: John and Hillary Davidson (Owners) are requesting to add two parcels totaling 15.33 acres, located on Summerfield Hills Drive (PIN #6966-74-9935-000 and #6966-84-1552-000)

Mrs. Johnson reviewed the staff memorandums, copies of which are attached to and made part of these official minutes. Mrs. Johnson also

noted that Richard and Roxanne Graham (10.C.1) have withdrawn their application.

Mr. Stone opened the public hearing.

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

Mr. Stone, seconded by Mr. Meadows moved to recommend approval of items 10.a.1, 10.b.1, 2, and 3, and moved recommend denial of item 10.c.2.

The motion carried unanimously.

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

- a. Zoning Ordinance Text Amendment to Sections 6-302.16 and 5-202 to permit as home occupations, party supply sales and rentals and farriers and to enact certain standards for such uses

Ms. Johnson reviewed the staff memorandum, 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.

Mr. Stone, seconded by Mr. Meadows, moved to forward to the Board of Supervisors with a recommendation of approval for the farriers, but to postpone action the party supply sales and rentals.

The motion carried unanimously.

- b. Subdivision Ordinance Text Amendment to all sections of the Ordinance to correct code references and make similar edits; Section 3-2 Administrative Subdivisions; Section 4-27 Variations and Exceptions; Section 9 – Preliminary Plats; and Section 10 – Final Plats

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

Mr. Stone opened to public hearing.

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

Mr. Stone, seconded by Mrs. McCarty moved to forward to the Board of Supervisors with a recommendation of approval with the exception of the text within Subdivision Ordinance Section 2-39(3)(G).

The motion carried unanimously.

- c. Zoning Ordinance Text Amendment to Section 2-410 to allow emergency vehicle access to lots on the higher standard street when the lot has frontage on two or more streets

Mrs. Johnson reviewed the staff memorandum, 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.

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

The motion carried unanimously.

12. **COMPREHENSIVE PLAN AMENDMENTS**

- a. **#CPAM06-MA-002 – Carson Lee Fifer Jr. Trustee, owner (PIN 6969-08-9742); Stansbury Farm LTD Liability Co, owner (PIN 6060-31-1774); Mary F. Cunningham and Cay Ramey Weimer, owners (PIN 6969-38-4701), and Planning Commission, sponsor** – The Planning Commission has initiated a proposed Comprehensive Plan Amendment that would: remove ±39 acres of Rural Agriculture (RA) zoned property identified as PIN #6969-08-9742-000 and ±7.4 acres of Rural Agriculture (RA) zoned property identified as PIN #6060-31-1774-000 from the Marshall Service District; and change 0.6 acres of PIN #6060-31-1774-000 planned from Low Density Residential to Future School Site and ± 8.1 acres of PIN #6969-38-4701-000 planned from Low Density Residential to Future School Site. The properties are located on the northeast side of Route 66 and Grove Lane (Old Route 55), Marshall District.

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

Mr. Stone opened the public hearing.

Mr. Dick McKenny, Marshall District, stated that he is concerned about having a school site on this property. He said that in the summer Marshall

is usually in a drought and building a school on this site would only make that worse, and would result in having to have water pumped in and a pump station installed.

Mrs. McCarty stated that the Planning Commission is not now considering building a school on this site, they are trying to change the boundary of the service district to adjust to where the agricultural land is. She continued that when the Citizen's Group worked on the service district plan this piece of property was inadvertently included due to a scrivener's error and they are now trying to rectify that error.

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

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

The motion carried unanimously.

- b. **#CPAM06-MA-003 - Charles E. Westbrook, owner and Planning Commission, sponsor** – The Planning Commission has initiated a proposed Comprehensive Plan Amendment that would remove ±8.56 acres of Residential-1 (R-1) zoned property identified as PIN #6973-99-7174-000 from the Warrenton Service District. The property is located on the south side of Spring Road (Route 802) west of its intersection with Shipmadilly Lane (Route 744), Marshall District.

This item was withdrawn prior to the Public Hearing.

