

**MINUTES OF  
FAUQUIER COUNTY PLANNING COMMISSION  
JANUARY 31, 2002**

*The Fauquier County Planning Commission held its regular meeting on Thursday, January 31, 2002, in the Meeting Room of the Warren Green Building, 10 Hotel Street, Warrenton, Virginia. Those members present were Mr. Richard Robison, Chairman; Mrs. Ann McCarty, Vice Chairman; Mr. Serf Guerra, Secretary; Mr. Bob Sinclair and Mr. Jim Stone. Also present at the meeting were Mr. Rick Carr, Mrs. Elizabeth Cook, Mr. Brian Davis and Mrs. P.J. Gallagher, Clerk.*

**1. ELECTION OF OFFICERS**

Mr. Guerra nominated Mr. Robison for Chairman, and the nomination was seconded by Mr. Sinclair. The nomination carried unanimously.

Mr. Carr expressed staff appreciation to Mr. Sinclair for his service as Chairman of the Planning Commission over the past year.

Mr. Sinclair thanked the Commission and staff for their work over the past year, and that this new year will be a year filled with continued challenges and looked forward to working with his colleagues.

Mr. Robison nominated Mrs. McCarty for Vice Chairman, and the nomination was seconded by Mr. Stone. The nomination carried unanimously.

Mr. Stone nominated Mr. Guerra for Secretary, and the nomination was seconded by Mr. Robison. The nomination carried unanimously.

**2. COMMITTEE ASSIGNMENTS**

Mr. Robison stated that Committee Assignments will be as follows:

- |  |                         |
|--|-------------------------|
| ▪ Capital Improvements Plan Advisory Committee | Richard Robison         |
| ▪ Transportation Committee                     | Ann McCarty             |
| ▪ Architectural Review Board                   | Richard Robison         |
| ▪ Fiscal Impact Modeling Advisory Committee    | Serf Guerra & Jim Stone |
| ▪ Affordable Housing Committee                 | Jim Stone               |

On motion made by Mr. Guerra and seconded by Mr. Stone, it was moved to approve the above assignments. The motion carried unanimously.

**3. APPROVAL OF MINUTES - DECEMBER 21, 2001**

On motion made by Mr. Guerra and seconded by Mrs. McCarty, it was moved to approve the minutes of December 21, 2001, as amended. The motion carried unanimously.

4. **FAUQUIER COUNTY PURCHASE OF DEVELOPMENT RIGHT'S PROGRAM RESOLUTION**

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

Mr. Robison stated that he has spoken with Mr. Atherton about his concerns. He supports the program, and indicated the proposed program criteria and guidelines will be utilized and additional changes made while under Board of Supervisors consideration and action.

On motion made by Mr. Robison and seconded by Mr. Stone, it was moved to endorse and support the creation of the program, with the understanding that the program will be subject to refinement. The motion carried unanimously.

5. **PRELIMINARY PLATS**

- a. **#PPA02-L-01 - HABU Development, LLC, owner/applicant** - applicant wishes to obtain a preliminary plat amendment to allow the location of alleyways at the rear of the interior lots. The property is zoned Residential-2 Cluster (R-2), contains 55.6836 acres, and is located on the north side of Clarkes Road (Route 608) near Hidden Meadows Lane, Lee District. (PIN #6981-42-5489-000)

Mrs. Cook reviewed her staff memorandum, a copy of which is attached to and made a part of these official minutes. She stated that the applicant has requested a 30 day postponement.

On motion made by Mr. Guerra and seconded by Mr. Sinclair, it was moved to postpone the preliminary plat, at the request of the applicant, until the February meeting for further review. The motion carried unanimously.

- b. **#PP02-C-04 - Academy Hill Development, LLC, owner/applicant** - applicant wishes to subdivide 87.808 acres into sixty-one (61) lots. The property is zoned Residential-1 (R-1), and is located on the south side of Academy Hill Road (Route 678) east of its intersection with Millfield Drive, Center District. (PIN #6984-93-2775-000 and #6984-83-4176-000)

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

On motion made by Mr. Robison and seconded by Mr. Guerra, it was moved to postpone the preliminary plat until the February meeting for further review. The motion carried unanimously.

