

**MINUTES OF
FAUQUIER COUNTY PLANNING COMMISSION
FEBRUARY 25, 2010**

**Work Session
12:30 p.m.
Second Floor Conference Room, Warren Green Building,
10 Hotel Street, Warrenton, Virginia**

The Fauquier County Planning Commission held a Work Session on Thursday, February 25, 2010, beginning at 12:30 p.m., in the Warren Green Building, Second Floor Conference Room, 10 Hotel Street, Warrenton, Virginia. Members present were Ms. Ann McCarty, Chairperson; Ms. Adrienne Garreau, Vice-Chairperson; Mr. John Meadows, Secretary; Mr. Ken Alm, and Mr. Jim Stone. Also present were Mrs. Tracy Gallehr, Mr. Rick Carr, Mrs. Susan Eddy, Mrs. Kimberley Fogle, Ms. Kimberley Johnson, Mr. Andrew Hushour, Ms. Holly Meade, Mrs. Melissa Dargis and Mrs. Bonnie Bogert.

SEAM10-CR-002 – Scott W. & Mary Ann Robertson (Owners/Applicants) – Liberty Hill Pet Resort

Mrs. Dargis reviewed the application.

SPEX10-CT-013 – Charlotte M. Heath, et al (Owners/Applicants)

Mrs. Bogert reviewed the application.

SPEX10-MA-008, SPEX10-MA-009, & SPPT10-MA-012 – CBCAM, LLC (Owner)/Cecil & Rebecca Campbell (Applicants) – Lee Highway Nursery

Ms. Meade reviewed the application.

CPAM10-MA-001 – A Comprehensive Plan Amendment to the Warrenton Service District Plan for the reintroduction of the Route 211 – Route 17 Connector corridor reservation.

Mr. Carr reviewed the proposed Comprehensive Plan Amendment.

Capital Improvements Program (CIP)

Mr. Ari Sky, Budget Director, reviewed the proposed FY 2011 – 2016 Capital Improvements Program, a copy of which is attached to and made part of these official minutes.

Facilities Plan

Mrs. Fogle reviewed the Facilities Plan.

Buffers in Non-Common Open Space

Ms. Kim Larkin and Mr. Geoffrey Cowan with Dewberry gave a presentation on floodplains and buffers.

The BZA agenda was reviewed.

APPROVAL OF MINUTES – January 28, 2010

The Planning Commissioners discussed revisions to the January 28, 2010 minutes.

OTHER BUSINESS

The Planning Commissioners discussed the necessary steps to remove older items from the agenda.

The meeting was adjourned at 5:00 p.m.

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

The Fauquier County Planning Commission held its regular meeting on Thursday, February 25, 2010, beginning at 6:30 p.m. in the Warren Green Meeting Room, 10 Hotel Street, Warrenton, Virginia. Members present were Ms. Ann McCarty, Chairperson; Ms. Adrienne Garreau, Vice-Chairperson; Mr. John Meadows, Secretary; Mr. Ken Alm and Mr. Jim Stone. Also present were Mr. Rick Carr, Mrs. Tracy Gallehr, Mrs. Susan Eddy, Ms. Holly Meade, Mrs. Bonnie Bogert, Mrs. Melissa Dargis and Mrs. Rebecca Kellert.

1. **THE PLEDGE OF ALLEGIANCE**
2. **APPROVAL OF MINUTES** – January 28, 2010

On motion made by Mr. Stone and seconded by Mr. Meadows, it was moved to approve the January 28, 2010 minutes, as amended.

The motion carried unanimously.

3. **SPECIAL EXCEPTION AMENDMENT**
 - **SEAM10-CR-002 – Scott W. & Mary Ann Robertson (Owners/Applicants) – Liberty Hill Pet Resort** – Applicants wish to amend a previously approved Category 13 Special Exception to allow for additional activities. The property is located at 10401 Green Road (Route 674), Cedar Run District. (PIN #6990-14-2323-000) (Melissa Dargis, Staff)

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

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

**Liberty Hill Pet Resort (SEAM10-CR-002)
Amended Conditions - February 25, 2010**

1. The approved Special Exception for Liberty Hill Pet Resort shall be granted for and run with the land indicated in this application and shall not be transferable to other land.
2. The Special Exception is granted only for the purpose(s), structure(s) and/or uses indicated, and shall be in general conformance with the Special Exception Plat, approved with the applications, as qualified by these development conditions.
3. The subject parcel (PIN# 6990-14-2323-000) under this Special Exception shall not be subdivided without amendment to the Special Exception in accordance with the provisions of Article 5 of the Zoning Ordinance.
4. The term of this Special Exception shall be limited to ten (10) years from the date of site plan approval, but may be extended on an annual basis by the Zoning Administrator in accordance with the provisions of Section 5-012 of the Zoning Ordinance for five (5) annual extensions, a total of fifteen (15) years. Thereafter, the Special Exception must be renewed in accordance with Section 5-013 of the Zoning Ordinance.
5. The maximum daily number of dogs at the kennel/daycare/grooming shall not exceed seventy-five (75) dogs.
6. There shall be no more than a total maximum number of 100 dogs on the site.
7. The applicants shall have the ability to conduct the following uses on the site:
 - Grooming
 - Indoor/outdoor dog training classes
 - Puppy training
 - Private training
 - Doggy daycare
 - Dog play days and swimming
 - Boarding (dogs & cats)
 - Sale of pet supplies and food

