

**MINUTES OF
FAUQUIER COUNTY PLANNING COMMISSION
MAY 27, 2004**

The Fauquier County Planning Commission held its regular meeting on Thursday, May 27, 2004, beginning at 3:00 P.M. in the 4th Floor Conference Room of the Fauquier County Courthouse, 40 Culpeper Street, Warrenton, Virginia. Those members present were Mr. Jim Stone, Chairman; Mrs. Ann McCarty, Vice Chairman; Mr. John Meadows, Secretary; Mr. Richard Robison; and Mr. Holder Trumbo. Also present at the meeting were Mrs. Elizabeth Cook, Mrs. Kimberley Johnson, Mr. Chuck Floyd, Mr. Kevin Burke, Ms. Holly Meade and Mrs. Rebecca Kauffman.

<p><i>Regular Meeting 3:00 P.M. 4th Floor Conference Room</i></p>
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1. **APPROVAL OF MINUTES** – April 29, 2004

Mr. Robison, seconded by Mr. Stone, moved to approve the April 29, 2004 minutes as amended.

The motion carried unanimously.

2. **Discussion of the forthcoming move of the Department of Community Development from the Fauquier County Courthouse to the Warren Green, Shadow Lawn, and vacated Parks and Recreation buildings.**

Mrs. Cook stated the Planning Department will be moving to the third floor of the Warren Green building by the end of June. She said the June Planning Commission meeting will be held in that building with the Work Session taking place in the second floor conference room and the regular meeting and public hearing in the Warren Green meeting room. She continued that a tentative October move date is set for the rest of the employees in the Department of Community Development to relocate to the old Parks and Recreation and Shadow Lawn buildings while the Courthouse undergoes renovations. During this time, the Department of Community Development will be in four locations with the Soils Department still working out of the Extension Office.

3. **CIP COMMITTEE ASSIGNMENTS**

Mr. Stone stated that the members of the CIP committee are Mr. David DeJivve, Mr. Jim Van Luven, Mr. Paul Blackmer, Mr. Larry Kovalik, and Mr. Earl Duple. He added that he will chair this committee.

4. **PROPOSED TEXT AMENDMENTS TO THE ZONING ORDINANCE**

- a. Consider initiation of a Zoning Ordinance Text Amendment for revisions to the Lighting Ordinance.

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

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

Mr. Stone clarified that this will be on the public hearing agenda in July.

The motion carried unanimously.

- b. Initiation of a text amendment to Section 6-105 of the Fauquier County Zoning Ordinance in order to reduce the setback requirement for a barn from 100' to 50' where the barn is located on RA zoned property adjacent to other RA zoned property.

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

Mr. Meadows asked if this text amendment needed more work or if staff was prepared to take this to the public hearing next month.

Mrs. Johnson stated this text amendment would be ready for public hearing in June.

Mr. Meadows, seconded by Mrs. McCarty, moved to schedule a public hearing for the June meeting.

The motion carried unanimously.

- c. Initiation of a text amendment to Section 5-2002 of the Fauquier County Zoning Ordinance in order to allow a new private individual non-residential sewage treatment system to discharge into an open ditch or water.

Mrs. 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 schedule a public hearing for the June meeting.

The motion carried unanimously.

5. **PRELIMINARY PLATS**

- a. **#PP02-C-20 - Carlton Moorefield, owner, and Premier Homebuilders, Inc., applicant - Cedar Mill Subdivision** - applicant wishes to obtain preliminary plat approval to subdivide approximately 31.92 acres into seventeen (17) lots. The property is zoned Residential-1 (R-1), and is located on Frytown Road, Center District. (PIN #6994-36-3798-000, #6994-37-3260-000 and #6994-36-5406-000)

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

Mr. Robison, seconded by Mr. Stone, moved to postpone action for up to 90 days, at the applicant's request.

The motion carried unanimously.

- b. **#PPLT04-CR-004 - Prospect Development Co. Inc., owners and Paul Lucas, applicant - Heddings Springs Estates** - applicant wishes to subdivide approximately 107.1 acres into six (6) lots. The property is located on the northwest side of Heddings Road (Route 794), Cedar Run District. (PIN #7940-79-2131-000) (Postponed on March 25, 2004 for up to 90 days, at the request of the applicant.)