13. **SPECIAL EXCEPTIONS**

- a. **#SPEX06-CR-019 – Catlett Volunteer Fire Department, owner and applicant – Catlett Volunteer Fire Company, Inc.** – applicant wishes to obtain Special Exception approval under Category 11 to build a Fire and Rescue Station. The property is located at the intersection of Catlett Road (Route 28) and Gaskins Lane (Route 796), Cedar Run District. (PIN #7922-93-4822-000)

Mrs. Dargis reviewed the staff memorandum, 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.

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

The motion carried unanimously.

- b. **#SPEX06-LE-022 – Old Dominion Electric Cooperative, owner and Neil Selby, applicant – Shady Grove Kennel & Hunting Preserve, Inc.** - applicant wishes to obtain Special Exception approval under Category 9 to allow for a hunting preserve. The property is located on the southeast side of Lucky Hill Road (Route 655) off of Old Grassdale Road (Route 782), Lee District. (PIN #6897-26-4438-000 and 6897-28-4312-000)

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

Mr. Stone opened the public hearing.

Mr. Andrew Thompson, Lee District, stated that he is an adjoining property owner and is concerned about how this preserve will affect the housing developments that are currently there and the developments that will be built in the future.

Mr. Morgon Ott, III, Lee District, stated that he is an adjoining property owner also and he supports Mr. Selby. He continued to say that Mr. Selby has always been an excellent neighbor and has always ran a fine establishment that brings tourist dollars into the county. He stated that Mr. Selby has always run his business by the standards that are set by the Virginia Department of Game and Inland Fisheries. Mr. Ott recommended that the Planning Commission approve this application.

Ms. Ruth Barros stated that she is not in favor of this application. She said that the builders will be building home in this area and there will be small children in that area. She stated that when these people are hunting they can not guarantee where the bullets will go and that more thought needs to go into this application.

Mr. James Hazel, a member of the Board of Directors for the Virginia Department of Game and Inland Fisheries, stated he has been a user of the current Shady Grove Hunting Preserve for many years and comes here tonight, not as a representative for the board, but as a regular citizen. He continued to say that one of the greatest obstacles of hunting in Virginia is the availability of land whether it is private or public land. Shady Grove is very professionally run and is a great asset to the county. Mr. Hazel continued to say that he would urge the Planning Commission to recommend approval.

Mr. Phil Townley, representative for the Department of Game and Inland Fisheries, stated that he came out tonight to answer any questions that the

Planning Commission may have for him. Mr. Meadows asked Mrs. Dargis if the application included all rules and regulations set by the Department of Game and Inland Fisheries. Mrs. Dargis stated that those regulations were included in the application and in tonight's staff report. Mr. Meadows asked Mr. Townley if Mr. Selby always followed all the set rules and regulations. Mr. Townley responded by saying that they have never had any problems or complaints made about the hunting preserve. Mr. Stone asked Mr. Townley if the hunting preserve would be adequately buffered and Mr. Townley replied that the State sets requirements and then does a site visit to make sure the proper signs are posted and the amount of buffering is not set by the State, but by the County. Mr. Stone asked if this is birdshot only and Mrs. Dargis replied yes.

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

Mr. Meadows stated that the applicant has a required buffer from adjoining property of 100 yards, and the only people allowed in that area are employees of the hunting preserve. He continued to say that Mr. Selby is allowed to operate this business for the next 30 years, meaning that until that license expires the area can not be rezoned and no further homes will be built.

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

The motion carried unanimously.

14. **REZONINGS**

- **#REZN05-SC-015 and REZN05-SC-016 – Karen E. Cosner, Trustee, owner and Shenandoah Development, LLC, applicant** – applicant wishes to rezone approximately 4.5 acres from Residential-1 (R-1) to Commercial-Highway (C-2) and to amend the existing proffers on the balance of the property (9.5-acre portion) in order to allow for more diverse land uses. The property is located on the east side of Route 15/29 at 4545 Lee Highway in Warrenton, Virginia, Scott District. (PIN #7916-03-8979-000)

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

Mr. Stone opened the public hearing.

Mr. Joe Wiltse, representing the applicant, stated that the business establishments over 50,000 square feet are prohibited from this property and the applicant would not be maintaining or relocating any utilities. Mr.

