

**MINUTES OF  
FAUQUIER COUNTY PLANNING COMMISSION  
MAY 18, 2017**

**Work Session  
12:00 p.m.  
Warren Green Meeting Room  
10 Hotel Street, Warrenton, Virginia**

*The Fauquier County Planning Commission held a Work Session on Thursday, May 18, 2017, beginning at 12:00 p.m., in the Warren Green Meeting Room, 10 Hotel Street, Warrenton, Virginia. Members present were Ms. Adrienne Garreau, Chairperson; Mr. John Meadows, Vice-Chairperson; Mr. Bob Lee, Mr. Ken Alm and Mr. Matthew Smith. Also present were Ms. Tracy Gallehr, Ms. Kimberley Fogle, Ms. Kimberley Johnson, Ms. Holly Meade, Mr. Andrew Hopewell, Mr. Adam Shellenberger, Mr. Rob Walton, Ms. Marie Pham, Ms. Heather Jenkins and Mr. Myles Busching.*

**MARSHALL CODE**

Ms. Kimberley Johnson and Mr. Adam Shellenberger reviewed the comments received at the Marshall Code public hearing.

**COMPREHENSIVE PLAN – CHAPTER 10 – TRANSPORTATION**

Ms. Marie Pham and Mr. Andrew Hopewell provided an overview of the draft amendment.

**COMPREHENSIVE PLAN AMENDMENT – COMA-16-004478 – DREAMWEAVER HOLDING COMPANY, LLC; VINT HILL ENTERTAINMENT, LLC; BUILDING 2500, LLC; IMPACT AREA #8, LLC; FARM STATION, LLC; FAUQUIER COUNTY; TRIUMPH BAPTIST CHURCH; AND BUILDING 2400, LLC (OWNERS)/VINT HILL VILLAGE, LLC (APPLICANT) – VINT HILL VILLAGE**

Ms. Holly Meade reviewed the application.

**SPECIAL EXCEPTION – SPEX-17-006634 – ALVIN C. AND EMMA BRENNEMAN (OWNERS/APPLICANTS) – HOWLING HILL KENNELS, LLC**

Mr. Myles Busching reviewed the revisions to the application.

**ZONING ORDINANCE TEXT AMENDMENT – TEXT-17-007091** – A Zoning Ordinance Text Amendment to Sections 6-102.24 and 15-300 to update State provisions and clarify the requirements related to permitting and construction of certain types of ponds.

Mr. Rob Walton reviewed the proposed amendment.

**SUBDIVISION ORDINANCE TEXT AMENDMENT – TEXT-17-007093 AND ZONING ORDINANCE TEXT AMENDMENT – TEXT-17-007092** – A Subdivision Ordinance Text Amendment to Section 4 and a Zoning Ordinance Text Amendment to Articles 2 and 15 regarding lot shape.

Ms. Heather Jenkins reviewed the proposed amendments.

**ZONING ORDINANCE TEXT AMENDMENT – TEXT-17-007094** – A Zoning Ordinance Text Amendment to Article 5 to change the standards for Adaptive Re-use to address relocated and reconstructed historic buildings placed on a property.

Ms. Kimberley Johnson reviewed the proposed amendment.

**APPROVAL OF MINUTES – APRIL 17, 2017 & APRIL 20, 2017**

Planning Commission members discussed the minutes. Mr. Bob Lee said that the Planning Commission members can vote on the minutes during Commissioners’ Time. Ms. Tracy Gallehr stated that the bylaws would need to be revised. Members agreed to discuss further.

**COMMISSIONERS’ TIME**

Mr. Bob Lee expressed his hope to see the Traditional Neighborhood Design text soon. Ms. Johnson noted it may be as soon as the July meeting.

Ms. Holly Meade suggested that any members having difficulty with their county email see Meredith Meixner, and then reviewed items scheduled for the next Planning Commission meeting.

The meeting was adjourned at 3:30 p.m.

