

**MINUTES OF  
FAUQUIER COUNTY PLANNING COMMISSION  
JUNE 20, 2019**

**Work Session  
10:30 a.m.  
Warren Green Meeting Room  
10 Hotel Street, Warrenton, Virginia**

*The Fauquier County Planning Commission held a Work Session on Thursday, June 20, 2019, beginning at 10:30 a.m., in the Warren Green Meeting Room, 10 Hotel Street, Warrenton, Virginia. Members present were Mr. John Meadows, Chairperson; Ms. Adrienne Garreau, Vice-Chairperson; Mr. Bob Lee, Mr. Matthew Smith and Ms. Diane Roteman. Also present were Ms. Tracy Gallehr, Ms. Holly Meade, Mr. Adam Shellenberger, Ms. Amy Rogers, Mr. Andrew Hopewell, Ms. Heather Jenkins, Mr. Ben Holt and Ms. Kara Krantz.*

**SPECIAL EXCEPTION – SPEX-19-011074 – A. AHMAD & GRETCHEN PIRASTEH (OWNERS/APPLICANTS) – STSK9 AT NATANIA FARM**

Ms. Kara Krantz reviewed the application. After discussion, the conditions were revised.

**SPECIAL EXCEPTION – SPEX-19-011056 – ARTHUR H. NASH, KIMBROUGH K. NASH & GRANVILLE FARM, LLC (OWNERS)/WARRENTON HUNT (APPLICANT) – WARRENTON HUNT SPORTING CLAYS EVENT**

Ms. Kara Krantz reviewed the application. After discussion, the conditions were revised.

**SPECIAL EXCEPTION – SPEX-19-011071 – JOHN K. (III) & KRISTIN L. BROWN (OWNERS)/JOHN K. BROWN (APPLICANT) – NORTHPOINT TRAINING**

Mr. Ben Holt reviewed the application. After discussion, the conditions were revised.

**ZONING ORDINANCE TEXT AMENDMENT – TEXT-19-010754** – A Zoning Ordinance Text Amendment to Article 2 to allow Family Subdivisions on certain parcels subject to non-common open space easements.

Ms. Amy Rogers reviewed the proposed amendment.

**ZONING ORDINANCE TEXT AMENDMENT – TEXT-19-011188** – A Zoning Ordinance Text Amendment to Article 4 Part 6 related to major kennels in the Planned Commercial Industrial Development (PCID) District.

Ms. Amy Rogers reviewed the proposed amendment.

**ORDINANCE REGULATING STORAGE OR DISPOSAL OF NON-AGRICULTURAL FILL MATERIAL**

Ms. Heather Jenkins led the discussion.

**APPROVAL OF MINUTES – MAY 16, 2019**

Planning Commission members discussed the minutes.

**BOARD OF ZONING APPEALS AGENDA**

Commissioners acknowledged the upcoming agenda.

**COMMISSIONERS' TIME**

Ms. Holly Meade announced the upcoming agenda items scheduled for next month's Planning Commission meeting.

In that there was no further business, the meeting was adjourned at 12:15 p.m.

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

***The Fauquier County Planning Commission held its Regular Meeting on Thursday, June 20, 2019, beginning at 6:30 p.m., in the Warren Green Meeting Room, 10 Hotel Street, Warrenton, Virginia. Members present were Mr. John Meadows, Chairperson; Ms. Adrienne Garreau, Vice-Chairperson; Mr. Bob Lee, Mr. Matthew Smith and Ms. Diane Roteman. Also present were Ms. Tracy Gallehr, Ms. Holly Meade, Mr. Adam Shellenberger, Ms. Amy Rogers, Mr. Ben Holt and Ms. Kara Krantz.***

1. **ADOPTION OF THE AGENDA**

Planning Commission members unanimously voted to adopt the agenda.

2. **CITIZENS' TIME**

None.

3. **APPROVAL OF MINUTES** – May 16, 2019

On motion made by Mr. Bob Lee and seconded by Ms. Diane Roteman, it was moved to approve the May 16, 2019 minutes.

The motion carried unanimously.

4. **BOARD OF ZONING APPEALS AGENDA** – July 3, 2019

No Comments.

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

1. **ANNOUNCEMENTS**

None.

