

MINUTES OF**FAUQUIER COUNTY PLANNING COMMISSION****JUNE 29, 2000**

The Fauquier County Planning Commission held its regular meeting on Thursday, June 29, 2000 at 3:00 P.M. in the Meeting Room of the Warren Green Building, 10 Hotel Street, Warrenton, Virginia. Those members present were Mr. Richard Robison, Chairman; Mr. Bob Sinclair, Vice Chairman; Mr. Serf Guerra, Secretary; Mr. Mark Rohrbaugh and Mr. Jim Green. Also present at the meeting were Mr. Rick Carr, Mr. Randy Hodgson, Mr. Lou Mosurak, and Mrs. Carolyn Bowen.

1. **APPROVAL OF MINUTES - MAY 25, 2000**

On motion made by Mr. Rohrbaugh and seconded by Mr. Sinclair, it was moved to postpone the minutes of May 25, 2000, until the July meeting for further review. The motion carried unanimously.

2. **SPECIAL EXCEPTION (#SE99-CR-46) - MELVIN SCOTT AND CAROLYN L.**

CHAMBERS, OWNERS, AND DONALD R. THARPE, APPLICANT - LIBERTY STATION AT BEALETON - applicant wishes to obtain special exception approval under Category 11 of the Zoning Ordinance to allow for parking facilities (public/private). The property is zoned Rural Agriculture (RA), contains 64.5190 acres, and is located on Bealeton Road (Route 805) approximately one (1) mile east of Marsh Road (Route 17), Cedar Run District. (PIN #6899-85-6796-000)

Mr. Hodgson reviewed his staff memorandum, a copy of which is attached to and made a part of these official minutes. He also reviewed seven (7) conditions of approval.

On motion made by Mr. Rohrbaugh and seconded by Mr. Guerra, it was moved to recommend approval of the special exception to the Board of Supervisors subject to the following seven (7) conditions:

- a. The proposed parking facilities may not generate more than 150 vehicles per day on Route 805 adjacent to the proposed site.
- b. The special exception approval is subject to a Virginia Railway Express (VRE) station being approved for the applicant's site in Bealeton.
- c. No construction will occur in the floodplain on the property.
- d. All open off-street parking and loading areas shall be no closer than 25 feet from any lot line and shall be effectively screened.

- e. The applicant will be subject to the special exception plat entitled “Conceptual Site Plan”, Liberty Rail Station, dated April 18, 2000.
- f. The proposed parking lots will not exceed 150 parking spaces.
- g. This approval will expire three (3) years from the date of approval unless site plan approval is obtained.

The motion carried unanimously.

3. **COMPREHENSIVE PLAN CONFORMANCE DETERMINATIONS AND SPECIAL EXCEPTIONS**

a. **#CPD99-L-03 and #SE99-L-30 - Chantilly Farmers Supply Company, Inc., owner,**

and American Tower Corporation, applicant - applicant has requested County determination as to whether the location of a telecommunications facility associated with #SE99-L-30 is in accord with the Code of Virginia, Section 15.2-2232. Applicant also wishes to obtain special exception approval under Category 20 of the Zoning Ordinance which would allow the construction of a 190’ monopole type communications tower and related equipment. The property is zoned Commercial-2 (C-2), contains 5.1 acres, and is located on James Madison Highway (U.S. Routes 15/17/29) between Routes 651 and 687, Lee District. (PIN #6981-16-7415-000)

b. **#CPD99-M-05 and #SE99-M-32 - Philip L. Whiteside, owner, and American Tower**

