

**MINUTES OF
FAUQUIER COUNTY PLANNING COMMISSION**

JULY 27, 2000

The Fauquier County Planning Commission held its regular meeting on Thursday, July 27, 2000, 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, and Mr. Jim Green. Also present at the meeting were Mr. Rick Carr, Mr. Randy Hodgson, Mrs. Carolyn Bowen, Mrs. Denise Harris, Mr. Lou Mosurak, Mrs. Linda Unkefer and Mrs. Frances Williams, Clerk.

1. APPROVAL OF MINUTES - MAY 25, 2000, AND JUNE 29, 2000

On motion made by Mr. Robison and seconded by Mr. Sinclair, it was moved to postpone the minutes of May 25, 2000, until the August meeting. The motion carried unanimously.

On motion made by Mr. Robison and seconded by Mr. Sinclair, it was moved to approve the minutes of June 29, 2000, as corrected. The motion carried unanimously.

2. 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 require 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.

Mr. Carr reviewed the staff memorandum, a copy of which is attached to and made a part of these official minutes. He recommended that action be postponed for at least thirty (30) days subject to review by a Review Committee chaired by Jim Green and that Jim Green and staff will go over the current draft and suggest refinements.

On motion made by Mr. Guerra and seconded by Mr. Sinclair, it was moved to postpone the text amendment until the August meeting for further review. The motion carried unanimously.

3. 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)

Mr. Hodgson stated that he has received a letter from the applicant requesting postponement for thirty (30) days, 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. Robison, it was moved to postpone the preliminary plat until the August meeting at the request of the applicant. 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.

On motion made by Mr. Robison and seconded by Mr. Sinclair, it was moved to approve the preliminary plat subject to the following statements being added to the final plat:

1. The County recommends that before road construction or home construction

begins in soil mapping units 140B, 140C and 140D, a site specific valuation be conducted so that shallow to bedrock areas are identified. These areas may require blasting if deep cut or excavation is done.

2. Before a home is started the builder needs to mark the drainfield area off and not

disturb it during construction.

The motion carried unanimously.

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

Mr. Hodgson stated that the applicant has requested postponement until the August meeting.

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

- d. **#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 and #7905-87-6019-000)

Mr. Hodgson stated that the applicant has requested postponement until the

August meeting.

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

e. **#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 1 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 staff report, a copy of which is attached to and made a part of these official minutes. He stated that VDOT is still debating whether to allow utilities in the street right-of-way. He stated that the Commission can recommend approval pending emergency access at one of two locations

Mr. Robison noted it is the desire of Mr. Rohrbaugh to move forward this preliminary plat.

On motion made by Mr. Guerra and seconded by Mr. Green, it was moved to recommend approval of the preliminary plat subject to the following condition:

- The Phase 1 preliminary plan for the Vint Hill Subdivision will include provision for emergency access to Land Bay F through either Land Bay C or directly to Route 215 (Vint Hill Road).

The motion carried unanimously.

f. **#PP00-CR-15 - NORMAN J. & BESSIE G. WOODWARD, OWNERS/APPLICANTS** applicants wish to obtain preliminary plat approval to subdivide lots 7 and 8 out of a 293.00 acre parcel. The property is zoned Rural Agriculture (RA), and is located off of Bristersburg Road (Route 616), Cedar Run District. (PIN #7846-17-6765-000)

Mr. Hodgson reviewed his staff report, a copy of which is attached to and made a part of these official minutes. He further stated that Mr. Woodward is asking for special exception approval to waive the requirement for a community well.

On motion made by Mr. Guerra and seconded by Mr. Sinclair, it was moved to postpone the preliminary plat pending action on the special exception. The motion carried unanimously.

g. **#PP00-L-16 - GOLDEN OAKS CONSTRUCTION/CLIFTON SHULL, OWNER/APPLICANT** - applicant wishes to subdivide 96.45 acres into lots 4 and 5 and the residue. The property is zoned Rural Agriculture (RA), and is located off of

Union Church Road (route 632), Lee District. (PIN #7805-86-8494-000)

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. Guerra and seconded by Mr. Robison it was moved to approve the preliminary plat. The motion carried unanimously.

h. ***#PP00-M-13 - DAVID COUK, OWNER/APPLICANT*** - applicant wishes to subdivide 31 acres into 36 lots. Applicant also wishes to obtain a waiver to Section 4-27 of the Subdivision Ordinance to have a cul-de-sac exceeding 700 feet in length. The property is zoned Rural Agriculture (RA), and is located on Waterloo Road (Route 678), in the Warrenton Service District, Marshall District. (PIN #6974-67-4166-000)

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

Mr. Sinclair stated that the issues raised at the work session earlier in the day still exist.

Mr. Green stated that he is concerned about emergency access.