<p style="text-align: center;"><b><i>Regular Meeting</i></b> <b><i>6:30 p.m.</i></b> <b><i>Warren Green Meeting Room</i></b> <b><i>10 Hotel Street, Warrenton, Virginia</i></b></p>
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*The Fauquier County Planning Commission held its regular meeting on Thursday, May 18, 2017, beginning at 6:30 p.m. in the Warren Green Meeting Room, 10 Hotel Street, Warrenton, Virginia. Members present were Ms. Adrienne Garreau, Chairperson; Mr. John Meadows, Vice-Chairperson; Mr. Bob Lee, Mr. Ken Alm, and Mr. Matthew Smith. Also present were Ms. Tracy Gallehr, Ms. Kimberley Fogle, Ms. Kimberley Johnson, Ms. Holly Meade and Mr. Rob Walton.*

1. **APPROVAL OF MINUTES** – April 17, 2017 & April 20, 2017

On motion made by Mr. Matthew Smith and seconded by Mr. John Meadows, it was moved to approve the April 17, 2017 & April 20, 2017 minutes.

The motion carried unanimously.

2. **SPECIAL EXCEPTION – SPEX-17-006634 – ALVIN C. AND EMMA BRENNEMAN (OWNERS/APPLICANTS) – HOWLING HILL KENNELS, LLC** – An application for a Category 13 Special Exception to allow the continued operation of a kennel. The property is located at 11347 Eskridges Lane, Cedar Run District. (PIN 7829-81-1018-000) (Myles Busching, Staff)

Ms. Holly Meade reviewed the staff report, a copy of which is attached to and made part of these official minutes.

On motion made by Mr. Matthew Smith and seconded by Mr. John Meadows, it was moved to forward this item to the Board of Supervisors with a recommendation of approval, subject to the following revised conditions:

**HOWLING HILL KENNELS  
SPEX-17-006634**

1. The Special Exception is granted for PIN 7829-81-1018, runs with the land, and shall not be transferable to other land.
2. The site shall be in general conformance with the information and drawings submitted with the Special Exception application, except as specifically modified by the conditions below or necessary to meet Zoning Ordinance requirements.
- ~~3. The kennel shall have a minimum of two (2) employees caretakers to ensure adequate supervision.~~
3. The Applicants are limited on-site to commercial breeding and sale of Boston Terriers, Pugs, **and French Bulldogs only**. There shall be a limit of thirty (30) litters per year.

4. Upon the delivery of each litter, the Applicants shall provide documentation to the Zoning Administrator regarding the number of puppies born and the date of their birth. Upon receiving such documentation, the Zoning office shall give the Applicants a date stamped copy as proof of receipt.
5. Animal waste and straw used for bedding shall be collected and transported from the site for deposit in an authorized facility at least once per week.
- ~~6. All dogs shall be kept inside the kennel structures between the hours of 10:00 P.M. and 6:00 A.M., and all kennel structures shall be sufficiently soundproofed such that the noise generated by the kennel during these hours shall not exceed sixty-five (65) A-weighted decibels (dBA) at the property line when measured in accordance with the procedure described in the Fauquier County Code of Ordinances, Chapter 13.5.~~
6. All customer visits to the property shall be limited to the hours between 8:00 A.M. and 6:00 P.M. and shall take place by appointment only.
7. The Applicants shall house a maximum of fifty-five (55) adult dogs on site, which is defined as any dog more than six (6) months of age, inclusive of personal pets.
8. The Applicants shall house a maximum of fifty (50) adult breeding dogs on site, which is defined as any dog more than six (6) months of age that has not been spayed or neutered, inclusive of personal pets. The Applicants shall have sixty (60) days from Board approval of the Special Exception to enter into compliance with this limit and to provide the Zoning Administrator with adoption paperwork or veterinary papers as proof. Upon receiving such documentation, the Zoning office shall give the Applicants a date stamped copy as proof of receipt.
9. The Applicants shall house a maximum of thirty (30) breeding females on site, which is defined as any female more than six (6) months of age that has not been spayed, inclusive of personal pets. The Applicants shall have sixty (60) days from Board approval of the Special Exception to enter into compliance with this limit and to provide the Zoning Administrator with adoption paperwork or veterinary papers as proof. Upon receiving such documentation, the Zoning office shall give the Applicants a date stamped copy as proof of receipt.
10. The Applicants shall obtain all necessary federal, state, and local permits and inspections to include, among others, a permit issued by Fauquier County Animal Control for a dealer in companion animals.
11. The Applicants shall include in their contract of sale a provision which requires all sold dogs be spayed or neutered within six months of birth or within two months of sale, whichever is later. The contract shall likewise stipulate that the purchaser must return the dog, at any age, to Howling Hill Kennels, or deliver it to a suitable home approved by the Applicants, if he or she is unable or unwilling to keep the animal. The Applicants shall

provide the Zoning Administrator with a copy of the contract within thirty (30) days of Board approval of the Special Exception.

