

**MINUTES OF
FAUQUIER COUNTY PLANNING COMMISSION
SEPTEMBER 25, 2003**

The Fauquier County Planning Commission held its regular meeting on Thursday, September 25, 2003, 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. Richard Robison, Chairman; Mrs. Ann McCarty, Vice Chairman; Mr. Jim Stone, Secretary; Mr. Bob Sinclair; and Mr. John Meadows. Also present at the meeting were Mr. Rick Carr, Mrs. Elizabeth Cook, Mr. Richard Calderon, Mr. Chuck Floyd, Mrs. Kimberley Johnson, and Mrs. Paulette Dolan.

1. **APPROVAL OF MINUTES** – July 31, 2003 and August 28, 2003

Mr. Robison, seconded by Mr. Stone, moved to approve the minutes of July 31, 2003 and August 28, 2003, as amended.

The motion carried unanimously.

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

- a. Specified Zoning and Subdivision Ordinance Text Amendments Restricting Multiple User Sewage Disposal Systems to Service Districts.

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

Mr. Stone, seconded by Mrs. McCarty, moved to postpone action until October 6, 2003.

The motion carried unanimously.

- b. Zoning Ordinance Text Amendment Adding an Aquifer Protection Overlay District.

Mr. Robison, seconded by Mr. Stone, moved to postpone action for up to 60 days.

The motion carried unanimously.

- c. Zoning Ordinance Text Amendment Adding a Watershed Management and Protection Overlay District.

Mr. Robison, seconded by Mrs. McCarty, moved to postpone action for up to 60 days.

The motion carried unanimously.

3. **PRELIMINARY PLATS**

- a. **#PP03-L-29 – Richard M. Barb, LLC – Ellerslie Farm** – applicant wishes to obtain preliminary plat approval to subdivide approximately 139.5 acres into one hundred ninety-eight (198) lots. The property is located on the south side of James Madison Highway (Route 15/29), Lee District. (Part of PIN # 6888-13-8870-000 and Part of PIN # 6888-15-4359-000)

Mr. Meadows stated, having received monies from the applicant in excess of the allowable amount, he recuses himself from the case.

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

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

The motion carried 4-0-1 with Mr. Meadows abstaining.

- b. **#PP03-M-33 – Keith N. Fletcher Estate; Keith N. Fletcher II & Stewart K. Fletcher, owners / applicants** – applicant wishes to re-subdivide approximately 24.4 acres into thirty-three (33) lots. The property is located on the west side of James Madison Highway (Route 17), Marshall District. (PIN # 6975-67-9855-000, 6975-77-0759-000, 6975-77-1764-000, 6975-77-2780-000, 6975-77-3780-000, 6975-77-4771-000, 6975-77-5763-000, 6975-77-6763-000, 6975-77-7765-000, 6975-77-8774-000, 6975-87-0882-000, 6975-87-0686-000, 6975-87-0479-000, 6975-87-1338-000, 6975-77-9256-000, 6975-87-0241-000, 6975-87-1188-000, 6975-77-3410-000, 6975-77-6282-000, 6975-76-8925-000, 6975-76-9932-000, and 6975-86-0858-000)

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

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

The motion carried unanimously.

- c. **#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 four (4) lots. The property is located on the east side of Fiery Run Road (Route 726), Marshall District. (PIN # 6909-87-6884-000)

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

Mrs. McCarty, seconded by Mr. Meadows, moved to postpone action for 30 days. The Planning Commission scheduled a site visit for its October 30, 2003 meeting.

The motion carried unanimously.

4. **ZONING ORDINANCE WAIVER**

- **Farzin Sadeghi, owner / applicant** - Waiver of Section 7-302.1.C, Limitation on a private street having a minimum right-of-way width of fifty (50) feet. Marshall District (PIN # 6949-81-0583-000) (Postponed until September 25, 2003, at the request of the applicant.)

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

Mrs. McCarty, seconded by Mr. Stone, moved to deny this request.

The motion carried unanimously.

5. **SPECIAL EXCEPTION**

- **#SE00-L-07 - Jimmy L. Hall, owner/applicant**- applicant wishes to obtain Special Exception approval under Category 28 of the Zoning Ordinance which would waive the requirements for private streets in the RA and RC zones. The property is 3.3 acres, is zoned Rural Agriculture (RA) and is located on Botha Road (Route 661), Lee District. (PIN #6960-88-41-000) (Postponed indefinitely on April 27, 2000, at the request of the applicant.)