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

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

1. The Final Plat shall be in general conformance with the Preliminary Plat entitled "Heddings Springs Estates" dated August 20, 2003, signed by Theodore D. Britt 4-01-04 and received in the Planning Office on April 1, 2004, except as modified by these conditions. This approval is for a maximum of five (5) residential lots, and a non-common open space parcel. The following revisions shall be made to the Preliminary Plat prior to scheduling for Board of Supervisors action:
 - a) The type of primary and reserve drainfield areas shall be stated for each lot.
 - b) There should be a dedication of 25 feet from the centerline of the road along Heddings Road, but the plan is only indicating 21 feet from the centerline. The copy of the plat of dedication recorded in Deed book 1069 page 2412 showed a 15 feet dedication, but it was not clear where this point was being dimensioned.
 - c) The plan is indicating the distance to the nearest state road is 1.13 miles, but this does not correspond with the distances we measured in determining the end of state maintenance. Our measurements indicated it

was 1.11 miles to the end of state maintenance sign. If the property corner is 1.13 miles from Route 611, it puts the property beyond the corrected length we are trying to add to the maintenance records. Please verify the distance.

d) These general notes shall be included:

- All road design and construction shall be in accordance with VDOT's Subdivision Street Requirements manual, Drainage Manual and Road and Bridge Standards.
- It is desirable for all parallel utilities to be placed outside the street's right-of-way. However any parallel utility placement within the highway right- of-way must be placed on the outer 3 to 5 feet of the edge of the right-of-way. Manholes shall not be located in the travel-way of the street. Deviation from this condition requires prior approval by VDOT and will only be considered on a case-by-case basis.
- Trees within street rights-of-way shall not be credited towards satisfying Fauquier County's tree canopy ordinance.
- Unpaved portions of street rights-of-way shall not be credited towards open space requirements.
- The design criteria in VDOT's Drainage Manual Section 3.1.3 states that road and other construction shall insure drainage water will not rise higher than 18" below the shoulder of proposed or existing public roads. At a minimum, culverts shall be designed to accommodate the following flood frequencies and drainage calculations provided:

Secondary and Subdivision streets	10-year
Primary and Parkways	25-year

2. Out parcel one (1) shall be boundary line adjusted into parcel PIN 7940-66-2345-000, prior to Final Plat approval.
3. SWM/BMP's shall be required. Conservation easements alone will not satisfy the BMP criteria. Final Construction Plans shall meet the minimum criteria of the Fauquier County SWM Ordinance.
4. Road culverts shall be sized so as not to back water on the upstream property during a 10-year storm. The applicant shall be required to obtain offsite drainage easements if the 10-year storm drainage is backed onto adjacent properties.

5. Several soils identified on the soils map are hydric or have hydric inclusions. Wetlands may exist. Any wetlands shall be identified and applicable permits shall be obtained prior to submission of the Final Construction Plans and necessary permits shall be submitted with the 1st submission of the Final Construction Plans.
6. VDOT may require a special road design for the portion of the road that crosses high shrink swell and/or low capacity soils.
7. A Virginia Certified Professional Soil Scientist (CPSS) shall adjust the Type I Soil Map soil lines or shall adjust the preliminary soil map with revisions onto the final construction plan. This shall be done in the field and checked for any additional soils information to be added to the final construction plan.
8. Interpretive information from the Type I soil report for each mapping unit shown on the above final construction plan shall be placed on the same sheet as the soil map. Also, a Symbols Legend shall be placed on the final construction plan to identify spot symbols.
9. This final soil map shall be filed in the front office of Community Development and the Building Department to be used exclusively for obtaining soils information for this proposed subdivision.
10. Two copies of this final soil map with original CPSS signature shall be submitted to the Soil Scientist Office before final plat approval is made.
11. Per VDOT's March 18, 2004 comments, drainage easements are needed for any portion of the drainage structure outside of the right-of-way, and to the point where an adequate channel is obtained. The culvert crossing shown on the plan has been increased in size from the previous plan, and there does not appear to be enough area on the proposed right-of-way or the outparcel to provide a drainage easement sufficient to accommodate the structure including the rip rap. It appears as if a drainage easement will need to be obtained from the adjacent property owner. In addition, it appears as if guardrail is being indicated. If guardrail is required, an additional two feet of shoulder needs to be provided.
12. A signature block shall be placed on this plat for the CPSS to sign which states:

Preliminary Soils Information Provided by the Fauquier County Soil Scientist Office via a Type I Soil Map (1" = 400') Dated June 19, 2003.

