

MINUTES OF**FAUQUIER COUNTY PLANNING COMMISSION****JUNE 28, 2001**

The Fauquier County Planning Commission held its regular meeting on Thursday, June 28, 2001, beginning at 3:00 P.M. in the Meeting Room of the Warren Green Building, 10 Hotel Street, Warrenton, Virginia. Those members present were Mr. Bob Sinclair, Chairman; Mr. Richard Robison, Vice Chairman; Mr. Serf Guerra, Secretary; Mr. Mark Rohrbaugh and Mrs. Ann McCarty. Also present at the meeting were Mr. Rick Carr, Mrs. Elizabeth Cook, Mr. Brian Davis, and Mrs. Paulette Dolan, Clerk.

1. **APPROVAL OF MINUTES - APRIL 26, 2001, AND MAY 31, 2001**

On motion made by Mr. Guerra and seconded by Mr. Rohrbaugh, it was moved to approve the minutes of April 26, 2001, as amended. The motion carried unanimously.

On motion made by Mr. Robison and seconded by Mr. Rohrbaugh, it was moved to approve the minutes of May 31, 2001, as amended. The motion carried unanimously.

2. **PRELIMINARY PLATS**

- a. **#PP00-S-23 - Charles & Thelma Jamison, Trustees, owners/applicants** - applicants wish to subdivide 166.67 acres into one-hundred two (102) lots. The property is zoned Residential-1 (R-1), and is located off Lee Highway (Route 15/29), Scott District. (PIN's #6995-65-2468-000 and #6995-76-6411-000)

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. Sinclair and seconded by Mr. Guerra, it was moved to postpone the request until the July meeting for further review. The motion carried unanimously.

- b. **#PP01-C-07 - Steven R. & Amy L. Benner and others, owners, and The Woods at Warrenton, LLC, applicant** - applicant wishes to obtain preliminary plat approval to subdivide 170.8330 acres into eighty-five (85) lots. The property is zoned Residential-1 (R-1), and is located on Academy Hill Road (Route 678), Center District. (PIN #6994-15-8476-000)

On motion made by Mr. Robison and seconded by Mrs. McCarty, it was moved to postpone the request until after discussion of the special exception at 7:00 P.M. The motion carried unanimously.

3. **BOARD OF ZONING APPEALS AGENDA**

- a. **Review of Minutes of June 7, 2001, Meeting**
- b. **Special Permit (#47444) - Jeremiah and Virginia Kearns, owners, and Joseph and Debbie Stambaugh, applicant/lessee** - Continued from the June meeting. Applicants are requesting special permit approval to continue operating a kennel. The BZA issued special permit approval in June 1998, for three years. The applicants are

- requesting an increase in the number of dogs from twelve (12) to twenty (20), and are also requesting a time period of ten (10) years. The subject property is identified as PIN #7824-79-8039-000, containing approximately 27.25 acres, located at 3368 Thompsons Mill Road (Route 615), zoned Rural Agriculture, Cedar Run District.
- c. **Special Permit (#47413) - Donald E. and Janie G. Jones, owners** - Continued from the June meeting. Applicants are requesting special permit approval to operate a farm equipment sales and service business. The subject property is identified as PIN #6953-47-9783-000, containing approximately 5.492 acres, located at 9488 Old Waterloo Road (Route 691), zoned Rural Agriculture, Marshall District.
 - d. **Variance (#47620) - Edward L. and Tara E. Yates, owners** - applicants are requesting a variance to a side yard requirement to construct a single family dwelling 13.5 feet from a side property line, wherein the Zoning Ordinance requires 15 feet. The subject property is identified as PIN #6993-49-7668-000, containing approximately 1.525 acres, located on Fry's Lane (Route 771), zoned Village, Center District.
 - e. **Variance (#47631) - Hubert F., III and Sandra K. Ramey, owners** - applicants are requesting a variance for a proposed addition to an existing dwelling. The proposed addition would be located 9½ feet from the rear property line, wherein the Zoning Ordinance requires 15 feet. The subject property is identified as PIN #6994-19-1807-000, containing approximately .538 acre, located at 6304 Shannon Court off of Cedar Run Drive (Route 1504), zoned Residential-1 Cluster, Center District.

