

MINUTES OF**FAUQUIER COUNTY PLANNING COMMISSION****SEPTEMBER 27, 2001**

The Fauquier County Planning Commission held its regular meeting on Thursday, September 27, 2001, 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. Mark Rohrbaugh and Mrs. Ann McCarty. Also present at the meeting were Mr. Rick Carr, Mr. Brian Davis, Mrs. Carolyn Bowen and Mrs. P.J. Gallagher, Clerk.

1. ***APPROVAL OF MINUTES - JULY 26, 2001, JULY 30, 2001, AND AUGUST 30, 2001***

On motion made by Mr. Robison and seconded by Mr. Rohrbaugh, it was moved to postpone the minutes until the October meeting for further review. The motion carried 4 to 0.

2. ***ZONING ORDINANCE AMENDMENTS***

- a. Amendments to Article 8 (Signs), Section 8-201 (Definitions), Section 8-1400 and 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 memorandum, a copy of which is attached to and made a part of these official minutes. She stated that a work session has been scheduled for 9:00 A.M. on October 25th.

On motion made by Mr. Sinclair and seconded by Mr. Robison, it was moved to postpone the text amendment until the October meeting for further review. The motion carried 4 to 0.

- b. Amend Section 6-102 to Add Subsection 28 to Permit Fundraising by Local Non-Profit and Governmental Entities as an Accessory Use to Governmental Athletic Recreation Uses Under Section 3-311.18.

Mrs. Bowen reviewed her staff memorandum, a copy of which is attached to and made a part of these official minutes. She stated that on October 2nd, Mr. Sinclair and Mrs. McCarty will be meeting with Larry Miller, Director of Parks and Recreation, at the Marshall Community Center to discuss this proposed text amendment.

On motion made by Mr. Sinclair and seconded by Mrs. McCarty it was moved to postpone the text amendment until the October meeting for further review. The motion carried 4 to 0.

3. ***SPECIAL EXCEPTIONS***

- a. ***#SE00-L-12 - D. C. Diamond Corporation, owner/applicant*** - applicant wishes to obtain special exception approval under Category 23 of the Zoning Ordinance to

allow for floodplain crossing. The property contains 122.25 acres, is zoned Residential-2 (R-2) Cluster, and is located on Catlett Road (Route 28), Lee District. (PIN #6889-52-7940-000)

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

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 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 12, 2001, and revised through June 18, 2001.
4. There shall be no significant increase in flood levels or velocity of floodwaters offsite as a result of this floodplain crossing, as determined to the satisfaction of the County Engineer prior to construction plan approval for Phase 3 of the development.
5. Prior to construction plan approval for Phase 3 of the development, 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 floodplain study submitted to FEMA shall include the crossing and roadways necessary for both Southcoate Village Drive and Logan Way from its intersection with Southcoate Village Drive to the property line adjacent to Parcel I.D. #6889-54-9393-000 (Gordon), and shall be sized to include future trail construction.
7. The final plat for each phase of the subdivision shall show the revised floodplain limits. In no instance shall more than 25% of any individual residential lot be covered with floodplain.
8. The floodplain crossing shall use a "Con-span" design. Such design shall be indicated on the final subdivision plat.
9. Any land disturbed within the floodplain shall be stabilized with either temporary or permanent seed in accordance with Virginia Erosion and Sediment Control Regulations.
10. Prior to the issuance of any additional land disturbing permits for this

project, the applicant shall submit written evidence indicating to the County Engineer that the U.S. Army Corps of Engineers has approved any disturbance within wetland area.

The motion carried 4 to 0.

- b. **#SE01-L-11 - Betty L. Scoggins, owner, and Nextel Communications, Inc., applicant** - applicant wishes to obtain special exception approval under Category 20 of the Zoning Ordinance which would allow for the construction of a 150 foot monopole with an equipment shelter. The applicant also wishes to obtain Comprehensive Plan Compliance for the proposed tower, in accordance with Section 15.2-2232 of the State Code. The property is zoned Rural Agriculture (RA), contains 53.81 acres, and is located west of Rock Run Road (Route 615) and Warrenton Road (Route 17), Lee District. (PIN #7824-27-9750-000)

Mr. Robison indicated he had discussions with Mr. Guerra who had indicated, if no additional information is received, he would suggest the Planning Commission recommend denial of the request.