This Virginia Certified Professional Soil Scientist has field reviewed and adjusted the preliminary soil information onto the final plat (1" = 50') and certifies that this is the Best Available Soils Information to Date for Lots 1 – 9.

Va. Certified Professional Soil Scientist
 CPSS #3401-_____

DATE

13. These statements under Home Sites and Road Construction shall be placed on the same sheet as the final soils map:

- The County recommends that no below grade basements be constructed on soil mapping units 14A, 14B, 62B, 78A, 79A, 173A, 173B and 178A due to wetness unless the foundation drainage system of the structure is designed by a Virginia Licensed Professional Engineer. The foundation drain lines should be day lighted for gravity flow on all structures.
- **PRIOR TO FINAL CONSTRUCTION PLAN APPROVAL IT SHALL BE AGREED THAT ALL DRAINFIELD AREAS ARE TO BE SURROUNDED BY SAFETY FENCING AND NO CONSTRUCTION TRAFFIC SHALL CROSS NOR SHALL LAND DISTURBANCE OCCUR IN THESE AREAS. THE FENCING OF THESE AREAS IS TO BE VERIFIED BY COUNTY STAFF BEFORE THE ISSUANCE OF THE LAND DISTURBING PERMIT.**

The motion carried unanimously.

- c. **#PPLT04-CR-010 – Gene E. & Brenda J. Ifert, owners and applicants – Ifert Subdivision** – applicant wishes to obtain preliminary plat approval to subdivide approximately 45.1 acres into four (4) lots. The property is located on the east side of Heddings Road (Route 794), Cedar Run District. (PIN #7940-84-3693-000)

Mr. Floyd 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 90 days, at the applicant's request.

The motion carried unanimously.

- d. **#PPLT04-CT-007 – Raymond Hufnagel, owner and John H. Thillmann, applicant – Raymond Farm** – applicant wishes to obtain Preliminary Plat approval to subdivide approximately 64.2 acres into sixty-six (66) lots. The property is located at the southeast quadrant of the U.S. 15/29 and Dumfries Road (Route 605) intersection, Warrenton Service District. (PIN #6995-21-1875-000)

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

Mr. Robison, seconded by Mr. Stone, moved to continue the 90 day postponement.

The motion carried unanimously.

- e. **#PPLT04-LE-006 – Lewis N. & William F. Springer, owners and applicants – Foxhaven** – applicants wish to obtain preliminary plat approval to subdivide approximately 90.0 acres into one hundred ninety-seven (197) lots. The property is located on the northwest side of Catlett Road (Route 28). (PIN #6889-54-9393-000; 6889-74-0648-000 and 6889-75-2303-000) (Postponed on January 29, 2004, for up to 90 days, at the request of the applicant.)

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

Mr. Meadows, seconded by Mr. Trumbo, move to postpone action for up to 90 days, at the applicant's request.

The motion carried unanimously.

Mr. Meadows reminded Kevin Burke, County Attorney's Office, to discuss the route of the discharging with Christer Carshult, County Engineer.

- f. **#PPLT04-LE-011 – Peter G. & Carol G. Jackson, Trustees, owners and applicants – Southall Meadows** – applicants wish to obtain preliminary plat approval to subdivide approximately 14.0 acres into two (2) lots. The property is located on the north side of Covingtons Corner Road (Route 663), Lee District. (PIN # 698-54-0287-000)

Mr. Floyd 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 applicant's request.

The motion carried unanimously.