Mr. Ron Schools, engineer representing the applicant, stated that alternate access has been added to the drawings over the existing paved driveway.

Mr. Guerra stated that he is uncomfortable with the emergency road considering the number of houses that would be restricted to one entrance.

Mr. Sinclair stated his concerns about the practicality of having 34 units on one street, homes with small children, bikes, etc.

Mr. Guerra wanted to go on record having the same concerns as Mr. Sinclair.

Mr. Green stated that these concerns have been addressed and that he thinks it will work and that he is in favor of approving this and waiving the 700' right-of-way requirement.

Mr. Sinclair stated that you are talking about more than emergency vehicles, but everyday traffic and children.

Mr. Guerra wanted it noted in the record that he is not opposed to the project, but has strong reservations because of the ingress/egress, but will defer to Jim Green.

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

- The preliminary plan will show an emergency access through the nine (9)

acre residue tract owned by Dr. Couk.

The motion carried unanimously.

In addition, the Planning Commission approved the waiver request of SYG Associates to have the cul-de-sac extend beyond 700 feet. The motion carried unanimously.

4. **BOARD OF ZONING APPEALS AGENDA**

a. **SPECIAL PERMIT (#45905) - ANDERSON BUILDERS, INC., AND STILLWELL PLUMBING AND HEATING, OWNERS, AND COMMUNITY CHRISTIAN FELLOWSHIP, APPLICANTS** - applicants wish special permit approval to locate a place of worship. The subject properties are identified as PIN #7916-66-6137-000 and PIN #7916-66-5391-000, contains approximately 5 acres, and are zoned Rural Agricultural (RA), located on Vint Hill Road (Route 215), Scott District. (Continued from the July meeting.)

b. **SPECIAL PERMIT (#45992) - CATLETT-CALVERTON RURITAN CLUB, INC., OWNERS** - applicants wish to locate a meeting hall for their civic club, and also are requesting approval for an identification sign of up to thirty-two (32) square feet. The subject property is identified as PIN #7921-48-1866-000, contains approximately 2.02 acres, zoned Rural Agricultural (RA), located on Catlett Road (Route 28), Cedar Run District.

c. **SPECIAL PERMIT (#46020) - GUNTHER E. AND JOAN M. MORSE, OWNERS, AND DAVID MORSE, APPLICANT** - applicant is requesting special permit approval for a home occupation with retail sales and services, gunsmithing. The subject property is identified as PIN #7907-00-3595-000, contains 9.091 acres, zoned Rural Agricultural (RA), located at 5400 Valley Green Drive (private) off of Georgetown Road (Route 674), Scott District.

d. **SPECIAL PERMIT (#46023) - MIRIAM R. GLAETTLI, TRUSTEE, OWNERS, AND C. L. AND WILBUR RITCHIE, APPLICANTS - CEDAR LEE COMMUNITY CENTER FOR THE PERFORMING ARTS, SPONSOR** - applicants are requesting special permit approval to hold a temporary event as a fundraiser, consisting of pick your own pumpkins and corn maze. The subject property is identified as PIN #7807-59-7220-000, contains approximately 130.50 acres, zoned Rural Agricultural (RA), located on Marsh Road (Route 17), Cedar Run District.

e. **SPECIAL PERMIT (#46028) - OUR SAVIOR LUTHERAN CHURCH, TRUSTEES, OWNERS, AND FAUQUIER COMMUNITY CHILD CARE, INC., APPLICANTS** - applicant is requesting special permit approval to locate a teen camp for eight weeks during the months of June through August each year. The subject property is identified as PIN #6995-32-1393-000, contains approximately 4.64 acres, zoned Residential-1 (R-1), located at 6194 Dumfries Road (Route 605), Scott District.

f. **SPECIAL PERMIT (#46015) - SMITH CATTLEGUARD COMPANY,**

INC., OWNER applicant/owner has filed an appeal of a determination regarding floodplain made by the Zoning Administrator in a letter dated June 7, 2000. The subject property is identified as PIN #7900-75-6202-000, contains approximately 12.50 acres, zoned Industrial-2 (I-2), located at 5127 Catlett Road (Route 28), Cedar Run District.

The Commission made no comments.

LIGHTING ORDINANCE

On motion made by Mr. Sinclair and seconded by Mr. Robison, it was moved to advertise the revised lighting ordinance for a public hearing at the August meeting. The motion carried unanimously.

There being no further business the meeting was recessed at 3:30 P.M.

The Fauquier County Planning Commission reconvened its regular meeting on July 27, 2000, at 7:00 P.M. for public hearings 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 and Mr. Jim Green. Also present at the meeting were Mr. Rick Carr, Mr. Randy Hodgson, Mrs. Denise Harris, Mr. Lou Mosurak, Mrs. Carolyn Bowen and Mrs. Frances Williams, Clerk.

5. **CITIZENS TIME**

No one spoke.