- c. **#PP02-M-05 - Jeffrey K. & Jordan E. Rizer, owners, and Jeff Lippincott, applicant - Rosewood Subdivision** - applicant wishes to subdivide approximately 132.5 acres into four (4) lots plus a residue lot. In addition, the applicant is requesting a waiver of the hydrogeologic testing requirement. The property is zoned Rural Agriculture (RA) and Rural Conservation (RC), and is located off Wilson Road (Route 691) near its intersection with Cannonball Gate Road (Route 690), Marshall District. (PIN #6965-14-1145-000)

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

On motion made by Mrs. McCarty and seconded by Mr. Stone, it was moved to postpone the request until the February meeting for further review. The motion carried unanimously.

6. **PRELIMINARY PLAT EXTENSION - DIMMEL SUBDIVISION** - applicant is requesting a six (6) months extension for a preliminary plat approved January 16, 2001.

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

On motion made by Mr. Robison and seconded by Mr. Sinclair, it was moved to grant the six (6) month preliminary plat extension. The motion carried unanimously.

7. **WAIVER OF SECTION 4-11(1)(a) OF THE SUBDIVISION ORDINANCE REQUIREMENT FOR A CENTRAL WATER SYSTEM - RIDGE PLACE SUBDIVISION - O. WILLIAM GROVES, OWNER**

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

Mr. Guerra asked if a hydro study has been suggested.

Mrs. Cook replied yes, and that she is waiting on the Health Department's recommendation. She stated that such a study is very expensive and she needs to advise the applicant of this fact.

Mr. Guerra stated that it his understanding that WSA charges, since it is beyond 300 feet, 10.4 thousand dollars per home, i.e., 6 for sewer and 4.4 for water, for a total 61,000 potentially.

Mrs. Cook stated that the staff needs more information on this request.

On motion made by Mr. Guerra and seconded by Mr. Stone, it was moved to postpone the request until the February meeting for further information including the hydro study. The motion carried unanimously.

8. **BOARD OF ZONING APPEALS AGENDA**

a. **Review of Minutes of the January 3, 2002, Meeting**

b. **Special Permit (#48621) - Wright Boat Sales, Roy Boatwright, owner, and D & J Forest by Products, applicants** - applicants have applied for a special permit to recycle wood and green waste from land clearing products by grinding it into mulch. The request was heard by the Board of Zoning Appeals on January 3, 2002, and tabled to the next meeting. The property is zoned Industrial-2 and is located at 5457 Lee Highway, Warrenton, VA, Scott District.

- c. **Special Permit (#48723) - William and Karen Thompson, owners/applicants** - applicants are requesting special permit approval to operate a small contracting business with a maximum of four pieces of heavy equipment/machinery on the property at any one time. There will be no signs or employees associated with the business. The property is zoned Rural Conservation and is located at 7166 Pine Ridge Road, Marshall, VA, Marshall District.
- d. **Special Permit (#48730) - Bealeton Landmarks, LLC, c/o Markswright Company, owners, and Fauquier County Board of Supervisors, contract owners** - applicant is requesting special permit approval to locate a library in an R-4 zoning district. The property is zoned R-4 and is located at Library Lane, Bealeton Station, Bealeton, VA, Lee District.
- Mr. Guerra suggested that this permit be denied.
- e. **Special Permit (#48733) - St. Stephen's Episcopal Church, Trustee, applicants** - applicants are requesting special permit approval to construct an addition to an existing place of worship for additional Sunday School Classrooms. Applicants also request a variance to the front setback requirement for the addition, which is proposed to be located 60 feet from the centerline of Route 603 (Greenwich Road) wherein the Zoning Ordinance requires 75 feet. A variance of 15 feet is requested. The property is zoned Rural Agriculture and is located at 8536 Greenwich Road, Catlett, VA, Cedar Run District.
- f. **Special Permit (Purchase Order #4247) - Brenda Sue Alexander, owner, and Debbie Embrey, Fauquier High School, applicant** - applicant is requesting special permit approval to hold Fauquier School's annual prom on May 18, 2002, from 8:00 P.M. to 12:00 Midnight. The property is zoned Rural Agriculture and is located at 8323 Springs Road, Warrenton, VA, Marshall District.