On motion made by Mr. Robison and seconded by Mr. Sinclair, it was moved to recommend denial of the request. The motion carried 4 to 0.

After the vote, Merle Fallon, attorney representing the applicant, stated that they were reconsidering whether this request would be pursued any further. He stated that they may withdraw and not go forward, and asked that the Commission not recommend denial at this time, and postpone action for 90 days. He asked the Commission to reconsider their vote.

Mr. Sinclair stated that the Commission has taken action to deny the request and that he has not been persuaded to reconsider the request.

Mr. Robison agreed with Mr. Sinclair, and emphasized no new information has been provided.

Mr. Fallon presented a letter requesting withdrawal of the request, a copy of which is attached to and made a part of these official minutes.

4. **REZONING REQUEST (#RZ01-CR-06) - ANN B. & ELIZABETH B. PURYEAR, OWNERS, AND LYNNDEY M. REID, APPLICANT** - applicant wishes to rezone approximately 3.00 acres of a 7 acre parcel from Rural Agriculture (RA) to Residential-1 (R-1) for the purpose of creating one new residential lot. The property is located on the south side of Elk Run Road (Route 806), Cedar Run District. (PIN #7817-83-9479-000)

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

Mr. Rohrbaugh stated that he has talked to Ms. Reid. He stated that a site visit was not made and that the Commission now wants to do a site visit.

On motion made by Mr. Rohrbaugh and seconded by Mr. Sinclair, it was moved to recommend approval of the request in that the applicant has done everything she was asked to do. The motion failed 2 to 2.

Mr. Kevin Burke, Deputy County Attorney, stated that no action occurs unless there is a majority vote. He stated that a tie means no action, and that the Commission could postpone the request or recommend denial. He further stated that the timeline on a rezoning is ninety (90) days from the date of the public hearing, and that failure to act after the ninety (90) days is deemed approval of the rezoning.

Mr. Sinclair stated that the site visit will be made the morning of October 25th at approximately 11:00 A.M.

On motion made by Mr. Rohrbaugh and seconded by Mr. Robison, it was moved to postpone the request and schedule a site visit on October 25th. The motion carried 4 to 0.

5. ***PRELIMINARY PLATS***

- a. ***#PP01-L-08 - State Bank of Remington, owner, and Premier at Remington, LLC, applicant*** - applicant wishes to obtain preliminary plat approval to subdivide 0.213 acres into five (5) lots. The property is zoned Townhouse (TH), and is located off Remington Road (Route 29) in the Remington Service District, Lee District. (PIN #6877-87-5901-000)

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

On motion made by Mr. Sinclair and seconded by Mrs. McCarty, it was moved to postpone the preliminary plat until the October meeting, at the request of the applicant.

Mr. Rohrbaugh abstained from voting on the matter.

The motion carried 3-0-1.

- b. ***#PP01-S-08 - Brookside Communities, LLC, and Brookside Development, LLC, owners/applicants*** - applicants wish to obtain preliminary plat approval to subdivide 954.86 acres into nine-hundred seventy-five (975) lots. The property is zoned Residential-1 (R-1) and Planned Residential Development (PRD), and is located on Riley Road (Route 676), Scott District. (PIN's #7905-75-6107-000, #7905-63-8907-000, #7905-54-1314-000, #7905-53-4817-000, #7905-82-5007-000, #7905-93-5747-000, #7915-06-7362-000, #7915-16-2290-000, #7915-35-2459-000, #7915-34-4195-000, #7915-22-4253-000, #7915-22-0001-000, #7915-11-7109-000, #7915-20-4957-000, #7915-20-3117-000, #7914-29-7852-000 and #7914-39-3654-000)

Mr. Davis stated that this request is associated with the public hearing items to be discussed later on the agenda. He recommended postponement until after recommendations on the public hearing items.

On motion made by Mr. Sinclair and seconded by Mr. Rohrbaugh, it was moved to postpone the request until the October meeting. The motion carried 4 to 0.