A motion was made to add item 5.1, The Warrenton Service District Plan Update, and to postpone action until October 6, 2003.

6. **BOARD OF ZONING APPEALS AGENDA**

Mr. Robison strongly recommended a time limit for Item 3.

There being no further business, the regular meeting was adjourned.

The Fauquier County Planning Commission held its Public Hearing on Thursday, September 25, 2003, beginning at 7:00 P.M. at the Warrenton Community Center, Warrenton, Virginia. Those members present were Mr. Richard Robison, Chairman; Mrs. Ann McCarty, Vice Chairman; Mr. Jim Stone, Secretary; Mr. Bob Sinclair; and Mr. John Meadows. Also present at the meeting were Mr. Rick Carr, Mrs. Elizabeth Cook, Mr. Richard Calderon, Mr. Chuck Floyd, Mrs. Kimberley Johnson, and Mrs. Paulette Dolan.

Due to Hurricane Isabel, staff reports were delayed. Mr. Robison stated that this meeting would stay open until October 6, 2003 at 4:00 p.m., when a follow-up meeting will be held (4th floor Conference Room of the Fauquier County Courthouse).

7. **THE PLEDGE OF ALLEGIANCE**

Mr. Robison led the Commission and public in the Pledge of Allegiance.

8. **CITIZENS TIME**

Ms. Sue Scheer presented a new study on the economic benefits of historic preservation. The study found that preservation activities generated tourism thus creating jobs and positive economic growth for the county.

Ines Huber, from the Lee District and a member of the Bealeton, Opal, and Remington Citizens Planning Commission, requests that the Fauquier County Planning Commission adhere to the Comprehensive Plan proposed by the citizens and deny new amendments that directly oppose their plan.

9. **PROPOSED ZONING ORDINANCE TEXT AMENDMENT**

- Text Amendment to the Fauquier County Zoning Ordinance Sections 3-317.1 and 3-317.2, to eliminate “salvage yard” as a separate use from “junkyard” in the Zoning Ordinance.

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

Mr. Robison opened the public hearing.

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

Mr. Meadows, seconded by Mr. Robison, moved to approve the request and forward to the Board of Supervisors using Alternative #2 to eliminate Salvage Yard as separate use from Junkyard.

The motion carried unanimously.

10. **AMENDMENT TO THE FAUQUIER COUNTY COMPREHENSIVE PLAN**

- The requested update of the Marshall Service District Plan includes proposed goals, land use and transportation plans, as well as urban design guidelines.

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

Mr. Peter Schwartz, of the Marshall District and the Citizens' Planning Committee, discussed the Comprehensive Plan for Marshall. He stated that, according to the plan, Marshall will experience balanced growth up to 6,500 residents.

Mr. Paul Lawrence, of the Marshall District and the Citizens' Planning Committee, stated that there is pressure on Marshall considering that it encompasses the intersection of I-66 and Highway 17. The Planning Committee would like to see Marshall grow while maintaining its historic character.

Mr. Holder Trumbo, of the Marshall District and the Citizens' Planning Committee, discussed the transportation plan. The Planning Committee would like to see more grid-like traffic patterns in Marshall and would like to address concerns about the intersection of Stockyard Road and Winchester Road as well as the corner next to the industrial park.

Dr. Norris Royston, of the Marshall District and the Citizens' Planning Committee, stated that the growth in Marshall would create more density in the Main Street region with citizens living above businesses in that area.

Mr. Robison thanked the citizens for their hard work and participation.

Mr. Robison opened the public hearing.

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

Mrs. McCarty thanked the citizens for their dedication to the Planning Committee.

Mrs. McCarty, seconded by Mr. Meadows, moved to postpone action until October 30, 2003 with the public hearing left open.

The motion carried unanimously.

Mr. Robison questioned Mr. Lawrence about establishing a historic district in Marshall with control lying with the local community.

Mr. Lawrence wanted to know more about the legalities and protections the local community would have in maintaining control of the historic district and would like to discuss the matter further.

Mr. Robison recommended that Mrs. McCarty, Community Development staff, and representatives from the Citizens' Planning Committee meet to further discuss the legalities in establishing the historic district.

Mrs. McCarty stated that the citizens of Marshall will proceed with caution regarding the issue.

11. **SPECIAL EXCEPTIONS**

- a. **#SE03-M-27 – Judith A. Almquist, owner, and AT & T Wireless Services, Inc., applicant** – applicant has filed a Special Exception application under Category 20 which would allow for construction of an 80' monopole, antennas, and related equipment. The property is located at 9309 Belle Haven Lane, Marshall District. (PIN # 6050-50-3466-000)

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

Mr. Robison opened the public hearing.