12. The Applicants shall submit a Contingency Plan with the site plan to include, but not limited to, plans for disaster response, evacuations, a change in the number of caretakers, and care of the animals in case of overnight absences of the family, as well as points of contact for emergency situations., and t The Contingency Plan shall be updated no later than June 1st of each year.
13. The Applicants shall provide climate control to all kennel structures within five years of approval of this Special Exception. The whelping building shall be provided with climate control within the first year as dated from Board approval of this Special Exception, and at least one kennel structure shall have climate control installed in each subsequent year.
14. This Special Exception shall be valid for a period of five (5) years.

The motion carried unanimously.

*Public Hearings  
6:30 p.m.  
Warren Green Meeting Room, First Floor, 10 Hotel Street  
Warrenton, Virginia*

1. **CITIZENS' TIME**

No one spoke.

2. **ANNOUNCEMENTS**

None.

3. **ZONING ORDINANCE TEXT AMENDMENT – TEXT-17-007091** – A Zoning Ordinance Text Amendment to Sections 6-102.24 and 15-300 to update State provisions and clarify the requirements related to permitting and construction of certain types of ponds. (Rob Walton, Staff)

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

Ms. Adrienne Garreau opened the public hearing.

In that there were no speakers, Ms. Adrienne Garreau closed the public hearing.

On motion made by Ms. Adrienne Garreau and seconded by Mr. Bob Lee, it was moved to forward this item to the Board of Supervisors with a recommendation of approval as revised at the agenda review.

The motion carried unanimously.

4. **SUBDIVISION ORDINANCE TEXT AMENDMENT – TEXT-17-007093 AND ZONING ORDINANCE TEXT AMENDMENT – TEXT-17-007092** – A Subdivision Ordinance Text Amendment to Section 4 and a Zoning Ordinance Text Amendment to Articles 2 and 15 regarding lot shape. (Heather Jenkins, Staff)

Ms. Kimberley Johnson reviewed the staff report, a copy of which is attached to and made part of these official minutes.

Ms. Adrienne Garreau opened the public hearing.

In that there were no speakers, Ms. Adrienne Garreau closed the public hearing.

On motion made by Mr. John Meadows and seconded by Ms. Adrienne Garreau, it was moved to forward this item to the Board of Supervisors with a recommendation of approval as revised at the agenda review.

The motion carried unanimously.

5. **ZONING ORDINANCE TEXT AMENDMENT – TEXT-17-007094** – A Zoning Ordinance Text Amendment to Article 5 to change the standards for Adaptive Re-use to address relocated and reconstructed historic buildings placed on a property. (Kim Johnson, Staff)

Ms. Kimberley Johnson reviewed the staff report, a copy of which is attached to and made part of these official minutes.

Ms. Adrienne Garreau opened the public hearing.

Mr. Roland Word, Marshall District resident, recommended a small change to wording of number 13.

In that there were no further speakers, Ms. Adrienne Garreau closed the public hearing.

After discussion, on motion made by Ms. Adrienne Garreau and seconded by Mr. John Meadows, it was moved to forward this item to the Board of Supervisors with a recommendation of approval as revised at the agenda review.

The motion carried unanimously.

6. **COMPREHENSIVE PLAN AMENDMENT – COMA-16-004478 – DREAMWEAVER HOLDING COMPANY, LLC; VINT HILL ENTERTAINMENT, LLC; BUILDING 2500, LLC; IMPACT AREA #8, LLC; FARM STATION, LLC; FAUQUIER COUNTY; TRIUMPH BAPTIST CHURCH; AND BUILDING 2400, LLC (OWNERS)/VINT HILL VILLAGE, LLC (APPLICANT) – VINT HILL VILLAGE** – An application for a Comprehensive Plan Amendment to change the designation of 61.89 acres from Planned Industrial Development to Medium Density Residential (Up to 6 Units Per Acre); adjust the boundary and location of the Village Center containing 40.18 acres; and to remove the school site previously designated. The properties are located in the New Baltimore Service District at the Intersection of Aiken Drive and Kennedy Road, Scott District. (PIN 7915-45-3347-000, 7915-65-5274-000, 7915-65-5084-000, 7915-74-0847-000, 7915-75-5373-000, 7915-74-7317-000, 7915-74-8920-000, 7815-54-0780-000, 7915-74-8663-000, 7915-64-2507-000, 7915-44-5729-000, 7915-74-6958-000, 7915-55-1560-000, 7915-53-3758-000, 7915-55-3486-000, and 7915-55-8048-000) (Holly Meade, Staff)

Ms. Holly Meade reviewed the staff report, a copy of which is attached to and made part of these official minutes.