2. **ZONING ORDINANCE TEXT AMENDMENT – TEXT-19-010754** – A Zoning Ordinance Text Amendment to Article 2 to allow Family Subdivisions on certain parcels subject to non-common open space easements. (Amy Rogers, Staff)

Ms. Amy Rogers reviewed the staff report.

Mr. John Meadows opened the public hearing.

Mr. Ken Alm, Citizens For Fauquier County (CFFC) representative and Center District resident, referred to the Subdivision Potential and Sliding Scale language. He expressed his opposition to the amendment and stated that the sliding scale has protected our County for a long time from over development. Mr. Alm commented that this text amendment would just

open up the opportunity for further development and Fauquier will become like neighboring counties.

Mr. Harry Atherton, Marshall District resident, spoke against the proposed amendment and reflected that in the past when he was a Fauquier County Planning Commission member, the only time they changed the sliding scale to accommodate a Family Transfer division was for parcels under 10 acres that could not be further subdivided. He noted that this proposed change is different and would be difficult to determine where to draw the line, as people will keep coming with requests.

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

Mr. John Meadows confirmed with staff that an elected official requested a postponement.

Ms. Adrienne Garreau stated that we should reopen the public hearing if postponed.

On motion made by Mr. John Meadows and seconded by Mr. Matthew Smith, it was moved to postpone action on this item for 30 days, with the public hearing left open.

The motion carried unanimously.

3. **ZONING ORDINANCE TEXT AMENDMENT – TEXT-19-011188** – A Zoning Ordinance Text Amendment to Article 4 Part 6 related to major kennels in the Planned Commercial Industrial Development (PCID) District. (Amy Rogers, Staff)

Ms. Amy Rogers reviewed the staff report.

Mr. John Meadows opened the public hearing.

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

On motion made by Ms. Adrienne Garreau and seconded by Ms. Diane Roteman, it was moved to forward this item to the Board of Supervisors with a recommendation of approval.

The motion carried unanimously.

4. **SPECIAL EXCEPTION – SPEX-19-011056 – ARTHUR H. NASH, KIMBROUGH K. NASH & GRANVILLE FARM, LLC (OWNERS)/WARRENTON HUNT (APPLICANT) – WARRENTON HUNT SPORTING CLAYS EVENT** – An application for a Category 9 Special Exception to host an annual, two day Class C Event. The properties are located at 7585 Wilson Road, Marshall District. (PIN 6965-21-7136-000, 6965-20-4720-000, and 6965-31-7693-000) (Kara Krantz, Staff)

Ms. Kara Krantz reviewed the staff report.

Mr. John Meadows opened the public hearing.

Ms. Maria Tufts, applicant and President of the Warrenton Hunt, thanked staff and requested a recommendation of approval.

Ms. Lynne Bell, CEO of the Boys and Girls Club, spoke in support and requested a favorable vote.

Mr. Ken Brown, Marshall District resident and neighbor, had questions pertaining to the event stations, the type of gun used and if there will be vehicle control by the Sheriff.

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

Mr. Bob Lee noted that this property is ideally suited for this use and that the Sheriff is involved.

On motion made by Mr. Bob Lee and seconded by Ms. Adrienne Garreau, it was moved to forward this item to the Board of Supervisors with a recommendation of approval, subject to the following revised conditions:

**WARRENTON HUNT SPORTING CLAYS EVENT  
SPEX-19-011056**

1. The Special Exception is granted only for PIN 6965-21-7136-000, 6965-20-4720-000 and 6965-31-7693-000, runs with the land as indicated in the application, and shall not be transferred to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or uses indicated on the Warrenton Hunt Shooting Clays Event Special Exception Exhibit received by Community Development on April 18, 2019, except as qualified by these development conditions.
3. The use shall be limited to one two-day event per year hosted between the hours of 10:00 a.m. and 4:00 p.m., with a maximum of one hundred twenty (120) attendees each day, including competitors and volunteers.
4. Temporary toilets shall be utilized for each event. They shall not be placed on the property more than forty-eight (48) hours before a scheduled event and shall be removed no later than forty-eight (48) hours after the scheduled end of the event.
5. A Virginia Department of Transportation Land Use Permit Special Event shall be obtained if traffic control is to be provided in the State maintained right-of-way.
6. All participants shall complete a safety lecture prior to the start of the event.