There being no further business, the meeting was recessed at 3:25 P.M.

***The Fauquier County Planning Commission reconvened its regular meeting on Thursday, January 31, 2002, beginning at 7:00 in the Meeting Room of the Warren Green Building, 10 Hotel Street, Warrenton, Virginia, for public hearings. Those members present were Mr. Richard Robison, Chairman; Mrs. Ann McCarty, Vice Chairman; Mr. Serf Guerra, Secretary; Mr. Bob Sinclair and Mr. Jim Stone. Also present at the meeting were Mr. Rick Carr, Mrs. Elizabeth Cook, Mr. Brian Davis, Mr. Richard Calderon, Mr. Cameron Weimar, and Mrs. P.J. Gallagher, Clerk.***

Mr. Robison welcomed Mr. Jim Stone and the Cedar Run Representative on the Planning Commission. He also thanked Mr. Sinclair for serving as Chairman for 2001.

9. **CITIZENS TIME**

No one spoke.

10. **CAPITAL IMPROVEMENTS PLAN FY2003-2007**

Mr. Paul Blackmer, CIP Committee Chairman, stated the following:

“The Fauquier County Capital Improvements Program Citizens Advisory Committee reviewed and evaluated all submissions for Fiscal Years 2003-2007. Requested funding for the 5-year period of this report was \$87,424,187 from new debt and \$23,254,453 from grants and general revenue. The Committee’s recommendations emphasize the primary role of the County Government in providing public safety, quality education, recreation opportunities, maintenance of public assets and technology systems and infrastructure. The Committee recommends approval of project funding for the 5-year period of \$31,194,560 from new debt and \$15,910,783 from grants and general revenue. This funding recommendation includes the allocations for the radio system and the pools that were previously approved by Board of Supervisors action.

The primary challenge in the FY2003-2007 CIP is the need identified by the School Board for an additional middle school and high school, and the associated operating costs. The Committee recommends that the new middle school be debt funded in FY2003 and 2004. In addition, the Committee recognizes the need for a new high school in the future; however, the funding requirements estimated at over \$40 million in new debt for construction and \$6.5 million in annual operating costs are problematic. Under Board of Supervisors rules, the new high school will be subject to voter approval through a referendum. In the interim, the revenue stream of the County will need to be examined in light of debt service and operating costs associated with the new high school.

The Committee considered the various sources of funding for Fauquier County capital projects. In addition to the traditional approaches, we recommend that consideration be given to using local Certificates of Participation to raise funds for certain projects such as libraries, cultural centers, and recreational facilities. We believe there are constituency groups within the County which may be interested in purchasing the Certificates, which would pay a tax exempt return, and becoming patrons of a particular project. It may be possible to reduce costs through use of alternative financing methods such as operating leases, capital leases or other arrangements. It is suggested that the County Finance Director calculate the business case for various financing arrangements for consideration by the Board of Supervisors.”

Mr. Robison opened the public hearing.

Ms. Kitty Smith, Marshall District, stated that she agrees with the Committee. She further stated that we should not budget renovations to the existing high schools if a new one is budgeted for 2007. She stated that enlarging Liberty High School would cost 6 million and enlarging Fauquier High School would cost too much. She stated that other alternatives should be looked into before making any final decisions on the construction of any new high school.

Mrs. Mara Seaforest, Cedar Run District, stated that 45 million for a new high school is unconscionable, and that a new high school is not needed yet. She stated that the long range impacts of this should be considered, and that it would cause negative revenue.

In that no one else appeared to speak for or against the request, Mr. Robison closed the public hearing.

On motion made by Mr. Guerra and seconded by Mrs. McCarty, it was moved to postpone the request until the February meeting for further review.

Mr. Sinclair stated that there will be a work session on February 5<sup>th</sup> at 4:00 P.M.

The motion carried unanimously.