Ms. Adrienne Garreau opened the public hearing.

Mr. John Foote, applicant's representative, pointed out several reasons for the application. The school site has already been moved and built; the Village Center already exists on Aiken Drive where there is a post office, shops, businesses and a park; industrial use near the residential area to the west does not make sense; residential over retail was called for originally, but is not allowed in the current PCID zoning district; and that it is unreasonable that the Comprehensive Plan Amendment and Rezoning applications cannot be considered together. Mr. Foote requested additional time to make revisions to the application.

Mr. Ike Broaddus, Vint Hill property and business owner, agreed with the previous speaker and added that the Comprehensive Plan is at odds with the Zoning. He noted that a previous plan determined that density should be away from Vint Hill Road and brought to Aiken Drive, which could preserve the historic buildings by surrounding them with retail and residential units. The number of units and where to locate them is more complex than the school and village center components; however, studies indicated that more live/work units would actually reduce traffic.

Mr. Mike Maloney, Vint Hill resident, spoke in opposition and expressed concern for impacts to overcrowded schools and increased traffic. He stated that the five criteria to approve a Comprehensive Plan Amendment do not seem to be justified.

Mr. Troy Marshall, Vint Hill resident, requested that the Planning Commission deny the postponement request and recommend a denial to the Board of Supervisors. He said that the housing request is not justified and does not meet the goal to replace jobs lost when the military

base closed. The Village Center only promotes more residential use and more profit for the developer who also built Brookside.

Mr. Lanny Cornwell, Lee District resident, explained that he runs three businesses in Vint Hill next to the brewery and feels there is potential for more growth. Citizens have become accustomed to leaving this county to spend money in Prince William and Loudoun Counties. Mr. Cornwell stated that his employees cannot afford to live in Fauquier and would benefit from workforce housing. He spoke in support of postponing the application in order to make improvements with affordable housing that would entice the younger generation to live in the county, as well as investing in infrastructure and innovation.

Ms. Melanie Whitesides, Vint Hill resident, spoke in opposition and agreed with previous concerns for increased traffic and impacts to schools. She stated that Brookside's fast growth impacted Greenville Elementary School exceeding capacity too quickly and that schools need to be required. Ms. Whitesides requested a recommendation of denial for this application.

Mr. Kevin Riley, Vint Hill resident, noted that he experienced the fast growth in Fairfax County where he grew up and urged that we work towards keeping Fauquier a rural area. Mr. Riley indicated that Fauquier does not have the roads to handle growth.

Mr. Harrison Premen, Vint Hill resident, explained that he grew up in Fauquier and is concerned about this amendment to add more housing. He expressed further concerns for impacts to school capacity and infrastructure that cannot handle the traffic. Mr. Premen added that he is a Kettle Run graduate who has found local jobs in Fauquier.

Mr. Jim Mills, Vint Hill resident, stated that the Comprehensive Plan supports growth as it is and shared concerns for higher density and more houses. Mr. Mills also stated that he spends his money in Fauquier and does not need to go out of the County.

Mr. Jay Tellado, Scott District resident, explained that he recently moved his family from New York to this area and his daughter does not want Fauquier to change.

Ms. Mikayla Tellado, Scott District resident, stated that she loves the community of Vint Hill, especially the general store, and she does not think more houses should be built.

In that there were no further speakers, Ms. Adrienne Garreau adjourned the public hearing.

On motion made by Ms. Adrienne Garreau and seconded by Mr. Ken Alm, it was moved to postpone action on this item until the August Planning Commission meeting, at the applicant's request, with the public hearing left open.

Mr. Ken Alm expressed the importance of looking at the entire picture and getting as much information as possible.

The motion carried unanimously.



In that there was no further business, the meeting was adjourned at 7:39 p.m.

*A tape recording of the meeting, as well as the associated staff reports and attachments for each agenda item, are retained on file in the Department of Community Development's Planning Office, 10 Hotel Street, Third Floor, Warrenton, Virginia, for a period of one year.*

**THE AGENDA MAY BE MODIFIED ON ADOPTION BY THE PLANNING  
COMMISSION IN THE FORM OF ADDITIONS, DELETIONS OR REVISIONS**