Corporation, applicant - applicant has requested County determination as to whether the location of a telecommunications facility associated with #SE99-M-32 is in accord with the Code of Virginia, Section 15.2-2232. Applicant also wishes to obtain special exception approval under Category 20 of the Zoning Ordinance which would allow for the construction of a 190’ monopole type communications tower and related equipment. The property is zoned Rural Agriculture (RA), contains 46.63 acres, and is located on Old Waterloo Road (Route 678), Marshall District. (PIN #6974-06-7342-000)

c. **#CPD99-L-06 and #SE99-L-33 - Lela Faller, owner, and American Tower**

Corporation, applicant - applicant has requested County determination as to whether the location of a telecommunications facility associated with #SE99-L-33 is in accord with the Code of Virginia, Section 15.2-2232. Applicant also wishes to obtain special exception approval under Category 20 of the Zoning Ordinance which would allow for the construction of a 190’ monopole type communications tower and related equipment. The property is zoned Rural Agriculture (RA), contains 8.57 acres, and is located on Weaversville Road (Route 662), Lee District. (PIN #6980-40-6265-000)

d. **#CPD99-CR-07 and #SE99-CR-34 - GF Development, LLC, owner, and American**

Tower Corporation, applicant - applicant has requested County determination as to whether the location of a telecommunications facility associated with #SE99-CR-34 is in accord with the Code of Virginia, Section 15.2-2232. Applicant also wishes to obtain special exception approval under Category 20 of the Zoning Ordinance which would allow for the construction of a 190' monopole type communications tower and related equipment. The property is zoned Rural Agriculture (RA), contains 136.82 acres, and is located on Rogues Road (Route 602), Cedar Run District. (PIN #7901-70-0869-000)

e. **#CPD99-CR-08 and #SE99-CR-35 - Willie H. and Katherine M. Washington, owners,**

and American Tower Corporation, applicant - applicant has requested County determination as to whether the location of a telecommunications facility associated with #SE99-CR-35 is in accord with the Code of Virginia, Section 15.2-2232. Applicant also wishes to obtain special exception approval under Category 20 of the Zoning Ordinance which would allow for the construction of a 190' monopole type communications tower and related equipment. The property is zoned Rural Agriculture (RA), contains 8.58 acres, and is located on Ritchie Road (Route 644), Cedar Run District. (PIN #7808-21-7316-000)

It was noted that the applicant has requested postponement of all five (5) items until the July meeting.

On motion made by Mr. Guerra and seconded by Mr. Green, it was moved to postpone the five (5) applications, at the request of the applicant, until the July meeting for further review. The motion carried unanimously.

4. **ZONING ORDINANCE TEXT AMENDMENT RELATING TO PONDS** - this amendment

would revise current language in Section 6-102.24 by including additional requirements, eliminating design approval by the John Marshall Soil and Water Conservation District, and requiring ponds of more than one (1) acre in water volume to be designed and inspected by a licensed engineer and consistent with the current Virginia Natural Resources Conservation Service (NRCS) Standards and Specifications for ponds.

It was noted that staff and the County Attorney are working on this and requested a postponement until the July meeting for further review.

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

5. **AMENDMENT TO THE COMPREHENSIVE PLAN, CHAPTER 9, PUBLIC FACILITIES**

AND UTILITIES, FOR TELECOMMUNICATIONS - this proposed amendment presents the Plan for Commercial Wireless Technology Facilities, which includes a review of wireless technologies, an inventory of existing structures, topographic analyses, recommended hierarchy of facilities and services, recommended performance standards and aesthetics.

Mr. Carr reviewed his staff memorandum, a copy of which is attached to and made a part of these official minutes, and recommended that this be adopted and forwarded to the Board of

Supervisors.

Mr. Guerra called for a discussion of the matter, stating that he was concerned that plan recommendations and policies did not allow for co-location at higher heights, and resulting in fewer telecommunication facilities and physical interference. He was also concerned with the County's ability to meet emergency service requirements especially in Marshall District.

On motion made by Mr. Sinclair and seconded by Mr. Robison, it was moved to recommend approval of the proposed Comprehensive Plan amendment. The motion carried 4 to 1 with Mr. Guerra voting against the motion.