#### 11. **SPECIAL EXCEPTIONS**

- a. ***#SER02-L-03 - Dominion Virginia Power, owner, and Neil Selby, applicant*** - applicant wishes to obtain special exception renewal under Category 9 of the Zoning Ordinance which would allow for the continuation of a kennel and hunting preserve. The property contains 504 acres, is zoned Rural Agriculture (RA), and is located just north of Old Grassdale Road (Route 782) and Lucky Hill Road (Route 655), Lee District. (PIN #6888-83-3857-000 and #6898-10-8862-000)

Mr. Davis reviewed his staff report, a copy of which is attached to and made a part of these official minutes. He also noted that Condition #12 had been amended by the Planning Commission at its work session and the applicant agreed to the amendment.

Mr. Robison opened the public hearing.

Mr. Neil Selby, 11986 Lucky Hill Road, requested the special exception term for approval be 5 years instead of 3 years, and the modification to the safety wire be allowed.

Mr. Matt Miller, Virginia State Game Warden, stated that there is safety wire around the perimeter of the property, that the property is posted every 50 feet along the outer fence, and there is a buffer zone.

In that no one else appeared to speak for or against the request, Mr. Robison closed the public hearing.

Mr. Guerra commended Mr. Selby for the excellent manner in which the preserve is managed.

On motion made by Mr. Guerra and seconded by Mrs. McCarty, it was moved to recommend approval of the request subject to the following conditions:

1. The hunting preserve is to be managed by the applicant, Neil Selby of the Shady Grove Kennel and Hunting Preserve, who is the property lessee. This special exception does not transfer with any change in management, nor does it convey with the applicant to other properties.
2. This special exception shall be granted for a five (5) year period, with review and renewal subject to Section 5-012 of the Zoning Ordinance.
3. The number of employees on-site at any time shall not exceed 12.
4. All dogs housed on-site and used for this operation shall be kept in kennel facilities which are maintained in accordance with all applicable State and local regulations governing such use.

5. There shall be on-site caretakers at all times as long as the dogs are kept on the property.
6. The use shall be in general conformance with the proposed schematic plan submitted and on file with the Department of Community Development.
7. All on-site facilities and operations shall be in accordance with all applicable State and local regulations at all times.
8. Appropriate outward facing signage shall be maintained on all property boundaries indicating the use.
9. The hunting preserve shall be limited to bird hunting and the use of shotguns with birdshot only.
10. The hours of operation for the hunting preserve shall be limited from 8:00 A.M. to 5:00 P.M. from September 1 through April 30 of each year.
11. The sporting clay facility is limited to one course with hours of operation from 8:00 A.M. to 8:00 P.M. year round.
12. A 100-yard buffer zone for safety shall be provided and maintained around all perimeters of the designated hunting preserve area. All hunting activities shall be limited to the designated hunting area and prohibited from the buffer area, with the exception that preserve staff may enter the buffer area without shotguns to retrieve downed birds that fall within the buffer area.
13. In order to properly secure the hunting preserve, the applicant shall place posts every 50 yards along the entire interior perimeter of the buffer area. Each post shall contain a brightly colored sign indicating the presence of the buffer zone and that no hunting is permitted beyond that point.
14. All lighting shall be back-shielded and downward directed to minimize off-site impacts in accordance with the provisions of the Zoning Ordinance.

The motion carried unanimously.

- b. **#SE02-CR-12 - Herbert W. Lunceford, owner, and J. Scott Godfrey, applicant** - applicant wishes to obtain special exception approval under Category 29 of the Zoning Ordinance which would allow for a waiver of the public street requirement in residential, RA and RC zones for a two (2) lot subdivision. The property contains approximately 3 acres, is zoned Rural Agriculture (RA), and is located on Old Auburn Road (Route 670) near its intersection with Lunsford Road (Route 674), Cedar Run District. (PIN #6993-76-4201-000)

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

Mr. Robison opened the public hearing.

Mr. Scott Godfrey stated that they wish to build a house on the property.

Mr. George Godfrey, stated that he is in favor of the request.

Mr. Herbert Lunceford stated that he would like to see this approved.

Mr. Michael Maroney, Cedar Run District, stated that he would like to see this approved.

Mrs. Kelly Pettit, Cedar Run Districts, stated that she has concerns about this request. She stated that this is a swampy area and asked if the road will be paved or gravel. She stated her concerns about runoff coming onto her property, and about the road being narrow and the applicants driving on her property. She also stated her concerns about site distance problems and asked that there be a buffer area.