7. Each shooting station shall be staffed at all times the course is in use.
8. Shooting shall be limited to shotguns only and no shooting shall occur within one hundred (100) yards of an adjoining property line.
9. As stated in the Fauquier County Zoning Ordinance 5-916(6), the Zoning Administrator shall be notified no less than thirty (30) days prior to any Class “C” event. This notice shall include the date, time and type of event and copies of any required permits or licenses from the Sheriff’s Office, VDOT, Emergency Services Office and Health Department. Should the existing Zoning Ordinance be amended, this provision shall conform to the amended Zoning Ordinance.
- ~~10. Sound from any event shall comply with the requirements of the Fauquier County Code, including the Zoning Ordinance, which pertains to limitations and prohibitions on noise in the applicable zoning districts.~~
11. All events must be in compliance with the easement held by the Virginia Outdoors Foundation. ~~Written~~ Verification that the use is compliant ~~shall~~ **should** be provided to the Zoning Administrator prior to the first event.
12. Site Plan approval is required prior to commencement of the use.

The motion carried unanimously.

5. **SPECIAL EXCEPTION – SPEX-19-011071 – JOHN K. (III) & KRISTIN L. BROWN (OWNERS)/JOHN K. BROWN (APPLICANT) – NORTHPOINT TRAINING** – An application for two Category 5 Special Exceptions to allow for both an Indoor and Outdoor Technical School. The properties are located at 13001 Sillamon Road, Cedar Run District. (PIN 7836-75-1585-000 and 7836-64-6175-000) (Ben Holt, Staff)

Mr. Ben Holt reviewed the staff report.

Mr. John Meadows opened the public hearing.

Mr. Jim Carson, representative, stated that they have no objection to the revised conditions.

Ms. Karen Randall, Sillamon Road resident, spoke in opposition and stated that there have been two occasions with very disturbing noise where the police have been present. She asked what the neighbors should do if violations continue.

Ms. Tracey Gallehr replied that noise is enforceable by the Zoning Administrator and to call Amy Rogers or Heather Jenkins.

Ms. Sandra Treggett, Sillamon Road resident, spoke against reapproving this exception and said that the original approval had a condition where Mr. Brown was supposed to operate with no sound. She stated that he is not abiding by those restrictions and they were told that if he failed to do so, then the permit would be revoked. Ms. Treggett commented that this is not the case.

Mr. Scott McDermott, Elk Ridge Road resident and adjoining property owner, explained that he has taken similar training to what the applicant provides and that it is very important. He said as a neighboring property owner, he is not bothered. Mr. McDermott pointed out that the complaint in October was probably his event with friends when they were shooting.

Ms. Lauren Dibble, Sillamon Road resident and adjoining property owner, spoke in support and commented that most of the neighbors have guns. She explained that her husband, who suffers from PTSD, is not bothered by the noise and they would prefer not to have the trees planted so the view is not obstructed.

Ms. Tina Butler, Sillamon Road resident and adjoining property owner, spoke in favor and stated that she and her son's property are closest and they are not bothered by the training. Ms. Butler mentioned that there is also noise from hunting, cows and revving cars in the area. She does not want trees planted for screening and added that the applicant is doing a good thing.

Mr. Dylan Butler, Sillamon Road resident and adjoining property owner, expressed his support for the applicant and noted that he lives near the entrance. He added that Quantico is nearby and frequently causes noise and shaking. Mr. Butler agreed that the screening is not needed.

Ms. Holly Meade stated that the Zoning Administrator recommends adding a condition for the applicant to provide a schedule of events. Mr. Jim Carson agreed.

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

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:

**NORTHPOINT TRAINING  
SPEX-19-011071**

1. The Special Exception is granted for PIN 7836-75-1585-000 and 7836-64-6175-000 and runs with the land as indicated in the application and shall not be transferable to other land.
2. The Special Exception is granted for the purpose(s), structure(s) and/or uses indicated on the NorthPoint Training Special Exception Exhibit, as approved with this application, as qualified by these development conditions.
3. Training areas shall be limited to those areas as generally shown on the Special Exhibit. These areas shall be clearly designated on the Site Plan.

