

**MINUTES OF
FAUQUIER COUNTY BOARD OF ZONING APPEALS
MARCH 1, 2018**

*Work Session
1:45 p.m.
Warren Green Building, First Floor Meeting Room
10 Hotel Street
Warrenton, Virginia*

The Fauquier County Board of Zoning Appeals held a work session on Thursday, March 1, 2018, beginning at approximately 1:45 p.m. in the Warren Green Building, First Floor Meeting Room, Warrenton, Virginia. Members present were Mr. John Meadows, Chairperson; Mr. Maximilian Tufts, Jr., Vice-Chairperson; Mr. Bill Chipman; Mrs. Mary North Cooper; and Mr. Benjamin Tissue, Jr. Also present were Ms. Holly Meade, Assistant Director; Mr. Adam Shellenberger, Chief of Planning; Mr. Rob Walton, Chief of Zoning/Development Services; Ms. Heather Jenkins, Assistant Chief of Zoning/Development Services; Ms. Marianne Primeau, Senior Assistant County Attorney; Ms. Amy Rogers, Senior Planner; Mr. Ben Holt, Planner II; and Mrs. Fran Williams, Administrative Manager/Secretary.

AGENDA REVIEW:

SPECIAL PERMIT – SPPT-18-008643 – BRIAN C. & SHARON L. ROEDER (OWNERS)/WASHINGTON AREA ANIMAL ADOPTION GROUP (APPLICANT) – WASHINGTON AREA ANIMAL ADOPTION GROUP (WAAAG) – An application for a Category 13 Special Permit to operate an animal rescue shelter, PIN 6050-34-9946-000, located at 3677 Grove Lane, Marshall District, Delaplane, Virginia. (Ben Holt, Staff)

Mr. Holt reviewed the staff report.

ADJOURNMENT:

The meeting was adjourned at approximately 1:55 p.m.

*Regularly Scheduled Meeting
2:00 p.m.
Warren Green Building, First Floor Meeting Room
10 Hotel Street
Warrenton, Virginia*

The Fauquier County Board of Zoning Appeals held its regularly scheduled meeting on Thursday, March 1, 2018, beginning at 2:00 p.m. in the Warren Green Building, First Floor

Meeting Room, Warrenton, Virginia. Members present were Mr. John Meadows, Chairperson; Mr. Maximilian Tufts, Jr., Vice-Chairperson; Mr. Bill Chipman; Mrs. Mary North Cooper; and Mr. Benjamin Tissue, Jr. Also present were Ms. Holly Meade, Assistant Director; Mr. Adam Shellenberger, Chief of Planning; Mr. Rob Walton, Chief of Zoning/Development Services; Ms. Heather Jenkins, Assistant Chief of Zoning/Development Services; Ms. Marianne Primeau, Senior Assistant County Attorney; Ms. Amy Rogers, Senior Planner; Mr. Ben Holt, Planner II; and Mrs. Fran Williams, Administrative Manager/Secretary.

LETTERS OF NOTIFICATION AND PUBLIC NOTICE:

Mr. Meadows dispensed with the reading of the public hearing protocol.

Ms. Meade stated that, to the best of her knowledge, the case before the Board of Zoning Appeals for public hearing has been properly advertised, posted and letters of notification sent to adjoining property owners.

ANNOUNCEMENTS:

Ms. Meade stated that Mr. Shellenberger will be Staff lead for the Board of Zoning Appeals beginning next month.

MINUTES:

On motion made by Mr. Tufts and seconded by Mr. Tissue, it was moved to approve the February 1, 2018 minutes.

The motion carried unanimously.

REGULAR AGENDA:

SPECIAL PERMIT – SPPT-18-008643 – BRIAN C. & SHARON L. ROEDER (OWNERS)/WASHINGTON AREA ANIMAL ADOPTION GROUP (APPLICANT) – WASHINGTON AREA ANIMAL ADOPTION GROUP (WAAAG) – An application for a Category 13 Special Permit to operate an animal rescue shelter, PIN 6050-34-9946-000, located at 3677 Grove Lane, Marshall District, Delaplane, Virginia. (Ben Holt, Staff)

Mr. Holt reviewed the staff report.

Mr. Meadows opened the public hearing.

Ms. Angelic Webber, representative, expressed agreement with the staff report.

In that there were no further speakers, Mr. Meadows closed the public hearing.

After discussion, on motion made by Mr. Tufts and seconded by Mr. Chipman, it was moved to grant the Special Permit, after due notice and hearing, as required by *Code of Virginia* §15.2-2204 and Section 5-009 of the Fauquier County Zoning Ordinance, based upon the following Board findings:

1. The proposed use will not adversely affect the use or development of neighboring properties and will not impair the value of nearby land.
2. The proposed use is in accordance with the applicable zoning district regulations and applicable provisions of the Comprehensive Plan.
3. Pedestrian and vehicular traffic generated by the proposed use will not be hazardous or conflict with existing patterns in the neighborhood.
4. Adequate utility, drainage, parking, loading and other facilities are provided to serve the proposed use.
5. Air quality, surface and groundwater quality and quantity will not be degraded or depleted by the proposed use to an extent that would hinder or discourage appropriate development in nearby areas.
6. The proposed use is consistent with the general standards for Special Permits.

The Special Permit is granted subject to the following conditions, safeguards, and restrictions upon the proposed uses, as are deemed necessary in the public interest to secure compliance with the provisions of this Ordinance:

1. The use shall be in general conformance with the information and drawings submitted with the Special Permit application except as specifically modified by the conditions below or necessary to meet Zoning Ordinance requirements.
2. At no time shall the property house more than thirty (30) dogs and twenty (20) cats on-site, regardless of age and inclusive of personal pets.
3. The kennel shall be limited to the rescue kennel use. No commercial breeding, boarding, training, or grooming shall take place on the property.
4. All animals shall be spayed or neutered prior to adoption, age permitting, and if medically possible.
5. The kennel shall have a maximum of six (6) employees and volunteers on-site at any time.
6. Customer visits to the property shall be limited to the hours between 10:00 a.m. and 5:00 p.m., Tuesday through Sunday, by appointment only.
7. When arriving and departing, all dogs shall be leashed and all cats shall be kept in carriers.

8. Animal waste shall be collected daily and transported, at least weekly, from the site for deposit in an authorized facility.
9. No burial of dogs shall be allowed on the subject property.
10. All kennels and fenced areas associated with the use shall be set back at least one hundred (100) feet from the property line.
11. A Site Plan shall be required for the use.
12. The Applicant shall obtain applicable building and zoning permits for all structures associated with the kennel.
13. Use of the outdoor runs and play area shall be limited to the hours between 6:00 a.m. and 9:00 p.m. and shall require direct supervision.
14. The Applicant shall obtain all local, state, and federal permits necessary for kennel operation.
15. 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. The Contingency Plan shall be updated no later than April 1st of each year.
16. The vehicle entrance shall be in compliance with VDOT standards.

The motion carried unanimously.

OTHER BUSINESS:

None.

ADJOURNMENT:

There being no further business, the meeting was adjourned at approximately 2:10 p.m.

John R. Meadows, Chairperson

Fran Williams, Secretary

Copies of all files and materials presented to the BZA are attached to and become part of these minutes. A recording of the meeting is on file for one (1) year.