The Commission made no comments.

There being no further business the meeting was recessed at 3:12 P.M.

The Fauquier County Planning Commission reconvened its regular meeting on Thursday, June 28, 2001, beginning at 7:00 P.M. in the Meeting Room of the Warren Green Building, 10 Hotel Street, Warrenton, Virginia. Those members present were Mr. Bob Sinclair, Chairman; Mr. Richard Robison, Vice Chairman; Mr. Serf Guerra, Secretary; Mr. Mark Rohrbaugh and Mrs. Ann McCarty. Also present at the meeting were Mr. Rick Carr, Mrs. Liz Cook, Mr. Brian Davis, Mrs. Carolyn Bowen, and Mrs. Paulette Dolan, Clerk.

4. **CITIZENS TIME**

No one spoke.

5. **ZONING ORDINANCE TEXT AMENDMENTS**

- a. Amend Section 3-315 by adding number 13 to allow the manufacture of distilled spirits as a special exception use with site plan approval in the Industrial-1 (I-1) and Industrial-2 (I-2) zoning districts. Also add Section 5-1504 (Additional Standards for the Manufacture of Distilled Spirits) and definitions of distillery and distilled spirits to Section 15-300 (Definitions).

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

Mr. Sinclair opened the public hearing.

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

On motion made by Mr. Robison and seconded by Mrs. McCarty, it was moved to recommend approval of the text amendment.

Mrs. McCarty thanked Don Marro from Delaplane for his help with this proposed amendment.

The motion carried unanimously.

- b. Amend Sections 3-318.14 and 15 (Category 18, Agriculture), Section 5-1806 (Additional Submission Requirements for Class A Sludge Storage Facility), Section 5-1807 (Additional Standards for Class A Sludge Storage Facility), Section 5-1801 (Submission Requirements for Land Application of Class A Sludge), Section 5-1809 (Additional Standards for Land Application of Class A Sludge) and Article 15 (Definitions) of the Fauquier County Zoning Ordinance to bring Zoning Ordinance into accord with changes in the Code of Virginia, as the subject material is known as Class B Biosolids. The amendments also will change certain requirements for application to spread Class B Biosolids.

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

Mr. Sinclair opened the public hearing.

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

On motion made by Mr. Robison and seconded by Mr. Rohrbaugh, it was moved to recommend approval of the text amendment. The motion carried unanimously.

- c. Amendments to Article 8 (Signs), Section 8-201 (Definitions), Sections 8-1400 and 8-1401 (Deleting Reference to Planned Communities), Section 8-1600 with regards to signs in the Planned Development Mixed Use (PDMU), Planned Residential Development (PRD), and Planned Commercial and Industrial Development (PCID) of the Fauquier County Zoning Ordinance. Renumber current Section 8-1600 to 8-1700 and current 8-1700 to 8-1800.

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

Mr. Sinclair opened the public hearing.

Mr. Owen Bludau, Vint Hill Economic Development Authority, stated that this text amendment was proposed after examining the existing sign ordinance. The amendment is proposed for larger communities that are usually built out in stages. He stated that the proposed changes would allow a project owner to submit a proposed sign package, and noted further that what works with one type of commercial development does not necessarily work in industrial, residential and commercial mixed use developments. He stated that the size of a project is very significant. He also stated that signage looks different at posted speeds of 45 mph than it does at 25 mph. He stated that the Zoning Ordinance needs to provide some

flexibility in the design and sign sizes under specific circumstances. He recommended that this flexibility element be discussed further during a work session.

Mr. Guerra asked why someone would be driving 45 mph in a 25 mph zone and Mr. Bludau replied that some of the roads are 45 mph and some are 25 mph.

Mr. Rohrbaugh asked the speed limit on Vint Hill Parkway and Mr. Bludau stated that it is being designed for 45 mph.