8. The hours of operation for all activities, other than the kennel, shall be limited to 7:00 a.m. to 8:00 p.m. Monday through Saturday. Sunday hours shall be limited to drop off and pick up of kenneled dogs and cats during the hours of 7:00 a.m. to 8:00 p.m.
9. No outdoor training classes shall take place after dark.
10. Dogs at the facility, that are not kenneled, shall be accompanied by staff or the pet owner at all times.
11. No dog daycare shall be permitted on Sundays.
12. Temporary structures associated with the Liberty Hill Pet Resort shall have the ability to be moved around on the property so long as they are outside of the required 75' setback.
13. The Special Exception shall allow for phased growth of the kennel over time to include the following: kennel operating out of the existing farm house with 30 dogs and 5 cats; building cabins around the pond; remodeling the existing main barn to add 20 suites, 34 runs and 20 cat enclosures; and, remodeling existing Barn 2 to add 14 additional suites and 20 additional runs.
14. The use shall not exceed a maximum of 20 total employees (this includes full-time employees and part-time employees).
15. Any expansion of the use shall require amendment to this Special Exception approval.
16. The applicants shall maintain the farm building appearance of any remodeled or reconstructed buildings used for the kennel/daycare operation.
17. As shown on the Special Exception plat, this permit shall allow for the construction of dog cabins around the pond; a pavilion (not to exceed 1,200 square feet) alongside Barn 1 for picnic, training and to exercise dogs during inclement weather; additional fencing around exercise areas; a dome on the pool in the winter; and, a tent or pole barn building (not to exceed 1,800 square feet) for additional sheltered space.
18. A Preliminary Soil Report will be required if a major site plan is required.
19. Geotechnical Investigation will be required prior to issuance of a building permit.
20. Jurisdictional Determination will be required if land disturbance is planned in areas mapped "78A."

The motion carried unanimously.

4. **COMPREHENSIVE PLAN AMENDMENT**

- **CPAM10-MA-001** – A Comprehensive Plan Amendment to the Warrenton Service District Plan for the reintroduction of the Route 211 – Route 17 Connector corridor reservation. (Frederick P.D. Carr, Staff)

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

Mr. Alm stated that the Planning Commissioners worked very hard and considered all options regarding this proposal and there is no easy solution. He stated that the Commissioners’ goal was to protect the water reservoir watershed and farm land. He further stated that putting this proposed connector back into the Comprehensive Plan is like having an insurance policy.

Mr. Stone stated that he is in favor and agreed with Mr. Alm’s statement. He stated that this connector may possibly be needed in the future.

Ms. Garreau stated that she is opposed. She stated that the watershed and reservoir need to be thoroughly secured before a road is considered.

Mr. Meadows stated that he is in favor. He stated that the proposed language being sent to the Board of Supervisors specifically states that the watershed is to be protected prior to anything occurring with this road.

Ms. McCarty stated that she is opposed. She expressed concern about the increased risk to Rural Agriculture (RA) land and the watershed.

On motion made by Mr. Alm and seconded by Mr. Stone, it was moved to forward this item to the Board of Supervisors with a recommendation of approval, as revised.

The motion carried 3 to 2, as follows:

AYES: Mr. Alm, Mr. Stone, Mr. Meadows

NAYS: Ms. Garreau and Ms. McCarty

ABSTENTION: None

ABSENT: None

5. **BOARD OF ZONING APPEALS AGENDA**

No Comment.

6. **TRANSPORTATION COMMITTEE AGENDA**

No Comment.

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

7. **ANNOUNCEMENTS**

None.

8. **CITIZENS' TIME**

No one spoke.

9. **SPECIAL EXCEPTION**

- **SPEX10-CT-013 – Charlotte M. Heath, et al (Owners/Applicants)** – Applicants wish to obtain a Category 27 Special Exception to waive the requirement to provide fifty (50) percent open space with the creation of a cluster subdivision. The property is located at 4450 Old Auburn Road (Route 670), Center District. (PIN #7914-20-0908-000) (Bonnie Bogert, Staff)

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

Ms. McCarty opened the public hearing.

Mrs. Cecilia Marshall, owner/applicant, stated that she would like to give land to her children to build a house on.

Ms. Valerie Crummett, owner/applicant, stated that she is in favor and would like to have family members build homes on this property.

Mr. Paul Marshall, owner/applicant, stated that he would like larger lots with fewer houses, which would be more attractive.

Ms. Reda Brown, Center District, stated that she was unsure about the nature of the request but her property backs up to this parcel and she has concerns about the water supply and traffic issues.

Ms. Ann Marshall-Heath, owner/applicant, stated that this property has a great deal of sentimental value and it was her father's desire to have his children and grandchildren live on this property.

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

On motion made by Mr. Alm and seconded by Ms. Garreau, it was moved to postpone action on this item until the next regularly scheduled meeting, with the public hearing left open.

The motion carried unanimously.

10. **SPECIAL EXCEPTIONS/SPECIAL PERMIT**

- **SPEX10-MA-008, SPEX10-MA-009, & SPPT10-MA-012 – CBCAM, LLC (Owner)/Cecil & Rebecca Campbell (Applicants) – Lee Highway Nursery** – Applicants wish to obtain a Category 18 Special Exception to allow for a farmer’s market and a Category 9 Special Exception to allow for Class “C” events. Applicants are also requesting an amendment to an existing Special Permit. The property is located at 7185 Burke Lane, Marshall District. (PIN #6982-10-4663-000) (Holly Meade, Staff)

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

Ms. McCarty opened the public hearing.

In that there were no speakers, Ms. McCarty adjourned the public hearing.

On motion made by Ms. McCarty and seconded by Mr. Stone, it was moved to postpone action on this item until the next regularly scheduled meeting, with the public hearing left open.

The motion carried unanimously.

In that there was no further business, the meeting was adjourned at 7:00 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.