Mr. Sinclair stated that we are losing a member of the Planning Staff, Lou Mosurak, and mentioned he will be sorely missed.

6. **ZONING ORDINANCE TEXT AMENDMENTS**

a. **LLOYD A. FORBUSH** - applicant has filed a Zoning Ordinance Text Amendment to amend Article 5, Section 5-1202, Additional Standards for Retail Sales in Conjunction with Category 16 or 17 uses. Applicant wishes to amend Subsection 1. to allow retail sales of goods not produced on the site.

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.

Lloyd A. "Gus" Forbush spoke in favor of his application.

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. Sinclair, it was moved to recommend approval of the text amendment to the Board of Supervisors.

The motion carried unanimously.

b. **FAUQUIER COUNTY PLANNING COMMISSION** - the Fauquier County Planning

Commission has initiated a Zoning Ordinance Text Amendment to amend Article 3, Section 3-311.3 to allow post office facilities in the Village Zoning District with special permit and site plan approval.

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

Mr. Green stated that he believes this is necessary because many of the villages are losing their country stores, post office will be the center of activity.

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

7. **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 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. Hodgson reviewed his staff memorandum, a copy of which is attached to and made a part of these official minutes. He stated that staff has still not received the necessary information to process the application.

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. Guerra and seconded by Mr. Green it was moved to postpone the special exception, at the request of the applicant, until the August meeting. The motion carried unanimously.

b. **#SE00-CR-05 - NORMAN J. & BESSIE G. WOODWARD, OWNERS/APPLICANTS** applicants wish to obtain special exception approval under Category 31 of the Zoning Ordinance for a waiver of the central water system required by Zoning Ordinance Section 7-503. The property is zoned Rural Agriculture (RA), contains 293 acres, and is located on Bristersburg Road (Route 616), Cedar Run District. (PIN #7846-17-6765-000)

Mr. Mosurak 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 not

meet all of the requirements in that no hydrogeological study has been done and the applicant has not requested a waiver.

Mr. Robison opened the public hearing.

Ms. Kitty Smith, Marshall District, stated that she thinks it is good for Fauquier County to have hydrogeological studies, that it protects those who will live in these homes and surrounding ones and that we should stick to it.

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

Chairman Robison indicated that Commissioner Rohrbaugh requested postponing this application.

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

c. **#SE00-CR-13 - ROBERT E. & FRANCES R. FAYLOR, OWNERS, AND LARRY L. WOOD, APPLICANT** - applicant wishes to obtain special exception approval under Category 28 of the Zoning Ordinance for a waiver of the Type I private street requirement in a rural zoning district. The property is zoned Rural Agriculture (RA), contains 123.59 acres, and is located on Shenandoah Path (Route 607), Cedar Run District. (PIN #7930-15-3815-000)

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. Larry Wood, applicant, stated that he has lived there for the past five year, likes the area and wants to construct their residence at this location.

Mr. Robison asked if any further subdivision could occur?

Mr. Faylor, owner, noted that any further subdivision would be unfeasible since there are no further drainfield perk sites.

Craig Burns, 10325 Shenandoah Path, Cedar Run District, spoke in favor of the request.

Mr. Jerry Monk, 10319 Shenandoah Path, Cedar Run District, spoke in opposition to the request. He stated that he thinks the improvements need to be made to the road and that some of the culverts are damaged and not adequate.

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

Mr. Robison stated that Mr. Rohrbaugh requested postponement.

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

Mr. Sinclair asked if all issues have been addressed, and Mr. Mosurak stated that he will revisit them for recommendations. Mr. Sinclair further stated that he agrees with postponement in that there are valid concerns.

The motion carried unanimously.

d. **#SE00-M-14 - VALLEY DRILLING CORPORATION OF VIRGINIA, OWNER/APPLICANT** - applicant wishes to obtain special exception approval to demolish an existing shop building and construct a new shop/office building near the rear of the property. The property is zoned Village Commercial (VC) and Village (V), contains 1.2205 acres, and is located on John Mosby Highway (Route 50) in Upperville, Marshall District. (PIN #6054-76-5050-000)

Mr. Mosurak reviewed his staff report, a copy of which is attached to and made a part of these official minutes. He stated that he has received a petition from neighbors supporting this application, a copy of which is attached to and made a part of these official minutes.

Mr. Robison opened the public hearing.

Mr. Jordan Bentley, applicant's representative, spoke in favor of the request noting this will enhance the beauty of Upperville.

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

Mr. Green asked who built the rock wall and Mr. Singhas replied that his father had it built approximately 30 years ago. He also asked Carolyn Bowen if she had any concerns and she stated that the proposal will greatly improve the site.

Mr. Green also asked about parking and was told by Mr. Singhas that it will be behind the landscaping.