4. A maximum of two (2) training events per month shall be held at the property; furthermore, there shall be no more than one (1) training event per week. Training events shall include all events, regular or large scale, whether medical or firearms related.
5. Training events shall be limited to a single day between the hours of 9:00 a.m. and 5:00 p.m., Monday through Friday only.
6. A maximum of twenty-four (24) persons shall be present for regular training events. Large scale training events, with a maximum attendance of fifty (50) persons, shall be permitted no more than three (3) times per year.
7. A maximum of twenty (20) vehicles shall be permitted on the property.
8. All training events shall require the presence of a ~~licensed physician~~ **certified medical professional**.
9. Firearms training and/or use of the shooting range areas shall be accessory to the medical training and shall be permitted at a maximum frequency of once per month. All firearms training shall require the supervision of a certified Range Safety Officer.
10. **The Zoning Administrator shall be notified no less than thirty (30) days prior to any training event. The notice shall include the type, date and time of the event.**
11. Use of the shooting range areas shall be limited to a maximum of two (2) hours for regular training events and a maximum of four (4) hours for large scale training events. Furthermore, use of the shooting range areas shall only occur between the hours of 10:00 a.m. and 4:00 p.m.
12. A metal backstop shall be required for all shooting range use.
13. The existing vegetative buffer along the streams and 100-year floodplain adjacent to shooting range areas shall be preserved and maintained by the Applicant.
14. A maximum of twelve (12) trainees shall be permitted to use shooting range areas at a given time.
15. Noise suppressors shall be utilized for all firearms discharged during training. Only frangible, non-lead ammunition limited to 5.56 mm, 9 mm and .22 caliber shall be utilized for firearms training.
16. Firearms shall only be used in non-automatic mode.
17. Explosions, including the use of explosive targets (tannerite or similar), shall not be permitted in conjunction with the training events.



- ~~18. Sound generated by the use 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.~~
18. The parking area shall be limited to the area shown on the Special Exception Plat. The parking area shall be maintained in a vegetated state to prevent erosion and degradation of surface water quality. If the turf does not withstand the traffic pressure or rutting and erosion occur, the Applicant shall install turf-protecting geotextile grids or other low impact methods for surfacing the parking area. Alternatively, if the Applicant chooses to use a gravel or asphalt parking area, a stormwater management plan that addresses run-off from the parking lot shall be required.
19. Portable toilets, meeting Health Department standards and receiving temporary privy applications approved by the local Health Department shall be provided as necessary for training events. These facilities shall not be placed on the property more than twenty-four (24) hours before a scheduled event, and shall be removed from the property no later than twenty-four (24) hours after the scheduled end of the event. Once permanent restroom facilities are installed, portable toilets shall only be permitted for large scale events.
20. Permanent restroom facilities shall be installed within two (2) years of the approval date. The existing training building may be expanded up to 40 additional feet in width to the east accommodate restroom facilities and/or additional training space.
21. The Applicant shall obtain all necessary permits from the Fauquier County Health Department/Virginia Department of Health for the well and drainfield prior to utilizing permanent facilities.
22. Prior to commencement of the use, the Applicant shall obtain all necessary building and zoning permits.
23. The Applicant shall satisfy and maintain all applicable Virginia Department of Transportation (VDOT) requirements associated with the low volume commercial entrance.
24. No traffic, parking or event area shall be located in an area utilized for septic facilities or drainfield. The location of the existing drainfield and related facilities shall be shown on the Site Plan.
25. All structures utilized for training events shall be a minimum of one hundred (100) feet from the property line.
26. ~~All use areas~~ The parking area shall be substantially screened from view ~~from all neighboring properties~~. The screening shall be designed and installed to appear natural.
27. A Site Plan shall be required for the use.

28. This Special Exception shall be issued for a period of ~~one (1) year~~ ~~five (5) years~~ two (2) years. Following the initial two (2) year period, the permittee may apply for one (1) three (3) year renewal by the Zoning Administrator. The application for renewal shall be received at least sixty (60) days prior to the expiration of the Special Exception.

The motion carried unanimously.

6. **SPECIAL EXCEPTION – SPEX-19-011074 – A. AHMAD & GRETCHEN PIRASTEH (OWNERS/APPLICANTS) – STSK9 AT NATANIA FARM** – An application for a Category 13 Special Exception for a minor kennel. The properties are located at 8270 March Wales Road, Marshall District. (PIN 6961-89-5738-000 and 6961-79-5691-000) (Kara Krantz, Staff)

Ms. Kara Krantz reviewed the staff report.

Mr. John Meadows opened the public hearing.