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

On motion made by Mr. Sinclair and seconded by Mr. Robison, it was moved to postpone the request until the July meeting for a work session. The motion carried unanimously.

6. ***SPECIAL EXCEPTIONS***

- a. ***#SE01-CR-10 - Smith-Midland Corporation, owner/applicant*** - applicant wishes to obtain special exception approval under Category 23 of the Zoning Ordinance which would allow existing floodplain fill to remain as a parking lot. The property is zoned Industrial-2 (I-2), contains 12.8229 acres, and is located on Catlett Road (Route 28), Cedar Run District. (PIN #7900-75-6202-000)

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

Mr. Knupp, adjoining property owner, stated that the Commission visited the site earlier in the day. He read a letter from Carolyn Bowen dated May 20, 1998, stating that, if the applicant wishes to appeal her decision to the BZA, it has to be done within thirty (30) days. He stated that he moved to his property in 1984 and started having his first flooding problems in 1995, that was when the applicant started filling his property. He felt that filling was the reason the water started backing up on him. He stated that the engineering study, which the applicant has been working to complete, is for a tower, and that the tower site is definitely in the floodplain. He stated that the proposed tower site is another 200-300 feet downstream so the uses above it have to be in the floodplain also. He further stated that it is unbelievable how long he has had to put up with this problem, and that it should have been taken care of years ago. He stated that he would like to see the Planning Commission and the Board of Supervisors find the applicant guilty of this, and further stated that he is costing the taxpayers of the County an unbelievable amount of money.

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

Mr. Rohrbaugh stated that there are definitely some problems, and that the applicants engineers are supposed to be providing us with more information. He stated that he would like to see this information and to know exactly where the floodplain is. He stated that he feels for the Knupp's because this situation has been going on way too long. He also stated that he does not know why in 1998 the applicant was told he had 30 days to submit, and he has not done it until now. He stated that we do not have enough information to know where the floodplain is or to make a decision tonight. He indicated that he will not be present at the July meeting, but will do his homework and talk to the other Commissioners. He stated that, if the Commission is

not satisfied at that time, he does not have a problem with them recommending denial of this request.

On motion made by Mr. Rohrbaugh and seconded by Mr. Guerra, it was moved to postpone the request until the July meeting for further information.

Mr. Sinclair stated that this issue has taken on a life of its own, and that he can feel some of the frustration that the neighbor feels. He stated that he has no degree of certainty that we will have the information from FEMA in 30 days. He stated nothing can be served by postponing this for another 30 days and, therefore, he is opposed to the motion.

Mr. Guerra stated that he seconded the motion, but taking action today would probably be the right thing to do. He stated, in his opinion, that we have to give the applicant a chance to correct the problem. He stated that he does sympathize with the adjoining property owner, but does not feel that 30 days will be a problem. He stated that he favors the motion.

Mr. Robison stated that he is very upset by what he saw at the site visit. He stated that he agrees that the process has been going on for a long time, but the Planning Commission has only had the application for a short period of time. He stated that staff has recommended postponement, and that he will vote in favor of the motion. He further stated that he is concerned about the impact to the neighbors and to our environment.

Mrs. McCarty stated that she is going to vote against the motion, that she agrees with M. Sinclair.

Mr. Rohrbaugh stated that we need to get the information quickly, and that this not continue to drag on.

The motion carried 3 to 2 with Mr. Sinclair and Mrs. McCarty voting against the motion.

Mr. Knupp stated that he showed the Commission pictures during the site visit and that pictures don't lie. He stated that he does not know how the Commission can make a recommendation to drag this on for another 30 days.

- b. **#SE01-CR-12 - Al-Mara Farms, Inc., owner/applicant** - applicant wishes to obtain special exception approval under Category 9 of the Zoning Ordinance which would allow for Class C events including a corn maze and other special events. The property contains 35.8 acres, is zoned Industrial-2 (I-2), and is located on the southeast side of Catlett Road (Route 28), Cedar Run District. (PIN #7900-64-8311-000)

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

It was noted that Mr. Guerra left the meeting at this time due to a family illness.