6. ***PROPOSED ZONING ORDINANCE TEXT AMENDMENT*** - amend Section 15-300, Definitions, to add a new use, ministorage warehouses to the definition of Agriculturally Related Uses, Commercial-2 Zoning District.

On motion made by Mr. Sinclair and seconded by Mr. Rohrbaugh, it was moved to advertise

the request for a public hearing at the October meeting. The motion carried 4 to 0.

7. **BOARD OF ZONING APPEALS AGENDA**

- a. **Review of Minutes of the September 6, 2001, Meeting**
- b. **Appeal (#47997) - John W. and Janete M. Cassell, owners** - owners are appealing a decision of the Zoning Administrator that they are operating a sanitary landfill in violation of the Zoning Ordinance. The subject properties are identified as PIN #7911-80-8219-000 and PIN #7911-81-0567-000, containing 35.00 acres and 72.00 acres respectively, located on Old Calverton Road (Route 642), and Boteler Road (Route 790), and is zoned Rural Agricultural, Cedar Run District.
- c. **Variance (#48032) - Susan A. Huberth, owner** - applicant is requesting a variance for a proposed addition to the existing dwelling. The addition would be located 53.4 feet from the centerline of Scuffleburg Road, wherein the Zoning Ordinance requires 75 feet from the centerline. The subject property is identified as PIN #6032-83-1001-000, containing 13.48 acres, located at 10608 Pleasant Vale Road (Route 724), and is zoned Rural Agricultural, Marshall District.
- d. **Special Permit (#48089) - Ruth Embrey, owner** - applicant is requesting special permit approval to conduct up to six yard sales per year at her residence. The subject property is identified as PIN #7807-61-8750-000, containing 1.290 acres, located at 12505 Harpers Run Road (Route 836) and Marsh Road (Route 17), and is zoned Rural Agricultural, Cedar Run District.
- e. **Special Permit (#48115) - Rika, LLC, owner** - applicants are requesting special permit approval to continue operating a Residential Care Facility (community youth home). The subject property is identified as PIN #7828-40-2249-000, containing 18.34 acres, located at 3493 Midland Road (Route 610), and is zoned Rural Agricultural, Cedar Run District.
- f. **Special Permit and Variance (#48123) - Bethel United Methodist Church, owner** - applicants are requesting special permit approval to construct an addition to an existing social hall. A variance is also being requested for the proposed addition that would be located ten (10) feet from a side yard, wherein the Zoning Ordinance requires twenty-five (25) feet from a side yard. The subject property is identified as PIN #6989-03-3585-000, containing 2.499 acres, located on Blantyre Road (Route 628) and Pavilion Street (private), and is zoned Residential-1, Center District.
- g. **Special Permit (#48156) - Danny W. Rose and Samatha K. Gillion, owners** - applicant is requesting special permit approval to locate a cottage industry (cabinet making) in a proposed 420 square foot building on his property. The subject property is identified as PIN #6054-65-1902-000, containing .533 acre, located at 9330 Brooks Cluster Circle (private) off of Patrick Street (Route 619), and is zoned Rural Agricultural and Residential-1, Scott District.
- h. **Variance (#48161) - Edward L. and Tara E. Yates, owners** - applicants are requesting a variance to construct a single family dwelling 12.5 feet from the side property line, where the Zoning Ordinance requires 15 feet to the side yard requirements. A variance was granted on July 5, 2001, to allow the dwelling to be located 13.5 feet from the side property line, however, due to an updated survey an additional one foot variance is being requested from both side property lines. The subject property is identified as PIN #6993-49-7668-000, containing 1.525 acres,

located on Frye's Lane (Route 771) and is zoned Village, Center District.

Mr. Robison stated that he has reviewed the variance for the Bethel Methodist Church and that they take great caution with that structure.

There being no further business the meeting was recessed at 3:23 P.M.