Mr. Terry Cooke stated that there is a 3 mile gap in AT & T Wireless coverage causing customers to lose service while traveling through the area on I-66. Mr. Cooke indicated that after examining several different sites and seeking the advice of a consultant, AWS concluded that constructing a tower, that will look and function as a flag pole, at the Almquist site will allow AT & T Wireless to provide strong and acceptable coverage to its customers. This is a very critical site to benefit a highly traveled area on the I-66 corridor.

Mr. Sinclair questioned Mr. Terry Cooke about the location of the Marshall tower.

Mr. Sinclair stated that several Verizon Wireless customers have notified him that they have good wireless coverage in that area. He asked Mr. Cooke that if Verizon can provide service from this site, is there a reason why AT & T cannot.

Mr. Terry Cooke could not explain the coverage that Verizon has.

Mr. Sinclair suggested that Mr. Cooke return with exact identification of the site rather than continue to speculate.

Mr. Robison added that he has Verizon and has good wireless coverage in the area in question.

Dr. Kitty Smith, of the Marshall District, stated she lives a few miles from the Almquist site and that she has no problem with her wireless service in the area. She would like the Planning Commission to consider the fact that there is a Scenic Byway close to the site and that an 80-foot flagpole in the middle of a field would not be stealth. She requested that the applicant find another location for the tower that will better meet County ordinances.

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

Mr. Robison stated that someone had mentioned to him that seeing a flagpole up that high would signify to them that there is a McDonald's off the next exit.

Mrs. McCarty, seconded by Mr. Sinclair, moved to postpone action until the next regular meeting with the public hearing left open, as the applicant had not yet complied with the balloon policy.

The motion carried unanimously.

- b. **#SPEX04-CR-004 – Phyllis A. Giroux, owner / applicant – Deep Run Farm** – applicant wishes to obtain Special Exception approval under Category 9, which would allow for Class “C” dog field events. The property is located on the east side of Blackwells Mill Road (Route 617), Cedar Run District. (PIN # 7825-74-5296-000)

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

Mr. Robison opened the public hearing.

Ms. Phyllis Giroux, owner/applicant, asked that the Planning Commission not delay in deciding on this matter. She stated that she will gladly comply with all VDOT regulations.

Mr. Talmage Reeves, Director of Economic Development in Fauquier County, asked that the Planning Commission approve this application tonight as there are forthcoming events at the farm.

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

Mr. Stone commended the staff for their hard work on this application.

Mr. Meadows asked that the applicant's hours of operation for training coincide with the Board of Zoning's board approved hours.

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

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s), and/or uses indicated on the Special Exception Plat approved with the application, as qualified by these development conditions.
3. A Minor Site Plan shall be submitted and approved by the Fauquier County Zoning Office. The Site Plan shall be generally consistent with the plat approved with this Special Exception, with modifications only as necessary to meet the requirements of the Zoning Ordinance.
 - A dustless surface waiver will need to be submitted, to the Fauquier County Zoning Office, with the Minor Site Plan.
4. This Special Exception shall be granted for the period beginning with the date of Site Plan approval and shall expire three (3) years from that date. Should there be no violations associated with this use, three (3) additional years shall be granted administratively by the Fauquier County Zoning Administrator.
5. This Special Exception is subject to the provisions of the Fauquier County Zoning Ordinance, as may be determined by the Fauquier County Department of Community Development.
6. The Special Exception holder shall provide adequate security, emergency, traffic control, sanitation, and refreshment services at every Class C event or activity. At least thirty (30) days prior to holding a Class C event the holder of the Special Exception for the property upon which a Class C event will be held shall provide to the Zoning Administrator written proof, including copies of any permits or licenses if required, from the following agencies that traffic control, security, emergency services and on-site sanitary and refreshment facilities are adequate for the size and type of event to be held: Fauquier County Emergency Services, Fauquier County Sheriff's Office, Virginia Department of Transportation, and Fauquier County Health Department.