- g. **#PPLT04-MA-003 – James I. & Cheryl L. Alls, owners and Dominion Land Group, LLC, applicant – Alls Property Subdivision** – applicant wishes to obtain Preliminary Plat approval to subdivide approximately 52.3 acres into two (2) preliminary lots and (2) companion administrative lots. The property is located on the east side of Fiery Run Road (Route 726), Marshall District. (PIN #6909-87-6884-000) (Postponed on October 30, 2003 for up to 90 days, at the request of the applicant.)

Mr. Floyd 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 approve subject to the following conditions.

1. The Final Plat shall be in general conformance with the Preliminary Plat entitled "Alls Subdivision " dated August 15, 2003, signed by David R. Hall 3-19-04 and received in the Planning Office on March 26, 2004, except as modified by these conditions. This approval is for a maximum of two (2) residential lots, one of which is a non-common open space parcel.
2. If the residue parcel's residence is improved upon and/ or replaced, the Fauquier County Stormwater Management Ordinance shall become applicable, and all requirements of that ordinance shall be met.
3. A landscape plan will be required in accord with Section 7-600 of the Fauquier County Zoning Ordinance at the time of Final Construction Plan review.
4. All lots shall access from Alls Drive (private street). No lots shall be accessed from Fiery Run Road.
5. A deed of non-common open space shall be executed prior to Final Plat approval.
6. A Virginia Certified Professional Soil Scientist (CPSS) needs to adjust the Type I Soil Map soil lines onto the final construction plan. This needs to be done in the field and checked for any additional soils information to be added to the final construction plan.
7. Interpretive information from the Type I soil report for each mapping unit shown on the above final construction plan shall be placed on the same sheet as the soil map. Also a Symbols Legend shall be placed on the final construction plan to identify spot symbols.
8. This final soil map shall be filed in the front office of Community Development and the Building Department to be used exclusively for obtaining soils information for this proposed subdivision.
9. Two copies of this final soil map with original CPSS signature shall be submitted to the Soil Scientist Office before final plat approval is made.
10. These statements under **Home Sites and Road Construction** shall be placed on the same sheet as the final soils map:
 - "The County recommends that no below grade basements be constructed on soil mapping units 9B, 15B, 16B and 16C due to wetness unless the foundation drainage system of the structure is designed by a Virginia Licensed Professional Engineer. The foundation drainlines should be daylighted for gravity flow on all structures."
 - "Before a home is started the builder needs to mark the drainfield area off and not disturb it during construction". The type of approved primary and reserve drainfield area shall be stated for each lot.

- “Foundations placed in soil mapping units that show a moderate, high, or very high shrink-swell potential in the most recent *Interpretive Guide to the Soils of Fauquier County, Virginia* will require a geotechnical evaluation in order to determine proper design.”
- “The County recommends that before road or home construction begins in soil mapping units 20C and D, a site specific evaluation be conducted so that shallow to bedrock areas are identified. These areas may require blasting if deep cuts or excavation is done.”

11. No house shall be located within the 10-year water elevation of the swale that runs through Lots 1-3.

12. The existing entrance to the residue shall be closed.

13. A signature block shall be placed on this plat for the CPSS to sign which states:

Preliminary Soils Information Provided by the Fauquier County Soil Scientist Office via a Type I Soil Map (1"=400') Dated July 25, 2003.	
This Virginia Certified Professional Soil Scientist has field reviewed and adjusted the preliminary soil information onto the final plat (? = ?) and certifies that this is the Best Available Soils Information to Date for Lots ? - ?.	
Va. Certified Professional Soil Scientist CPSS #3401- _____	DATE

14. Any existing features, such as driveways, to be removed shall be indicated as such on the Plat.

15. Any and all revisions shall be specifically noted in the “revision notes block” on the modified plan sheet.

16. All culverts shall be sized for the 10-year storm, with 18 inches of freeboard below the shoulder.

17. Drainfield and well locations shall be described as proposed or approved and type of drainfield and well described. This includes existing drainfields and reserves for residue lot. These items are to be shown on Soils Map.

18. A VDOT land use permit with sufficient fee and surety shall be obtained for the entrance construction of the road after Fauquier County has approved the division.

The motion carried unanimously.