Mr. Sinclair opened the public hearing.

Mr. Knupp, Cedar Run District, stated that he favors this request. He stated that

young adults in this County need more than they have now. He stated that this is an excellent idea.

Mr. Rodney Smith, Smith-Midland Corporation, stated that he favors this request.

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

Mr. Rohrbaugh stated that this is a great way to preserve farms in Fauquier County and another source of income for farmers.

On motion made by Mr. Rohrbaugh and seconded by Mr. Robison, 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 approved with the application, as qualified by these development conditions.
3. This special exception is subject to the provisions of Article 12 of the Fauquier County Zoning Ordinance, Site Plans, as may be determined by the Fauquier County Department of Community Development. Any site plan submitted pursuant to this special exception shall be in substantial conformance with the special exception plat dated May 17, 2001, and these conditions.
4. This special exception shall be granted for a period of three years from the date of approval and must be renewed by the Board of Supervisors in accordance with the provisions of Section 5-013 of the Zoning Ordinance.
5. No use associated with this special exception shall be permitted on the portion of the property that is zoned R-1 (Residential).
6. There shall be no access associated with this use from Route 28. The proposed entrance to the site from Route 649 shall be upgraded to include a paved apron to stabilize the existing gravel. Such improvements shall be installed prior to site plan approval.
7. A combination of vegetative screening and construction-type fencing shall be provided in the exhibit area along the Route 28 frontage. Within the corn maze area, netting shall be provided along the Route 28 frontage to prohibit movement into and out of the corn maze from Route 28.
8. No events or activities shall occur before 9:00 A.M. and all events must conclude no later than 10:00 P.M. Sunday events shall not be scheduled prior to 12:30 P.M. so as not to interfere with local church services.
9. There shall be no more than 1,000 attendees on site at any one time, and no event shall last more than three (3) consecutive days.
10. No structure associated with the use shall be closer than 100 feet to any

adjacent lot line.

11. All parking must be provided on site, and shall be no closer than 100 feet from any adjacent property.
12. The applicant shall provide adequate security, emergency traffic control, sanitation and refreshment services. At least 30 days prior to major events, the applicant shall provide written proof to the Zoning Administrator that the following agencies have been consulted and that any necessary approvals/permits have been obtained: Fauquier County Sheriff's Office, Virginia Department of Transportation, Fauquier County Emergency Services and the Fauquier County Health Department.
13. Any retail use associated with this use shall be either accessory to the use or conducted by and for the benefit of a non-profit, tax exempt organization. The applicant shall provide the name, address and contact person for each entity conducting retail sales at the event to the Zoning Administrator at least 30 days prior to the event.
14. All grass areas used for parking shall be mowed and maintained as to minimize the risk of vehicle and field fires.
15. Restroom facilities shall be provided in accordance with Health Department regulations.
16. In no event shall fireworks, hot-air balloons or helicopters be used for any Class C events.
17. The applicant shall require its employees and all invitees to strictly comply with State burning laws and copies of such laws shall be posted on site.
18. During events with outdoor music or amplified sound the maximum permitted sound pressure noise levels shall not exceed sixty (60) db at the property line.
19. All lighting shall be in conformance with the Fauquier County Zoning Ordinance and positioned downward, inward and shielded to eliminate glare from all adjacent properties.
20. Fire extinguishers meeting State and Federal standards shall be provided at all events.

The motion carried unanimously.

- c. **#SE01-C-13 - Steven R. & Amy L. Benner and others, owners, and The Woods at Warrenton, LLC, applicant** - applicant wishes to obtain special exception approval under Category 23 of the Zoning Ordinance which would permit a crossing of the floodplain. The property contains 170.8330 acres, is zoned Residential-1 (R-1), and is located on Academy Hill Road (Route 768), Center District. (PIN #6994-15-8476-000)

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

Mr. Sinclair opened the public hearing.