7. All entrances shall be approved by VDOT in accordance with the Minimum Standards of Entrances to State Highways.
8. All entrances shall meet VDOT's minimum sight distance standards.
9. The Virginia Department of Transportation (VDOT) and the Department of Community Development shall determine all entrances for ingress/egress to events. The entrance(s) shall be from either Sillamon Road or Blackwells Mill Road.
10. No artificial lighting shall be installed nor shall it be used for any event.
11. No amplified sound shall be permitted.
12. Events shall be limited to the following:
 - Ten (10) three (3) day dog field events to be held either, Thursday, Saturday, & Sunday, or Thursday, Friday, & Sunday.
 - Total attendance including staff, judges, volunteers, stewards, trainers, grooms, and spectators shall not exceed 200 persons per day.
 - Hours of Operation shall be limited to

Thursday:	8:30 A.M. to 6:00 P.M.
Friday:	8:30 A.M. to 6:00 P.M.
Saturday:	8:30 A.M. to 6:00 P.M.
OR	
Friday:	8:30 A.M. to 6:00 P.M.
Saturday:	8:30 A.M. to 6:00 P.M.
Sunday:	8:30 A.M. to 6:00 P.M.
 - Access to site shall be available no earlier than 7:00 A.M.
 - The total number of dogs on the site shall not exceed 80 per event.
 - Use of shotguns shall be limited to **Thursday**, Friday, Saturday, and Sunday between the hours of **8:30 A.M.** and 6:00 P.M.
 - One (1) regional event, per calendar year, to be held on Thursday, Saturday, & Sunday, or Friday, Saturday, & Sunday.
 - Total attendance including staff, judges, volunteers, stewards, trainers, grooms, and spectators shall not exceed 300 persons per day.

- The total number of dogs on the site shall not exceed 100 for this event.
- Use of shotguns shall be limited to Friday, Saturday, and Sunday between the hours of **8:30 A.M.** and 6:00P.M.

The motion carried unanimously.

- c. ***#SPEX-04-CR-005 – Smith-Midland Corporation, owner / applicant*** – applicant wishes to obtain Special Exception approval under Category 23, which would allow for a time extension on #SE01-CR-10. The property is located on the south side of Catlett Road (Route 28), Cedar Run District. (Former PIN # 7900-75-6202-000)

Mr. Meadows stated, having received monies for business services from the applicant in excess of the allowable amount, he recuses himself from the case.

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

Mr. Robison opened the public hearing.

Mr. Rodney Smith, President of Smith-Midland Corporation, asked that the Planning Commission please grant the extension.

Mr. Robison strongly suggested the project be taken care of as soon as possible as it has been a long-time concern of the Planning Commission.

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

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

1. Within six (6) months of the approval date of this extension, the applicant shall remove the existing “low water crossing” and replace it with a bridge structure that spans Licking Run. The span shall be built in accordance with all applicable federal, state, and local regulations to specifications approved by the County Engineer.
2. The extension only be granted once, for a period of six (6) months.

The motion carried 4-0-1 with Mr. Meadows abstaining.

- d. **#SPEX-04-MA-002 and #SPEX-04-MA-006 Mildred S. Fletcher, Owner and Keith Fletcher, Applicant** – applicant is seeking a Category 20 Special Exception to allow the construction of an above ground sewage pump station and a Category 23 Special Exception to allow floodplain disturbance associated with construction of a roadway. The property is located in the Village of Fletcherville, on the west side of James Madison Highway (Route 17), Marshall District (PIN: 6975-87-1188-000 and 6975-77-3410-000)

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

Mr. Robison opened the public hearing.

Mr. Hank Day stated that he or Paul Bernard, of Richmond Engineering, can answer any questions the Planning Commission may have. Mr. Day believes the construction of the pump station is consistent with the Comprehensive Plan. Commenting on the second part of the application, Mr. Day stated that there are still many options to explore, but he wanted to bring this before the Planning Commission just in case there may be a floodplain disturbance. He requested 30 days to work on the matter.

Mr. Meadows questioned a discrepancy in tap numbers.

Mr. Day explained inconsistencies.

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

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

The motion carried unanimously.

12. **REZONING**

- a. **#REZN04-LE-001 – Crane's Corner, LLC – Liberty Station** – applicant wishes to amend proffer conditions of the former State Bank of Remington-Reynard's Crossing rezoning to permit an increase in the commercial/office/retail square footage from 70,067 square feet to 140,000 square feet with a maximum of sixty-four (64) apartments to be located on the second floor over office/retail/commercial space. The property is located on the east side of Marsh Road (Route 17) south of Catlett Road (Route 28), Lee District. (PIN # 6889-24-9836-000)

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

Mr. Robison opened the public hearing.

Mr. Merle Fallon, representing the applicant, reviewed the history of the project. He stated that this application is exactly what is called for in the County's Comprehensive Plan. He is willing to make amendments to the application and would like to continue to work with the staff on some minor issues.