The Fauquier County Planning Commission reconvened its meeting on Thursday, September 27, 2001, at 7:00 P.M. at C. Hunter Ritchie Elementary School, Warrenton, Virginia. Those members present were Mr. Bob Sinclair, Chairman; Mr. Richard Robison, Vice Chairman; Mr. Mark Rohrbaugh and Mrs. Ann McCarty. Also present at the meeting were Mr. Rick Carr, Mr. Brian Davis, Mr. Richard Calderon, Mrs. Carolyn Bowen, Mrs. Holly Meade and Mrs. P.J. Gallagher, Clerk.

PLEDGE OF ALLEGIANCE

Mr. Sinclair led everyone present in the Pledge of Allegiance.

Mr. Sinclair stated that Special Exception (#SE01-S-17), Genevieve L. Nagy, owner, and Voice Stream Wireless Corporation, applicant, has been withdrawn and, therefore, will not be heard. He also stated that the dry hydrants public hearing will possibly be scheduled for a public hearing in October. Mr. Sinclair further stated that Mr. Carr will present a Resolution of Appreciation

RESOLUTION OF APPRECIATION - RANDY HODGSON

Mr. Carr presented a Resolution of Appreciation to Randy Hodgson who was the Chief of Planning for Fauquier County from 1993-2000. He read the Resolution, a copy of which is attached to and made a part of these official minutes.

Mr. Sinclair, on behalf of the Planning Commission, thanked Mr. Hodgson for his dedicated work in Fauquier County.

8. *CITIZENS TIME*

No one spoke.

9. *ZONING ORDINANCE AMENDMENTS*

- a. Amend Section 3-400.1 to Permit One Family Transfer Subdivision for Lots of Less Than Ten (10) Acres in the Rural Agriculture (RA) and Rural Conservation (RC) Zoning Districts.

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. Sinclair, it was moved to recommend approval of the request. The motion carried 4 to 0.

- b. Amendments to Section 2-406.5.d, 3-400.14 and 5-2600 of the Fauquier County Zoning Ordinance to Require Special Exception Approval for Reduction of Required Open Space for Parcels of 30 acres or Greater in the Rural Agriculture (RA) and Rural Conservation (RC) Zoning Districts.

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 request. The motion carried 4 to 0.

10. ***SUBDIVISION ORDINANCE TEXT AMENDMENT*** - amendment to Section 10-6, 10-7 and 10-9 of the Subdivision Ordinance Regarding the Approving Authority Review and Approval of Final Plats.

Mr. Carr 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.

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

On motion made by Mr. Rohrbaugh and seconded by Mr. Robison, it was moved to postpone the request until the October meeting for further review. The motion carried unanimously.

11. ***PUBLIC INSTITUTIONAL ANCILLARY DISTRICT TO THE MARSHALL SERVICE DISTRICT*** - the Planning Commission will consider the creation of a Public Institutional Ancillary District as a satellite to the Marshall Service District. This Public Institutional Ancillary District will include land recently acquired by Fauquier County for a new Regional Park, as well as the W. G. Coleman Elementary and Marshall Middle Schools. These facilities are located on the west side of Zulla Road (Route 709) and on the north side of John Marshall Highway (Route 55), to the east of the community of Marshall, in the Scott Magisterial District. The properties are more specifically identified by PIN's #6070-40-3474-000, #6070-61-7275-000 and #6070-62-8346-000)

Mr. Calderon 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. David Graham, Marshall District, member of Board of Directors of Parks & Recreation Department, stated that it is very important to build fields and, and that he is in favor of 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. Sinclair and seconded by Mr. Robison, it was moved to recommend approval of the request. The motion carried unanimously.

12. ***SPECIAL EXCEPTIONS***

- a. ***#SE01-S-17 - Genevieve L. Nagy, owner, and Voice Stream Wireless Corporation, applicant*** - applicant wishes to obtain special exception approval under Category 20 of the Zoning Ordinance which would allow for the construction of a 120 foot stealth monopole tower for telecommunications purposes. The applicant also wishes to obtain Comprehensive Plan Compliance for the proposed tower, in accordance with Section 15.2-2232 of the State Code. The property contains 104.1 acres, is zoned Rural Agriculture (RA), and is located on Brookland Drive (private street) east of Georgetown Road (Route 674), Scott District. (PIN #7908-31-7607-000)

Mr. Sinclair stated that the application has been withdrawn by the applicant, therefore, no action is necessary.