Mr. Bob Breeden, owner, stated that this will allow road access for a section of the proposed subdivision. He stated that the road will be crossing a small creek and that he agrees with the proposed conditions.

Mr. Bill Benner, representing the Benner family, and stated that they put their full support behind this request.

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

On motion made by Mr. Robison 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 special exception plat approved with the application, as qualified by these development conditions.
3. With respect to the floodplain conditions, any final subdivision plat submitted pursuant to this special exception shall be in general conformance with the special exception plat dated May 4, 2001.
4. There shall be no net increase in flood levels or velocity of floodwaters as a result of this floodplain crossing, as determined to the satisfaction of the County Engineer prior to final plat approval.
5. Prior to final plat approval, the applicant shall obtain a Conditional Letter of Map Revision (CLOMR) from the Federal Emergency Management Agency (FEMA). The applicant shall request a final Letter of Map Revision (LOMR) within 90 days of completing construction of the floodplain crossing. Bonding will be required to cover the amount of the LOMR fee, the as-built plans and any other requirements as outlined in FEMA's CLOMR.
6. The final plat shall show the revised floodplain limits. In no instance shall more than 25% of any individual residential lot be covered with floodplain.
7. The floodplain crossing shall use a "con span" design. Such design shall be indicated on the final plat submission.

The motion carried unanimously.

7. ***REZONING REQUEST (#RZ01-CR-04) - DALE D. DICK, OWNER, AND VIRGINIA SELF STORAGE PARTNERS, IV, APPLICANT*** - applicant wishes to rezone 2.810 acres from Rural Agriculture (RA) to Industrial Park (I-1). The property is located on the southwest side of Meetze Road (Route 643), Cedar Run District. (PIN #6983-87-5532-000)

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

Mr. Sinclair opened the public hearing.

Ms. Jo Higgins, representing the applicant, stated that this request is consistent with the planned use of this property. She stated that the wording in the proffers can be worked out. The reason the proffers are worded as they are is because until the contract purchasers are further into the process, they are not quite sure what right will convey with the railroad strip, which is adjacent to the property, and it will have to be legally researched. She stated that the existing owners of the self storage have entered into an agreement for the running track and that she believes what exists there now is an easement. She further stated that they are not sure if they get right-of-easement or possibly fee simple, and that there may some language in the railroad vacation as to who it goes to. She stated that they are not sure as to what they get until their title search is completed.

Mr. Rohrbaugh asked for clarification on the term "negotiate".

Mr. Robison stated that the question is whether or not the easement will be dedicated to the County, at no cost.

Ms. Higgins stated that right now what exists on the property is an easement, that it may go away, but they are not sure what the County wants at this time. She further stated that there will be no cost to the County.

Mr. Knupp, Cedar Run District, stated that this is a good location for this use, that it cannot be seen from the road, and that he is in favor of the request.

Mr. Dale Dick, owner, stated that he favors the request.

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

On motion made by Mr. Rohrbaugh and seconded by Mr. Sinclair, it was moved to recommend approval of the request subject to the proffer statement. The motion carried unanimously.

8. ***PRELIMINARY PLAT (#PP01-C-07) - STEVEN R. & AMY L. BENNER AND OTHERS, OWNERS, AND THE WOODS AT WARRENTON, LLC, APPLICANT*** - applicant wishes to obtain preliminary plat approval to subdivide 170.8330 acres into eighty-five (85) lots. The property is zoned Residential-1 (R-1), and is located on Academy Hill Road (Route 678), Center District. (PIN #6994-15-8476-000)

Mrs. Cook reviewed the revised conditions, a copy of which are 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 approve the preliminary plat subject to the following conditions:

1. Prior to final plat approval, the applicant shall obtain a special exception to permit the proposed floodplain crossing as shown on the preliminary subdivision plat and meet all conditions of SE01-C-13.
2. All stormwater management and BMP facilities shall meet the requirements of the Northern Virginia BMP Handbook and the Virginia Erosion and Sediment Control Law.