Mr. Robison stated that the staff and Commission have addressed these concerns in the conditions of approval.

In that no one else appeared to speak for or against the request, Mr. Robison closed the public hearing.

On motion made by Mr. Stone and seconded by Mr. Sinclair, it was moved to recommend approval of the request subject to the following conditions:

1. The 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 approval with the application, as qualified by these development conditions.
3. This special exception is subject to the provisions of the Fauquier County Subdivision Ordinance, as may be determined by the Fauquier County Department of Community Development. Any plat submitted pursuant to this special exception shall be in substantial conformance with the special exception plat dated December 20, 2001, and these conditions.
4. The private street shall be constructed to a minimum width of 12 feet with grass shoulders. The private street shall have a paved, thirty (30) foot wide section for the first fifty (50) feet of the entrance. The entire length of the right-of-way shall be no less than 50 feet and the access to Old Auburn Road, Route 670, shall be as indicated on the special exception plat and approved by the Virginia Department of Transportation.
5. Appropriately sized ditches, as determined by the County Engineer, shall be constructed along the private street.
6. The private street shall serve no more than one new lot and the residue lot indicated on the special exception plat.



7. The applicant shall obtain the proper land disturbing permits from the County if the area to be disturbed is in excess of 10,000 square feet and/or is disturbed prior to obtaining a building permit for either of the two (2) lots.
8. Prior to subdividing the property, a road maintenance agreement applicable to all users of the private street will be executed. The subdivision plat and deed shall include the private street notation referenced in Section 7-306 of the Zoning Ordinance.
9. The slope of the private road shall not exceed 12%.

The motion carried unanimously.

12. **COMPREHENSIVE PLAN AMENDMENT (NEW BALTIMORE SERVICE DISTRICT) FOR A STREET INTERCONNECTION WITH OLD ALEXANDRIA TURNPIKE (ROUTE 693)** - consider adding a new road alignment extending from Old Alexandria Turnpike (Route 693) through its current intersection with Lee Highway (U.S. Routes 15/29), on the New Baltimore Service District Transportation Plan.

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

Mr. Robison opened the public hearing.

Ms. Kitty Smith, Marshall District, stated that she has spoken with Dave Cabbage from VDOT, and considers this is a good idea. She stated that the collector road proposed is the kind of protection needed in the County.

Mr. Ross Siefert, Alliance Realty, stated that he favors this request, in that the traffic levels on Route 29 in this area are bad.

Mr. Chuck Medvitz, Scott District, stated that something has to be done about traffic in this area. He further stated that more time is needed for public comment on this request. He stated that the Board of Supervisors state that Route 29 needs to be 6 lanes, and that it would be ill-advised to take short term action at this time, in the absence of a comprehensive solution.

In that no one else appeared to speak for or against the request, Mr. Robison closed the public hearing.

Mr. Sinclair stated that he needs to hear more comments from the residents of New Baltimore.

On motion made by Mr. Sinclair and seconded by Mrs. McCarty, it was moved to postpone the request until the February meeting for further discussion. The motion carried unanimously.

13. **COMPREHENSIVE PLAN AMENDMENT (BEALETON SERVICE DISTRICT) REGARDING THE ELIMINATION OF THE ROUTE 28/17 INTERCHANGE** - consider the elimination of the Route 28/17 interchange from the Bealeton Service District Transportation Plan.

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

Mr. Robison opened the public hearing.

Mr. Dell Ennis, 6275 Beach Road, stated that this is a public safety interchange only, that VDOT is working on less encroachment on neighboring properties, there is a budget amendment going to Richmond to have this defeated. He stated that he will be glad to meet with the Commission during a work session and that he is opposed to the proposed amendment.

Mr. Jim Van Luven, Lee District, and member of Bealeton, Opal & Remington Service District Citizens Planning Committee, stated the following:

“Shortly after becoming aware of VDOT’s plan to construct the interchange the Bealeton, Opal and Remington Service District Planning Committee discussed the project and expressed strong opposition to the interchange for many reasons, some of which were:

- Loss of Liberty High School property,
- Pedestrian safety concerns for students and residents who walk and ride bikes to school,
- Negative impact on two businesses, the only two gas stations in Bealeton due to the safety hazard of cars turning into the stores and gas stations near the entrances to the intersection,
- It is too close to a busy shopping center and two schools, and
- The interchange will not facilitate business development but create a geographical barrier that splits the community into two separate parcels.