6. **ZONING ORDINANCE WAIVER**

- **Waiver of Section 7-302.1.B, Limitation on a private street connecting directly to a state maintained street – Raymond P. & Linda Hawkins, owners** – Maryann Lane (private street) north side of Sumerduck Road (Route 651) near the Village of Sumerduck, Lee District. (PIN #7804-58-9416)

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

Mr. Meadows stated on the surface, this seems like a simple application, but there is more to consider.

Mr. Meadows, seconded by Mr. Stone, moved to postpone action for 30 days.

Mr. Meadows stated he wants the applicant to be able to successfully divide his land for his family transfer, but he wants to meet with the applicant to discuss future intentions for the six acre residue that will remain intact after the family transfer is complete.

7. **COMPREHENSIVE PLAN AMENDMENT AND REZONING**

- **#CPAM04-CR-003 and #REZN04-CR-007 – Virginia Crane Rental, Inc., owner, and R.L. Rider & Company, applicant** – applicant wishes to obtain a Comprehensive Plan Amendment, which would allow the property to be developed for light industrial and contractor yard uses. The applicant also wishes to rezone approximately 29.25 acres from RA (Rural Agriculture to I-1 (Industrial Park). The property is located in the Opal Service District on the east side of Routes 15, 29 & 17, Cedar Run District. (PIN #6981-32-7629-000)

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

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

The motion carried unanimously.

8. **BOARD OF ZONING APPEALS AGENDA**

No comments.

There being no further business, the meeting was adjourned.

The Fauquier County Planning Commission held its Public Hearing on Thursday, May 27, 2004, beginning at 7:00 P.M. at the Warrenton Community Center, Warrenton, Virginia.

Those members present were Mr. Jim Stone, Chairman; Mrs. Ann McCarty, Vice Chairman; Mr. John Meadows, Secretary; Mr. Richard Robison; and Mr. Holder Trumbo. Also present at the meeting were Mrs. Elizabeth Cook, Mrs. Kimberley Johnson, Mr. Kevin Burke, Mrs. Melissa Dargis, and Mrs. Rebecca Kauffman.

9. **THE PLEDGE OF ALLEGIANCE**

10. **CITIZENS' TIME**

11. **SPECIAL EXCEPTION AMENDMENT**

- **#SPEX03-MA-016 – Douglas E. & Sharon Y. Darling, owners and applicants – Cannon Ridge** – applicants wish to obtain a Special Exception Amendment under Category 27 in order to amend a previously approved condition, which would allow for a further incremental reduction in open space in order to accommodate the placement of a water storage silo on the site. The property, which is in the Marshall Service District, is located off West Main Street in Marshall, VA; across from the Marshall Rescue Squad and east of Lunceford Lane, Marshall District. (PIN #6969-47-7043-000)

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.

Mrs. McCarty, seconded by Mr. Robison, moved to forward to the Board of Supervisors with a recommendation of denial. She added that, in addition to the reasons given in the staff report, this decision was based on the historical significance of the proposed site and the fact that the Planning Commission previously voted against the Cannon Ridge Water Silo that was to be constructed at this site.

The motion carried unanimously.

12. **REZONING**

- **#REZN04-LE-004 – Revathi Rathinasamy, Trustee of the Palani Rathinasamy Living Trust; William A. (Jr.) & Linda Long and Joan E. Jamerson, owners, and U.S. Home Corporation, applicant – Bowen's Run** – applicant wishes to rezone approximately 82.18 acres from R-1/R-4 to R-4 Cluster in order to permit a 217 lot subdivision. The property, which is in the Bealeton Service District, is located on the northwest side of Remington Road (Route 656), Lee District. (PIN #6899-01-6220-000, 6899-03-8054-000, 6899-02-8719-000 and 6899-02-8338-000)

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. John Foote, representative for U.S. Homes, stated he agreed with staff's recommendation to postpone action on this application for up to 90 days as there are still some issues that need to be worked out. He continued that he has already opened up dialogue with neighbors to the proposed site, and he looks forward to discussing the application with the Lee District Planning Commissioner.