6. **PRELIMINARY PLATS**

a. **#PP99-S-15 - LOUIE & SHIRLEY WALKER, OWNERS/APPLICANTS** - applicants

wish to obtain preliminary plat approval to subdivide 7.09 acres into six (6) lots. The property is zoned R-1 and is located off the south side of Lee Highway (Routes 15/29), between Baldwin Street (Route 673) and Pendleton Lane, Scott District. (PIN #6995-98-3229-000 and #6995-98-1794-000)

On motion made by Mr. Sinclair and seconded by Mr. Rohrbaugh, it was moved to postpone the preliminary plat, at the request of the applicant, until the July meeting. The motion carried unanimously.

b. **#PP00-C-05 - WILLIAM R. BENNER, CO-EXECUTOR, OWNER/APPLICANT** -

applicant wishes to obtain preliminary plat approval to subdivide 170.83 acres into five (5) lots. The property is zoned R-1, and is located on Frytown Road (Route 674), Center District. (PIN #6994-15-4573-000)

Mr. Hodgson reviewed his staff report, a copy of which is attached to and made a part of these official minutes, and noted that the applicant has requested postponement until the July meeting.

On motion made by Mr. Robison and seconded by Mr. Rohrbaugh, it was moved to postpone the preliminary plat, at the request of the applicant, until the July meeting. The motion carried unanimously.

c. **#PP00-M-07 - GEORGE R. THOMPSON, JR., TRUSTEE, OWNER, AND GEORGE**

R. THOMPSON, JR., TRUSTEE, APPLICANT - applicant wishes to obtain preliminary plat approval to subdivide 71.053 acres into one hundred seventy-two (172) lots. The property is zoned Townhouse (TH) and R-4, and is located off of Winchester Road (Route 17), Marshall District. (PIN #6969-56-8976-000, #6969-77-8743-000, #6969-86-4698-000 and #6969-76-1960-000)

On motion made by Mr. Green and seconded by Mr. Sinclair, it was moved to postpone the preliminary plat, at the request of the applicant's agent Joe Wiltse, until the July meeting due to complex transportation issues. The motion carried unanimously.

d. #PP00-L-08 - BEALETON LANDMARKS, LLC, OWNER/APPLICANT - applicant

wishes to amend a previously approved preliminary plat in order to rearrange the approved 128 townhouses to permit approximately 106 within the land bay currently specified for townhouses and approximately 22 minimum 30 foot wide lots for attached dwellings across Station Drive Extended. In addition, the existing layout of the detached single family lots will be adjusted to accommodate the rearrangement of the attached units and the community swimming pool. The property contains 42.62 acres, is zoned R-4 and R-1, and is located off of Station Drive, Lee District. (PIN #6899-34-4286-000, #6899-33-2589-000, #6899-33-4760-000, #6899-33-6881-000, #6899-33-9142-000, #6899-32-8789-000, #6899-32-6874-000, #6899-43-2092-000, #6899-43-7426-000, #6899-54-6556-000 and #6899-44-4581-000)

Mr. Hodgson reviewed his 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. Sinclair, it was moved to approve the preliminary plat subject to the following conditions:

1. The applicant will overlay the County Soil Survey onto the proposed layout.
2. The applicant will build a temporary turnaround at the end of Station Drive.
3. The preliminary plat will be in conformance with the special exception amendment approved on June 19, 2000, by the Fauquier County Board of Supervisors.
4. The applicant will abide by the County's Landscape Ordinance.
5. The applicant must return to the Fauquier County Planning Commission with detailed restoration plans for the depot for the Planning Commission to review.

Mr. Guerra stated he feels the project is on too fast a track and that he cannot, in good conscience, see how a gift to the County can be so expensive. Mr. Guerra emphasized he could not support this project for the following reasons:

1. The developers request for relief of building fifty units per year and granted by the Board of Supervisors will allow, conservatively, three hundred and fifty (350) new students entering the school system two years sooner than originally planned. This means our County will be burdened with a total expenditure of five million and two hundred fifty thousand dollars (\$5,250,000) or an increase in taxes of \$0.15/\$100 evaluation. An assessed household of \$250,000 would be increased \$375.
2. Within the next three years Lee District will experience 1980 new students

as a

result of eleven hundred (1100) buildable units approved by the Board of Supervisors and already in progress!

3. The five schools in Lee District presently are seven hundred (700) seats from full

capacity; however, in three years they will experience a deficit of 1280 seats. No plans for expansion or construction of additions to these five schools is contemplated by our County officials.

4. The Library Board nor its staff has produced no factual statistics for consideration by our County officials to expand the present facility. Further, Mr. Guerra proposes the two acre site be considered for a much needed O.E.S. or Sheriff's unit.