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

1. Applicant shall file a site plan within one (1) year of the date of approval of this special exception.
2. Applicant shall receive the necessary approvals from the Virginia Department of Transportation (VDOT) and the Fauquier County Health Department.

3. Applicant shall comply with all applicable zoning regulations, including but not limited to setback, buffer yard, tree canopy, landscaping and lighting requirements as set forth in the Fauquier County Zoning Ordinance.
4. Applicant shall construct the new shop building in the approximate location shown on the special exception plat.
5. Once new shop building is completed, applicant shall demolish the existing shop building and dispose of resultant debris in an appropriate manner. Applicant shall provide appropriate landscaping of the former building site.
6. Applicant shall construct appropriately sized parking facilities and entrance(s) onto U.S. Route 50.
7. Hours of operation shall be consistent with that listed on the applicant's special exception statement of justification.
8. Number of employees shall be consistent with that listed on the applicant's special exception statement of justification.

Mr. Sinclair stated that this new building will be very attractive.

The motion carried unanimously.

e. **#SE00-CR-15 - EDWARD JAMES, OWNER, AND SANDRA COLE, APPLICANT** -applicant wishes to obtain special exception approval under Category 29 of the Zoning Ordinance to waive the public street requirement in a residential zoning district. The property is zoned R-1, contains 7.2457 acres, and is located on Meetze Road (Route 643), Cedar Run District. (PIN #7911-00-4474-000)

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.

Ms. Sandra Cole, applicant, spoke in favor of the request.

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

Mr. Robison noted Mr. Rohrbaugh requested forwarding this application to the Board of Supervisors with the recommendation of approval subject to conditions.

On motion made by Mr. Robison and seconded by Mr. Sinclair it was moved to recommend approval of the special exception to the Board of Supervisors subject to the following conditions:

1. The driveway shall be constructed to a minimum width of 12 feet

with grass shoulders.

2. Appropriately sized ditches along the driveway shall be constructed.
3. Appropriately sized culvert shall be installed at the point where the proposed driveway crosses the swale and at the entrance onto Route 643.
4. Access to the parcel shall be at the location shown on the special exception plat. This location was approved by VDOT in its access review letter dated March 29, 2000.
5. The applicant shall obtain proper land disturbing permits from the County Engineer if the area to be disturbed by driveway construction is greater than 10,000 sq. ft. and is completed prior to the issuance of a building permit.

The motion carried unanimously.

8. **COMPREHENSIVE PLAN CONFORMANCE DETERMINATION (#CPD00-C-03) - RODGERS FAMILY LIMITED PARTNERSHIP, OWNERS, AND FAUQUIER COUNTY BOARD OF SUPERVISORS, APPLICANT** - applicant has requested County determination as to whether the location of a major County recreational facility/park on a portion of the Rodgers farm is in conformance with the Comprehensive Plan. The property is zoned Rural Agriculture (RA), contains 140.491 acres, and is located on Old Auburn Road (Route 670) and Meetze Road (Route 643), Center District. (PIN #6993-17-4088-000)

Mr. Hodgson 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. Carl Bailey, Parks and Recreation Department, spoke in favor of the request and stated that in no way could they afford 50 acres with the help of the Rodgers family.

Mr. Sam Poorbaugh, Fauquier Youth Football, spoke in favor of the request and noted that there are more than 600 children actively participating in youth sports and that this would be a welcome facility in Fauquier County.

Mr. Fred Drunagel, 6128 Old Auburn Road, Center District, spoke in opposition to the request and stated his concerns about the additional traffic and noise, that he is opposed to the location, not the project itself.

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

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

9. **COMPREHENSIVE PLAN AMENDMENT TO CHAPTER 3, POPULATION**

ANALYSES AND PROJECTIONS - the Planning Commission is updating this plan section to reflect changes in the population since 1994 and adjust the population projections from the previous planning period ending on 2015 to the Year 2020.

Mrs. Harris 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.

Ms. Kitty Smith, Marshall District, spoke in favor of the amendment and commended staff on the moderate rate of growth for 2010-2020 and that the range is very reasonable.

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

Mr. Sinclair stated that he concurs with Ms. Smith's comments.

On motion made by Mr. Sinclair and seconded by Mr. Robison it was moved to recommend approval of the request to the Board of Supervisors.

Mr. Guerra mentioned that the past Board of Supervisors did a terrific job and that they should also get credit. He further stated that Jim Green was a part of that Board in keeping population growth down to 1%.

Mr. Green thanked Mr. Guerra and stated that it is very important to try to limit growth to a desirable percentage.

Mr. Guerra also stated that good management doesn't just happen, and commended the planners also.

Mr. Robison noted that we will revisit Chapter 3 after the 2000 U.S. Census is released.

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 kept on file for one (1) year in the Department of Community Development, 40 Culpeper Street, Warrenton, Virginia.