- b. ***#SE01-CR-22 - Lois N. Fletcher, owner, and Steven M. Fletcher, applicant*** - applicant wishes to obtain special exception approval under Category 26 of the Zoning Ordinance which would allow for a reduction in the open space requirement. The property contains 93.5 acres, is zoned Rural Agriculture (RA), and is located on Bristersburg Road (Route 616) and Courtney School Road (Route 637), Cedar Run District. (PIN #7838-37-3372-000)

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.

Steve and Jane Fletcher, owners, stated that they wish to create three (3) thirty (30) acre lots and to build a house on their lot.

Ms. Kitty Smith, Marshall District, stated that there have been a number of applications of this nature in Fauquier County. She stated that if we continue to allow the subdivision of family farms we will end up without agricultural resources. She stated that this could be three (3) lots with one being 50 acres to provide more open space and a deed restriction should be placed on all lots.

Mrs. Linda Saunders, Cedar Run District, stated that someone should oversee this to make sure there are no more than three parcels. She stated that they moved to this area to be in the country and that it should be in writing that there be no more than three lots allowed.

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

Mr. Rohrbaugh stated that application was discussed thoroughly during the work session earlier in the day. He stated that he is not totally comfortable with this yet, and that he does like to see the 85% open space whenever possible.

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

13. ***REZONING REQUEST (#RZ01-L-07) - DONALD R. THARPE, TRUSTEE, OWNER/APPLICANT*** - applicant wishes to rezone 2.0000 acres of an 85 acre parcel from Rural Agriculture (RA) to Commercial Neighborhood (C-1). The property is located in the Bealeton Service District, Phase I - Sewered. The property is located on the east side of Marsh Road (Route 17), Lee District. (PIN #6899-29-5691-000)

Mr. Davis reviewed his staff report, a copy of which is attached to and made a part of these official minutes. He stated that the applicant has submitted a draft proffer statement, a copy of which is attached to and made a part of these official minutes.

Mr. Sinclair opened the public hearing.

Mr. Don Tharpe, Lee District, presented a statement from The Fauquier Bank, a copy of which is attached to and made a part of these official minutes. He also asked that the Commission act on this request tonight.

Mr. Randy Ferrell, Executive Vice President The Fauquier Bank, stated that they wish to establish a branch bank in Southern Fauquier County.

Mr. Bill Downey, Scott District, and member of the Fauquier County School Board, stated that he has met with Mr. Tharpe. He stated that the School Board would like to see a traffic impact study and physical engineering plans. He recommended that the Planning Commission approve this subject to the School Board giving their approval prior to it going to the Board of Supervisors.

Mr. Sinclair stated that he is glad to see Bill Downey speak on behalf of the School Board.

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 Mrs. McCarty, it was moved to postpone the request until the October meeting for further review. The motion carried 4 to 0.

14. ***BROOKSIDE/BROOKFIELD FARM APPLICATIONS***

- a. ***Special Exceptions (#SE01-S-14, #SE01-S-15 and #SE01-S-16) - Brookside Communities, LLC, and Brookside Development, LLC, owners/applicants*** - applicants wish to obtain special exception approval for the following: 1) a reduction in open space for a cluster subdivision under Category 26 of the Zoning Ordinance; 2) use and crossing of a floodplain under Category 23 of the Zoning Ordinance; and 3) installation of public utility stations for sewer, gas and electricity under Category 20 of the Zoning Ordinance. The properties contains 954 acres, are zoned Residential-1 (R-1) and Planned Residential Development (PRD), and are located on Riley Road (Route 676) in the New Baltimore Service District, Scott District. (PIN's #7905-75-6107-000, #7905-63-8907-000, #7905-82-5007-000, #7905-93-5747-000, #7915-06-7362-000, #7915-16-2290-000, #7915-35-2459-000, #7915-34-4195-000, #7915-22-4253-000, #7915-22-0001-000, #7915-11-7109-000, #7915-20-4957-000, #7915-20-3117-000, #7914-29-7852-000, #7905-54-1314-000, #7915-53-4817-000 and #7914-39-3654-000)
- b. ***Proffer Revision (#PR01-S-02) - Brookside Communities, LLC, and Brookside Development, LLC, owner/applicants*** - applicants have filed an application to amend the existing proffered conditions on Brookfield Farm, formerly known as