5. The Commission did not consider affordable habitat as proposed by Ms. Hostetter in her letter of 22 May 2000.

6. In contrast, the Waterfield project was condemned by a voluble few citizens although construction of the proposed 650 units were to be built over a period of ten years, thereby, minimizing school impact.

7. Mr. Guerra feels the Commission might have resolved a better solution for the

Board of Supervisors to consider had more time and examination of the above facts were revealed.

The motion carried 4 to 1, with Mr. Guerra voting against the motion.

e. **#PP00-M-10 - MELVIN C. & GERALDINE H. GARROW, OWNERS/APPLICANTS**

applicant wishes to obtain preliminary plat approval to divide a 51,313 sq. ft. lot into two (2) lots of 21,230 sq. ft. and 30,083 sq. ft. The property is zoned Commercial-1 (C-1), and is located on Old Stockyard Road (Route 1001), Marshall District. (PIN #6969-79-9311-000)

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

Mr. Matt Item spoke in favor of the preliminary plat.

On motion made by Mr. Green and seconded by Mr. Rohrbaugh, it was moved to approve the preliminary plat subject to the following conditions:

1. Prior to final plat approval, the 92.62 acre residue parcel shall be placed in

non-common open space, or at a minimum 85%.

2. The following statements are to be added to the final drainfield plat:
 - The County recommends that no below grade basements be constructed on soil mapping unit 16B due to wetness unless the foundation drainage system of the structure is designed by a Virginia Licensed Professional Engineer.
 - Before a home is started, the builder needs to mark the drainfield area off and not disturb it during construction.
 - The County recommends that before road or home construction begins on soil mapping units 25B, 25C and 33C, a site specific evaluation be conducted so that shallow to bedrock areas are identified. These areas may require blasting if deep cuts and/or excavation is done.

f. **#PP00-M-11 - PIEDMONT INVESTMENTS, LLC, OWNER/APPLICANT -**

applicant wishes to obtain preliminary plat approval to divide a 51,313 sq. ft. lot into two (2) lots of 21,230 sq. ft. and 30,083 sq. ft. The property is zoned Commercial-1 (C-1), and is located on Old Stockyard Road (Route 1001), Marshall District. (PIN #6969-79-9311-000)

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

On motion made by Mr. Green and seconded by Mr. Sinclair, it was moved to approve the preliminary plat. The motion carried unanimously.

g. **#PP00-S-12 - COLES BUILDING CORPORATION, AND PHILIP C. AND LINDA**

M. GIBSON, OWNERS/APPLICANTS - applicants wish to obtain preliminary plat approval to subdivide 5+ acres into two (2) lots. The property is zoned Residential-1 (R-1), and is located on Riley Road (Route 676), Scott District. (PIN #7905-86-3870-000)

Mr. Hodgson reviewed his staff report, a copy of which is attached to and made a part of these official minutes, and noted that WSA has questions about the project because the lots are served by wells. Mr. Hodgson further stated that staff is recommending postponement until they can meet with the applicant and work out the issues raised in the staff report.

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

h. **#PP00-CR-14 - VINT HILL FARMS, EDA, OWNER/APPLICANT** - applicant

wishes to obtain preliminary plat approval to subdivide 164.5 acres into 78 single family lots and 23 office/industrial lots, as part of Phase I of the development project. The property is zoned PRD and PCID, and is located on Vint Hill Road (Route 215) and Rogues Road (Route 602), Cedar Run District. (PIN #7915-88-6141-000 and #7915-75-9953-000)

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

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

7. **BOARD OF ZONING APPEALS AGENDA**

- a. **SPECIAL PERMIT (#45830) - CHARLES T. MATHESON, OWNER** - applicant

is requesting special permit approval to use a portion of an existing commercial structure for a residential use. The subject properties are identified as PIN #6969-58-4299-000 and PIN #6969-58-4246-000), contain approximately .60 acre, are located at 8393 W. Main Street (Route 55), and are zoned Commercial-1, Marshall District.