Wiltse stated that this project works well with the Comprehensive Plan and that all the major issues have been resolved and that he would welcome the support and consideration in this application.

Mr. Robert Dunleavy, Scott District, stated that New Baltimore Citizen's Planning Group is concerned about the traffic, the viewscape, and the fact that this needs to generate revenue if it is rezoned. He continued that he is glad that the 50,000 square foot retail establishment was removed but feels that the drive-through should be removed as well due to amount of traffic on Route 29. He stated that the application has come a long way and it confident that it will get better.

Mr. Chuck Medvitz, Scott District and member of the New Baltimore Citizen's Planning Group, stated that Angler has done some great things here. He continued to say that the one area of concern he has is in Section 2 stating that the applicant will have one fast food with drive through, one convenience station with gas pumps and one confectionary store. He stated that he is concerned about what the confectionary would be, for instance a Dunkin Donuts with a drive thru.

Mr. Trumbo stated that he feels confident that the Planning Commission and the applicant understand each other, but some wording could be clarified.

Ms. Barbara Severin, Scott District, stated that she lives very close to this property. She stated this has come a long way and compliments both Angler and Mr. Trumbo on a good application.

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

Mr. Trumbo stated that he and the applicant have worked on this application to get the language correct for businesses that do not fit into fast food or a proper restaurant category.

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

The motion carried unanimously.

15. **REZONING AND SPECIAL EXCEPTION**

- **#REZN05-LE-014 and SPEX06-LE-020 – Donald R. Tharpe, Trustee and Toll Land X Limited Partnership, owners and Toll Land X Limited Partnership, applicant – Colonial Crossing** – applicant wishes to rezone approximately sixty (60) acres of an ±85.03-acre parcel from Rural Agricultural (RA) to Residential-4 (R-4) and a ±3.1-acre parcel from

Village (V) to R-4 in order to allow for 111 residential units. The applicant also wishes to obtain a Special Exception under Category 20 to allow for a sewer pumping station(s) to serve the proposed Colonial Crossing Development. The properties are located east of the intersection of Marsh Road (Route 17) and Old Marsh Road (Route 837) north of Independence Avenue, Lee District. (PIN #6899-29-5691-000 and 6990-10-5075-000)

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

Mr. Meadows said that since he is adjoining property owner he must state the following, "I hereby declare the court has requirements Section 2.2-3.115G of the Code of Virginia that I have an interest in the Colonial Crossing Subdivision because I am an adjoining property owner and may realize a benefit or detriment of this transaction, there are three or more members of the public that are similarly affected by the application and I am able to participate in the transaction fairly, objectively, and in the public interest. John R. Meadows, Lee District Planning Commission." Mr. Meadows advised that he would continue to make this statement when this application was being discussed, if needed.

Mr. Stone opened the public hearing.

Mr. Merle Fallon, representative of the applicant, stated that he wants to go over the highlights of this application. He pointed out that it is in the Bealeton Service District and that the applicant has listened to the communities' comments and concerns and has continued to work on this project to create something that the community is happy with. He stated that the applicant has requested a 90-day postponement of this application, but believes that they will be able to come back in 60 days. He continued to say that the proffer package includes \$28,000 per residential unit, which is in line with the recommended voluntary proffers. He continued to say that they have received some more comments from different agencies and that they intend to continue to work on this project.

Ms. Evelyn Olinger, Lee District and adjoining property owner, stated that she has a couple of concerns. She stated that the neighborhood wants to know if the adjoining road going to the property will remain there as an alternative entrance, or will it be closed. Mr. Meadows stated that VDOT has requested that Old Marsh Road become an alternative entrance if traffic becomes an issue. Ms. Olinger continued to say that she opposes any developments coming into this area but knows that it can not be stopped. She said that her family owns another piece of adjoining property and she would request that these properties be included in the

service district or at least be planned in for water or sewer to assist with future development.

Ms. Andrea Freeman, Lee District, stated that she has been a resident of Bealeton all of her life and she wants her children to be able to grow up in the country as she did and would like to see this development have five-acre home sites.

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

Mr. Meadows stated that this project is going to need a lot of work and this application will get better if it wish is to be constructed in this area.

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

There being no further business, the meeting adjourned at 8:11 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.