Mrs. McCarty questioned how many stories equal 65 feet.

Mr. Merle Fallon replied that 65 feet were equivalent to 6 stories; however, he will work with staff recommendations and only go approximately 42 feet or 3 ½ stories.

Dr. Kitty Smith, of the Marshall District, expressed her anger at all of the rezonings. She urged the Planning Commission to take their time with this application as it will create more density and less proffers.

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

Mr. Meadows requested the applicant participate in the October 6, 2003 work session for 15 minutes. He also stated that he was hoping to hear from the citizens of Bealeton as this rezoning would add 40 new homes to the area and should be seriously considered.

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

The motion carried unanimously.

- b. **#REZN04-LE-002 – Richard M. Barb, LLC, owner / applicant – Ellerslie Farm** - applicant wishes to amend a previously approved Rezoning Concept Development Plan and Proffer Statement. The property is located on the south side of James Madison Highway (Route 15/29), Lee District. (Part of PIN # 6888-13-8870-000 and Part of PIN # 6888-15-4359-000).

Mr. Meadows stated, having received monies from the applicants in excess of the allowable amount, he recuses himself from the case.

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

Mr. Robison opened the public hearing.

Mr. Jim Butler, the applicant's representative, explained the concept development plan and the reasons for the changes. He indicated that the applicant would prefer to develop the project without the alleys as originally approved.

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

Mr. Sinclair, seconded by Mr. Robison, moved to postpone action for 30 days with the public hearing left open.

The motion carried 4-0-1 with Mr. Meadows abstaining.

13. **COMPREHENSIVE PLAN AMENDMENTS AND REZONING**

- **#CPA03-S-09 - #RZ03-S-17 – Gaines Trust, W. Robert Gaines Trustee, owner/applicant – Bishop's Run** – applicant wishes to receive a Comprehensive Plan Amendment to change the land use designations from Low Density Residential Mixed Use Neighborhood up to 3 Dwellings Per Acre and Commercial Neighborhood, Mixed Use Neighborhood up to 4 Dwellings Per Acre. The applicant also wishes to rezone ± 53.75 acres from Residential – 1 (R-1) and Commercial – Neighborhood (C-1) to Residential – 4 (R-4) Cluster for the purpose of developing 78 single family lots and 130 single family attached units. The property is located on the east and west sides of Riley Road (Route 676) north of Broad Run Church Road (Route 600), Scott District. (PIN # 7916-22-4949-000 and 7916-12-8941-000). (Postponed until August 28, 2003, at the applicant's request.)

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

Mr. Robison opened the public hearing.

Mr. John Foote, a representative of Angler Development, stated that they have prepared some plans that will reduce density. He would like 30 days to continue to work with staff to make the application more pleasing to all involved.

Mr. J.L. Combemarle, a member of the New Baltimore Volunteer Fire and Rescue Department, has lived near the proposed site for 20 years. Because of the growth in the area, the demographics and needs of the community have changed; there is desperate need for a new fire station.

Mr. Ed Haybrat stated that the new development in the area is smart growth, and he is equally excited about the prospects of building a new fire station.

Ms. Maureen Riordan, of the Scott District, stated that she was pleased that the developers are trying to work with the public to meet some of their concerns; however, she is concerned that the citizens lose a little bit of trust in the Planning Commission every time amendments are made to the Comprehensive Plan. She is aware of the need for the new fire station and is in support of construction.

Mr. Holder Trumbo, of the Scott District, stated that he is offended. He stated that this is not the growth or the growth rate that is needed. He expressed his disappointment in all the changes to the Comprehensive Plan. All of the change makes him worry about the Marshall plan and question why the citizens work so hard to put these Comprehensive Plans in place.

Dr. Kitty Smith, of the Marshall District, asked that the Planning Commission take their time with this application and delay for 30 days. She also asked that, since the application had changed so much, the public hearing be kept open.

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

Mr. Sinclair agreed with Dr. Kitty Smith in that there is no rush with this application. Although some progress has been made, there are still miles to go.

Mr. Sinclair, seconded by Mr. Meadows, moved to postpone action for 30 days with the public hearing left open, reminding the applicant of the work session on October 6, 2003.

The motion carried unanimously.

There being no further business, the meeting adjourned at 9:08 p.m.

Mr. Robison thanked everyone for their participation and stated that the meeting would be left open until October 6, 2003 at 4:00 p.m. He reminded everyone that the Fauquier County Farm Tour was rescheduled for October 18, 2003 and that Election Day would be November 4, 2003.

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.