- b. **SPECIAL PERMIT (#45838) - CATLETT VOLUNTEER FIRE COMPANY,**

OWNER - applicant is requesting special permit approval for a temporary use, turkey shoots. The BZA approved the use last year on September 2, 1999, for one year. The subject property is identified as PIN #7922-93-4822-000, located at 3447 Catlett Road (Route 28), contains 9.98 acres, and is zoned Commercial-1, Cedar Run District.

- c. **SPECIAL PERMIT (#45858) - WESLEY T. BILLSTONE, OWNER** - applicant is

requesting special permit approval to operate an office, professional (massage therapist). The subject property is identified as PIN #7905-45-0100-000, located at 5410 Wemberly Drive (Route 1350), contains 1.899 acres, and is zoned Residential-1, Scott District.

- d. **SPECIAL PERMIT (#45882) - RALPH M. AND LINDA L. ROBINSON, OWNERS** -

applicants are requesting special permit approval for a tourist home/bed and breakfast by adding two bedrooms to the existing bed and breakfast. The subject property is identified as PIN #6960-50-0225-000, contains approximately 21.234 acres, is zoned Rural Agriculture (RA), and is located at 10981 Lees Mill Road (Route 651), Lee District.

- e. **SPECIAL PERMIT (#45905) - ANDERSON BUILDERS, INC./STILLWELL**

PLUMBING AND HEATING, OWNERS, AND COMMUNITY CHRISTIAN CHURCH, APPLICANTS - applicants wish special permit approval to locate a place of worship. The subject properties are identified as PIN #7916-66-6137-000 and #7916-66-5391-000, contains approximately 5 acres, are zoned Rural Agriculture (RA), and are located on Vint Hill Road (Route 215), Scott District.

The Commission made no comments.

ADDITIONAL ITEMS PRESENTED - ZONING ORDINANCE TEXT AMENDMENTS

On motion made by Mr. Rohrbaugh and seconded by Mr. Guerra, it was moved to allow Lloyd A. Forbush to initiate a Zoning Ordinance text amendment to add additional standards for retail sales in an industrial zoning district. The motion carried unanimously.

On motion made by Mr. Green and seconded by Mr. Rohrbaugh, it was moved to advertise to consider amending Section 3-311.3 of the Zoning Ordinance to allow the establishment of post office facilities in a Village zoning district with special permit and site plan approval. The motion carried unanimously.

There being no further business, the meeting was recessed at approximately 3:35 P.M.

The Fauquier County Planning Commission reconvened its meeting on Thursday, June 29, 2000, at 7:00 P.M. in the Meeting Room of the Warren Green Building, 10 Hotel Street, Warrenton, Virginia. Those members present were Mr. Richard Robison, Chairman; Mr. Bob Sinclair, Vice Chairman; Mr. Serf Guerra, Secretary; Mr. Mark Rohrbaugh and Mr. Jim Green. Also present at the meeting were Mr. Rick Carr, Mr. Randy Hodgson, Mr. Lou Mosurak, Mr. Don Margraf and Mrs. Carolyn Bowen.

8. **CITIZENS TIME**

No one spoke.

9. **ZONING ORDINANCE TEXT AMENDMENTS**

- a. Amend Article 3, District Regulations, Section 3-314, by adding No. 13, Recreational

Vehicle Storage Area as a permitted use in the C-2 and I-1 Zoning Districts and as a special permit use in the C-1 and I-1 Zoning Districts. Site Plan Required.

Amend Article 15, Definitions, Agriculturally Related Uses, Commercial-2 Zoning District by adding No. "W", Recreational Vehicle Storage Area, and by adding the definition of a recreational vehicle and the following definition of Recreational Vehicle Storage Area: Any lot or parcel of land used or intended to be used for the commercial storage of two (2) or more recreational vehicles.

Mr. Margraf 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.

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

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

- b. Amend Article 6, Accessory Uses, Section 6-102.11 to prohibit parking of commercial

vehicles with a capacity of greater than 1½ ton and tractor trailers on parcels of two or fewer acres in the RA and 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. Robison opened the public hearing.

The following citizens spoke in favor of the proposed amendment:

- Mr. Rick Miller, Lees Ridge Road, Marshall District,
- Dr. Diane E. Lutz, Lees Ridge Road, Marshall District,
- Mr. Pat Russell, Lees Ridge Road, Marshall District, and
- Mr. Jeff Sears, Lees Ridge Road, Marshall District.