3. Prior to Board of Supervisors action on the preliminary subdivision plat the FEMA floodplain limits and the appropriate notes indicating that there is floodplain on the parcel and the panel reference shall be added to the preliminary plat.
4. No fill shall be permitted in the floodplain per Zoning Ordinance Section 4-405, Permitted Uses, without special exception approval.
5. A Traffic Impact Analysis (TIA) shall be submitted and approved by VDOT prior to final construction plan approval. The applicant shall make road improvements as determined by the TIA including turn lanes, entrance improvements, and improvements to Route 678 between the subject property and the Millfield development.
6. The applicant shall provide interparcel connections to the adjoining undeveloped parcels generally as shown on the preliminary subdivision plat, however, the applicant shall work with staff and the adjoining property owners to determine the final locations of the connections.
7. Prior to final plat and construction plan approval, the applicant shall submit a detailed landscape plan as required pursuant to Section 7-600 of the Zoning Ordinance.
8. Prior to final plat approval, a Virginia Certified Professional Soil Scientist (CPSS) needs to adjust the Type I Soil Map soil lines onto the final working plat. This needs to be done in the field and checked for any additional soil information to be added to the final scale plat map.
9. Prior to final plat approval, a signature block shall be placed on the final working 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 April 18, 2001.

This Virginia Certified Professional Soil Scientist has field reviewed and adjusted the preliminary soil information onto the final plat (1"=???) and certifies that this is the Best Available Soils Information to Date for Lots 1-85.

Va. Certified Professional Soil Scientist	Date
CPSS #3401-	

10. Prior to final plat approval, the interpretive information from the Type I soil report for each mapping unit shown on the final working plat shall be placed on the same soil map. Also a Symbols Legend shall be placed on the plat map to identify spot symbols.
11. Prior to final plat approval, the following two statements shall be placed on the final working plat map:

- a. The County recommends that no below grade basements be constructed on soil mapping units 16B, 416B and 415B due to wetness unless the foundation drainage system of the structure is designed by a Virginia Licensed Professional Engineer.
 - b. The County recommends that before road or home construction begins in soil mapping units 33B, 33C, and 33D a site specific evaluation be conducted to that shallow to bedrock areas are identified. These areas may require blasting if deep cuts or excavation is done.
12. Prior to final construction plan approval, special erosion and sedimentation precautions shall be addresses to stabilize the cutbacks along the proposed roadways.
 13. If the areas of very steep slopes in the areas of 33D and 33E soils are disturbed, proper erosion and sedimentation practices shall be installed before land disturbance.
 14. The applicant shall work with the Parks and Recreation Department to address the proposed facilities to be located within the open space areas, including coordination of which facilities will be dedicated by the applicant and the timing of any recreation land dedications to the County. In addition, the applicant shall grant to the County, if requested, an easement for a trail along the unnamed tributary over which Swift Crossing is proposed.
 15. The applicant shall develop a system of natural controls to manage the insect population within the proposed wetland area and the entire development. These controls shall be in place prior to any recreation land dedication to the County.
 16. The applicant shall work with the Parks and Recreation Department prior to final construction plan approval to develop a paved pedestrian/bicycle pathway to link with a future trail network. The applicant shall grant ingress and egress easements to the County for public access to the open space areas.
 17. The main access easement to the "Future River and Wetlands Park" shall be located generally as identified on the preliminary plat. The applicant agrees to permit up to a twenty (20) space parking lot to be constructed by the County in the park area. The applicant shall provide a gravel travelway along this access easement to allow vehicular access.
 18. An internal system of sidewalks and/or paved trails shall be provided for all residential lots with connection to the open space areas. At a minimum, sidewalks and/or paved paths shall be provided along one side of each street.
 19. Prior to final record plat approval, the Parks and Recreation Department shall have the opportunity to review and comment on the homeowner's association documents as they relate to the recreational facilities.
 20. Any guardrails installed in association with this development shall be constructed of timber rather than metal, consistent with the VDOT standards.

The motion carried unanimously.

There being no further business, the meeting was adjourned at 7:55 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 year.