Waterfield. The property is located on Riley Road (Route 676) in the New Baltimore Service District, Scott District. (PIN #7905-93-5747-000, #7915-06-7362-000, #7915-16-2290-000, #7915-35-2459-000 and #7915-34-4195-000)

- c. ***Comprehensive Plan Amendment (#CPA00-S-05) - R. G. Holdings, LP, owner, and Brookside Development, LLC, applicant*** - applicants wish to obtain a Comprehensive Plan Amendment to adjust the sewer service area in the New Baltimore Service District to allow for more flexibility in Land Use Planning and Public Facilities location. The property is located in the New Baltimore Service District, WSA sewer and water, Phase I, and non-sewered area WSA public water availability. (PIN #7905-64-6000-000, #7905-82-5007-000, #7915-20-9660-000 and #7915-31-0883-000)

Mr. Carr 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. Ed Miller, applicant, stated that the proposed school site is not big enough for both a high school and middle school, but the 40 acres is big enough for a middle school site. He stated that he is working with the School Board to find a 65 acre high school site. He stated that this development will be built by-right one way or the other. He stated that the two lots together (Gerber and Waterfield) will have approximately 942± lots on 985 gross acres. He also stated that the Waterfield development as approved has serious problems. He stated that in the Brookside development they have removed the townhouse lots and replaced them with single family homes which with have a \$350,000 average price. He further stated that he and the other members of his team will be present after the meeting to answer any questions from citizens.

The following citizens spoke in opposition to the request:

- Denise Williams, Scott District,
- Dennis McMullen, Scott District,
- Al Benkelman, Scott District,
- Jolly DeGive, Marshall District,
- Anita Tortorella, Scott District,
- Carol Gretel, Scott District,
- Bronson Armstrong, Scott District,
- Jim Cantrell, Scott District,
- Stephanie Simpson, Scott District
- Sarah Muncy, Cedar Run District,

- Leslie Cox, Scott District,
- Myra Seaforest, Lee District
- Don Khory, Marshall District
- Bill Downey, Scott District,
- Chuck Medvitz, Scott District,
- Michael Strojni, Scott District,
- Kitty Smith, Marshall District,
- Lorraine Doolin, Scott District
- Barbara Severin, Scott District,
- Philip Rasmussen, Scott
- Vince Doolin, Scott District, and
- Scott Plummer, Scott District.

The citizens' major concerns were:

- application is premature,
- traffic issues,
- buffer zones,
- open space,
- construction traffic through neighborhoods,
- school site not being settled
- sewer capacity
- water table problems
- development is not in conformance with the New Baltimore Service District Plan,
- taxes,
- wetlands,
- cost of houses being too high for low/median income families, and

- too many unanswered questions to make a wise decision.

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

Mr. Sinclair commented that there is a long-long way to go before all the issues are resolved and that this series of applications will not be finalized this evening.

On motion made by Mr. Sinclair and seconded by Mr. Rohrbaugh, it was moved to postpone the special exception applications until the October meeting for further review. The motion carried 4 to 0.

On motion made by Mr. Sinclair and seconded by Mr. Rohrbaugh, it was moved to postpone the proffer revision until the October meeting for further review. The motion carried 4 to 0.

On motion made by Mr. Sinclair and seconded by Mr. Rohrbaugh, it was moved to postpone the request until the October meeting for further review. The motion carried 4 to 0.

Mr. Sinclair stated that the Commission held a work session on these requests earlier in the day and that Supervisor Weeks has appointed a committee of citizens who will deal with the packet of information and advise the Board of Supervisors. He further stated that the Commission has scheduled two work sessions for the following dates:

- October 16th at 4:30 in the 4th Floor Conference Room
- October 23rd at 4:30 in the 4th Floor Conference Room.

There being no further business the meeting was adjourned at 9:10 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.