Mr. Amir Pirasteh, applicant, noted that there is limited training (one dog at a time) at the Warrenton location, and the trainer travels throughout the US and abroad. He explained that the camps are the principal use with 1-5 people on average arriving in the morning and departing in the evening. He also mentioned that the Warrenton Hunt comes through with many trailers parked at the neighbors, causing commotion.

Mr. Jim Mitchell, Oxford Way resident and neighbor to the east, spoke in opposition with concerns about open kennel runs and noise from the barking.

Mr. Tyson Larimore, March Wales Road resident and neighbor to the north, spoke in opposition with the same concerns as Mr. Mitchell, as well as for excessive traffic and maintenance of the road. He stated that the number of events scheduled on the website conflict with what the applicant described.

Ms. Miriam Pearson, March Wales Road resident and adjacent neighbor on the western side, spoke in opposition. She agreed with the previous speakers' concerns and explained that they met with the applicants who told her that if the business grows they may have to move. In addition, Ms. Pearson expressed concern for safety if a dog gets out and said she has been bitten by a dog in the past. She stated that this could decrease property values and that she and her husband plan to build a future house on the second lot they own.

Mr. Dennis Pearson, March Wales Road resident and adjacent neighbor on the western side, read from the Agricultural and Forestal District regulations that no Special Permit should be granted for uses other than agricultural. Mr. Pearson noted that he is an agricultural producer and that if approved, this would weaken the Ag and Forest District.

Mr. Bob Lee stated that the proposed use would adversely affect the use/development of the neighboring properties and the standards have not been met.

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

On motion made by Mr. Bob Lee and seconded by Mr. Matthew Smith, it was moved to forward this item to the Board of Supervisors with a recommendation of denial.

The motion failed 2-3, as follows:

AYES: Mr. Bob Lee and Mr. Matthew Smith

NAYS: Mr. John Meadows, Ms. Adrienne Garreau and Ms. Diane Roteman

ABSTENTION: None

ABSENT: None

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, subject to the following revised conditions:

**STSK9 AT NATANIA FARM  
SPEX-19-011074**

1. The Special Exception is granted only for PINs 6961-89-5738-000 and 6961-79-5691-000, runs with the land as indicated in the application, and shall not be transferred to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or uses indicated on the STSK9 at Natania Farm Special Exception Exhibit received by Community Development on April 19, 2019, except as qualified by these development conditions.
3. The kennel shall be limited to training and breeding uses only. There shall be a maximum of twenty (20) dogs on-site for training purposes and a maximum of six (6) ~~personal pets~~ **dogs, living on-site, owned by the Applicant** which may be used for breeding or training demonstrations on-site.
4. Customer visits shall be limited to between 9:00 a.m. and 5:00 p.m., Monday through Friday, and between 9:00 a.m. and 7:00 p.m., Saturday and Sunday.
5. Training activities shall be supervised and only occur in ~~either the existing fenced outdoor riding arena or~~ secure indoor riding arena. **All dogs and** shall be in crates when not being trained. Training shall be further limited to the following:
  - a. Two (2) week long camps per month with a maximum of five (5) students and their dogs;
  - b. Two (2) group training events per month with a maximum of twelve (12) students and their dogs;
  - c. Eight (8) seminars per year, with no more than one (1) each month, with a maximum of twenty (20) students and their dogs; and

- d. Private training with a maximum of two (2) students and their dogs, which may occur any time during the permitted hours of operation in which any of the aforementioned training activities are not occurring.
  - e. **No training events shall occur concurrently.**
6. There shall be no more than four (4) litters bred on or sold from the property per year.
  7. Arriving and departing dogs shall be leashed at all times.
  8. Animal waste shall be collected daily and transported, at least weekly, from the site for deposit in an authorized facility.
  9. No on-site burial of dogs shall be allowed, except for personal pets.
  10. All appropriate permits for structures associated with the use shall be obtained.
  11. The Applicants shall obtain all necessary federal, state and local permits and inspections.
  12. A Site Plan is required prior to commencement of the use.

The motion carried 3-2, as follows:

AYES: Mr. John Meadows, Ms. Adrienne Garreau and Ms. Diane Roteman

NAYS: Mr. Bob Lee and Mr. Matthew Smith

ABSTENTION: None

ABSENT: None

In that there was no further business, the meeting was adjourned at 7:42 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**