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

On motion made by Mr. Green and seconded by Mr. Sinclair, it was moved to recommend approval of the proposed amendment. The motion carried unanimously.

10. **SPECIAL EXCEPTION (#SE00-L-12) - D.C. DIAMOND CORPORATION, OWNER/**

APPLICANT - applicant wishes to obtain special exception approval under Category 23 of the Zoning Ordinance which would allow for floodplain disturbance to construct a street and lake. The property is zoned R-2 (Cluster), contains 122.25 acres, and is located on Catlett Road (Route 28), Lee District. (PIN #6889-52-7940-000)

Mr. Robison opened the public hearing.

Mr. Yeckley, property owner directly across from this property, spoke in opposition due to concerns about disturbing the floodplain as well as the possibility of his thoroughbreds being exposed to the West Nile virus.

Mr. Guerra also stated that he is concerned about disturbing the floodplain.

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 Mr. Rohrbaugh, it was moved to postpone action and readvertise the request for a public hearing at the July meeting. The motion carried unanimously.

11. **PLANNING COMMISSION DETERMINATION (#PCD00-L-02) - WILLA S. SHIREY**
AND

LAURA LEE SMITH, OWNERS/APPLICANTS - applicants wish to obtain Planning Commission determination pursuant to Section 2-406.5(D) of the Zoning Ordinance to reduce the 85% open space requirement for a lot between 30 and 50 acres in size. The

property is zoned Rural Agriculture (RA), contains 45.3976 acres, and is located on Sumerduck Road (Route 651), Lee District. (PIN #7814-26-0495-000)

Mr. Mosurak 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. Robin Gulick, attorney representing the applicant, stated that this request is being made in order to settle an estate.

Mr. Guerra read a resolution stating the property will be deed restricted.

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 Mr. Rohrbaugh, it was moved to approve the request. The motion carried unanimously.

12. **COMPREHENSIVE PLAN AMENDMENT (#CPA00-M-02) - WARRENTON TRAINING**

CENTER WATERLINE EXTENSION PROJECT - applicant wishes to amend the Comprehensive Plan to: (1) declare the 14 parcels on View Tree Drive as a Health Remediation District, and (2) to allow the extension of public water to these properties to protect human health. The properties contain 135.759 acres, are zoned Rural Conservation (RC) and Rural Agriculture (RA), Marshall District.

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

Mr. Robison opened the public hearing.

The following citizens spoke in favor of the request:

- Gene Harwell, Jr., View Tree Drive,
- Priscilla Chamlee, View Tree Drive,
- Troy Hayes, View Tree Drive, and
- George Summerall, View Tree Drive.

Mr. Sinclair and Mr. Green urged the Commission to move ahead with this request because of the health issues needing to be resolved.

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

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

13. **REZONING REQUEST (#RZ00-M-03) - HUNTER'S HEAD, LC,
OWNER/APPLICANT -**

applicant wishes to amend the existing proffers to allow the existing historic architectural integrity to be maintained and to comply with Commonwealth of Virginia Department of Historic Resources guidelines. The property is zoned Village (V) and Village Commercial (VC), contains 2.40 acres, and is located at 9048 John Mosby Highway, Marshall District. (PIN #6054-95-8361-000)

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

Mr. Robison opened the public hearing.

Mr. Merle Fallon, attorney representing the applicant, stated they would like to maintain the architectural and historical integrity of the present building by placing the kitchen in the area previously approved to be added to the existing structure.

Ms. Katie Anders, who lives 100 feet from the site, spoke in favor of the request.

Mr. Rohrbaugh stated that he could understand the concern by the Virginia Department of Historic Resources and was in favor of maintaining the historic value of the home.

Mr. Green and Mr. Sinclair agreed that the historic importance of the home was important and they too supported the amendment.

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

On motion made by Mr. Green and seconded by Mr. Guerra, it was moved to recommend approval of the request. The motion carried unanimously.

There being no further business, the meeting was adjourned at approximately 8:00 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.