Mr. Neil Stribling, neighbor, stated he is a volunteer at the local fire department, and they have run several calls to the adjoining Meadefield subdivision where residents have complained of odors that resulted from failing sump pumps. He added that he has no problem with by-right development but is concerned that this developer wants to consider the floodplain into his figures to ultimately construct 217 houses. He stated this increase in population will affect the school system as well.

Mr. Trumbo asked if the pumps that are failing are in homes with basements.

Mr. Stribling answered that the two homes to which he personally ran calls did not have basements.

Ms. Valarie Duff, neighbor, stated she opposes this application because of the floodplain on the property. She said she lives in the Meadefield subdivision, and her sump pump has failed twice causing flooding and issues with mold. She stated her concerns that the density will cause traffic increases and overpopulation in the schools. She added that she would hate to see this environment destroyed as it is home to several species of wildlife.

Mr. Matt Grehnke stated the proposed density of this development is too great. He said he worries about the safety of the children in the neighborhood as there are no sidewalks and the traffic will be dramatically increased. He added that the proposed buffer zone is too small and that Schoolhouse Road and Route 28 have already reached their maximum traffic capacity.

Mr. Meadows asked Mr. Grehnke to suggest an acceptable buffer zone size.

Mr. Grehnke stated a 70-foot wide buffer zone with evergreen trees would be acceptable. He added that this property was surveyed and one acre lots were suggested which would be preferable to quarter acre lots.

Ms. Mimi Moore, Marshall District, stated her concerns with the density of this development. She said although the applicant believes there are 115 by-right lots, staff is correct that there are only 73. Ms. Moore continued that the difference in

the number of lots is significant and would become apparent when calculating the cost of educating the children that will live in the new development. She said any road improvements that must be made should be at the expense of the applicant. Ms. Moore added that the wetlands should be protected. She suggested the application be denied and stated the County should not waiver when it comes to the floodplain by-rights.

Mr. Michael Scally stated the traffic will converge at his house, and he is concerned that the increased traffic on Schoolhouse Road will create a dangerous situation for those that exercise and play on that road. He added that the proposed density is too high and should be reduced.

Ms. Virginia Cave, who lives on Schoolhouse Road, stated the density must be decreased as the increased traffic will be a safety hazard.

Ms. Mary Root, Lee District, stated there is so much flooding in Remington. She said that according to the plans for this development, WSA has a pump station on the property with lines running through 10 of the lots. She stated if any of these lines break, the disturbance to the homeowner will be great. She added that this is a poor design. Ms. Root continued that this development crosses four roads. She said this should be redesigned taking the floodplain into consideration, disregarding the R-4 zoning and addressing the inadequate stormwater management situation. She added that the traffic will be an issue with new property owners cutting through the Meadefield subdivision. She suggested the Planning Commission deny the rezoning request.

Mr. Stone asked Ms. Root if she was a participant in the Citizens' Planning Committee, and if so, to explain the plans for this area.

Ms. Root stated they had hoped to get wildlife and wetland protection with buffers.

Dr. Kitty Smith, Marshall District, stated this land is compromised by the floodplain and questioned why the land in the floodplain was zoned R-4. She said there are no building lots there, and the applicant should not be allowed to transfer by-rights. She added that Kellerco reviewed this, and she is surprised there are no VDOT comments. She asked that the public hearing be left open so that citizens can respond to VDOT's comments. She added the applicant must address the floodplain and the traffic concerns.

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

Mr. Meadows, seconded by Mr. Robison, moved to postpone action for up to 90 days, at the applicant's request with the public hearing held open.

Mr. Robison agreed that the public hearing should remain open.

Mr. Meadows stated this is a huge project and while he does see some members of the Bealeton/Opal/Remington Service District Citizens' Planning Committee in the audience, he does not see anyone from the Bealeton area. He urged those in attendance to talk to their neighbors and encourage them to come to public hearings to voice their opinions.

The motion carried unanimously.

Mr. Trumbo, seconded by Mrs. McCarty, moved to adjourn.

The motion carried unanimously.

There being no further business, the meeting adjourned at 7:31 p.m.

A tape recording of the meeting is retained on file in the Department of Community Development, 40 Culpeper Street, Warrenton, Virginia, for a period of one year.