It was the Committee’s understanding that the Board of County Supervisors had communicated to VDOT its official position on Route 28, that only safety improvements were needed now, and further planning/construction along Route 28 should wait until the citizens planning committees had made recommendations to the County. Currently the committee is reviewing road alignment options to the east, west and south of Bealeton. The interchange has not been included or recommended in the current draft of the Bealeton District Transportation Plan.

While no one option has been approved as yet, the Committee feels strongly that the major roads currently splitting the service district need to be re-routed to allow our citizens to develop short and long range solutions to the community and improve the quality of life. The committees’ thoughts are that eventually the existing Route 17 will cease to be a major route at this location and will become the Main Street of Bealeton. Existing Route 28 will likewise cease to be an intra-County route and will be the main collector road link between Bealeton’s neighborhoods to the east and west of the town center. New local roads in Bealeton will be projected for cars, pedestrians and bicycles on a generally rectangular grid network with sidewalks. Based on a review of the citizens planning committees’ efforts to date, the proposed interchange does not fit into the Bealeton Service District Plan now or in the future.

Let me add that there is consensus on our community about the clear need for safety improvements to 28. But the majority believe that better longer-term solution to resolving traffic flow will be found in a realignment that would move through traffic around the service district, which would enhance the safety of local traffic while improving through traffic patterns. We think that the proposed interchange is premature

in its current form and request it to be eliminated from the existing Bealeton Service District Transportation Plan.”

Mr. Guerra asked Mr. Van Luven if he is speaking for himself and/or the committee and asked if there was a vote on this matter.

Mr. Van Luven replied that there was a vote about a year ago and a consensus throughout the committee.

Mr. Guerra stated that he does not recall this issue ever being brought up, and Mr. Van Luven replied that he has been to every meeting and there is a consensus of committee members. Mr. Guerra further asked if there are minutes of the meetings and Mr. Van Luven replied that he does not know.

Mr. Van Luven stated that this will be discussed at a meeting scheduled for next week.

Mr. Guerra stated that Mr. Van Luven is a good representative for the citizens of Lee District and that he is glad to know him.

Mr. Carr stated that the draft plan will be looked at next Tuesday and that the Committee stated approximately seven (7) months ago that it did not favor an interchange at this location.

Mr. John King, Cedar Run District, stated that this will be very costly and disruptive. He stated that maybe we should consider adding more turning lanes to make this intersection safer for the future.

Mr. John Meadows, Co-Chairman of the Committee, stated that there was a vote of the entire Committee and the Board of Supervisors to send Mrs. McCamy to Richmond to kill this bill.

Mr. Guerra asked when this Committee vote was taken.

Mr. Meadows replied that this was done last December. He stated if 14.5 million is spend on this over the next 2-3 years, there will be nothing left to spend on Route 28.

Mr. Guerra objected to Mr. Meadows prediction.

Mr. Carl Faller, Lee District, stated that he is opposed to this proposed amendment and asked that it be tabled to a time when action on this is more appropriate. He stated that we need to allow VDOT time to submit final construction plans and the due process of law take place and the political process go forward. He further stated that Mr. David Mangum spearheaded this project but did not live to see it happen. He also stated that he has seen many deaths happen at this intersection.

Mr. Chester Stribling, Lee District, stated that the Board of Supervisors has never received citizen input on the proposed removal of the Route 28/17 interchange.

In that no one else appeared to speak for or against the request, Mr. Robison closed the public hearing.

Mr. Guerra stated that during the work session earlier in the day there were concerns both for and against this project.

On motion made by Mr. Guerra and seconded by Mr. Robison, it was moved to postpone the request until the February meeting in order to hear from VDOT and other citizenry. The motion carried unanimously.

There being no further business the meeting was recessed at 8:05 P.M.

A tape recording of the meeting is on file in the Department of Community Development, 40 Culpeper Street, Warrenton, Virginia, for a period of one (1) year.