

**MINUTES OF  
FAUQUIER COUNTY PLANNING COMMISSION  
FEBRUARY 19, 2004**

*The Fauquier County Planning Commission held its regular meeting on Thursday, February 19, 2004, beginning at 3:00 P.M. in the 4<sup>th</sup> Floor Conference Room of the Fauquier County Courthouse, 40 Culpeper Street, Warrenton, Virginia. Those members present were Mr. Jim Stone, Chairman; Mrs. Ann McCarty, Vice Chairman; Mr. John Meadows, Secretary; Mr. Richard Robison; and Mr. Holder Trumbo. Also present at the meeting were Mr. Rick Carr, Mrs. Elizabeth Cook, Mrs. Kimberley Johnson, Mr. Chuck Floyd, Ms. Holly Meade, Ms. Melissa Dargis, Mr. Kevin Burke, and Mrs. Rebecca Kauffman.*

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| <p><b><i>Regular Meeting<br/>3:00 P.M.<br/>4<sup>th</sup> Floor Conference Room</i></b></p> |
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1. **APPROVAL OF MINUTES** – January 29, 2004

Mr. Robison, seconded by Mr. Stone, moved to approve the January 29, 2004 minutes as amended.

The motion carried unanimously.

2. **CONSIDERATION OF BY-LAWS**

Mr. Robison, seconded by Mr. Meadows, moved to postpone until the next regular meeting.

The motion carried unanimously.

3. **CAPITAL IMPROVEMENT PLAN**

Mr. Stone, seconded by Mrs. McCarty, moved schedule a public hearing for March.

The motion carried unanimously.

4. **SINCLAIR RESOLUTION**

Mr. Trumbo, seconded by Mr. Meadows, moved to make a Resolution of Appreciation to Robert L. Sinclair part of the minutes to be submitted next month.



# Resolution Of Appreciation

*Robert L. Sinclair*

*Adopted at a regular meeting of the Fauquier County Planning Commission, held in the Warrenton Community Center, 430 East Shirley Avenue, Warrenton, Virginia, on Thursday, January 29, 2004..*

**WHEREAS**, *Robert L. Sinclair, has served as the Scott District representative on the Fauquier County Planning Commission with great distinction from January 1999 until December 2003; and served in an outstanding manner as Vice-Chairman of the Planning Commission from January 2000 through December 2000; and as Chairman from January 2001 through December 2001; and*

**WHEREAS**, *his many exemplary years of leadership and mentoring contributed significantly to both County staff and Planning Commission knowledge, and raised our expectations to a higher level regarding quality, vision and common sense in the County's comprehensive planning, protection of valued historic resources, land development regulations and capital improvement programming; and*

**WHEREAS**, *his strong leadership as a member of the New Baltimore Service District Planning Committee resulted in an excellent community plan, which established the exemplary planning process used for the other remaining eight service district plans; and*

**WHEREAS**, *his valued knowledge and participation added in the development and implementation of the Historic Resources Preservation Plan; and*

*WHEREAS, the Planning Commission, on behalf of all the citizens of Fauquier County, wishes to express its profound appreciation for his services to the citizens of Fauquier County and his devotion to the betterment of the County;*

*NOW, THEREFORE, BE IT RESOLVED, that the Fauquier County Planning Commission, by this Resolution, does hereby express its highest appreciation to Robert L. Sinclair, for his significant contribution to the County; and to commend him for outstanding service to the citizens of Fauquier County; and*

*BE IT FURTHER RESOLVED, that this Resolution be placed within the minutes of the Planning Commission in recognition of Robert L. Sinclair's distinguished service to Fauquier County.*

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Jim Stone

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Ann McCarty

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Richard Robison

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John Meadows

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Holder Trumbo

The motion carried unanimously.

5. **PROPOSED TEXT AMENDMENTS TO THE ZONING ORDINANCE**

- Initiation of a text amendment to the Fauquier County Zoning Ordinance to allow a church to provide transitional housing in the R-1 zoning district.

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

Mr. Meadows, seconded by Mr. Stone, moved to postpone, in order that the applicant get Health Department approval.

The motion carried unanimously.

6. **PRELIMINARY PLAT EXTENSION**

- E.C. Investors, LLC., owners/applicants – Sterling Valley Subdivision – applicants wish to obtain an extension of a previously approved preliminary plat. The property is located in the Center Magisterial District

on the southwest side of Dumfries Road (Route 605). (PIN #7904-66-2671-000)

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

Mr. Robison, seconded by Mr. Stone, moved to approve.

The motion carried unanimously.

7. **PRELIMINARY PLATS**

- a. **#PP03-M-21 – John Morgan, Jr., owner and Richard A. Edens, L.S. applicant – Fauquier Woods** – applicant wishes to obtain preliminary plat approval to subdivide approximately 11.8 acres into three (3) lots. The property is located on the north side of Route 55 and the south side of Route 66, Marshall District. (PIN #6001-74-4448-000) (Postponed on February 27, 2003 for up to 90 days, at the request of the applicant.)

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

Mrs. McCarty, seconded by Mr. Trumbo, moved to approve subject to the following conditions.

1. The Final Plat shall be in general conformance with the Preliminary Plat entitled “Preliminary Plat Minor Subdivision Fauquier Woods” dated October 21, 2003, last revised February 2, 2004, except as modified by these conditions. This approval is for a maximum of three (3) residential lots.
2. In accord with Section 7-603 2. of the Fauquier County Zoning Ordinance, Residential Subdivisions, a landscape plan will be required at the construction drawing phase.
3. The springs and streams should be protected to the maximum extent possible. The drainage area from the north side of I-66 exceeds 100 acres. This will generate a substantial amount of runoff draining through the site. Easements shall be provided and houses shall be kept above the 10-year water surface elevations of the streams.
4. All culverts shall be designed to pass the 10-year storm with 18 inches of the freeboard to the edge of shoulder.

5. Entrance locations shall meet VDOT standards for separation and design.
6. The location of erosion and sediment controls shall be shown on the final construction plans and meet the requirements of the John Marshall Soil & Water Conservation District.
7. Right-of-way lines, width, centerline, limits of construction, and pavement width shall be shown on the final construction plans. This would include the existing street that the subdivision borders and is not intended for new or proposed streets only.
8. The applicant shall obtain Health Department approval for all drainfield and well sites.
9. A Type I Soil Map (1" = 400') was conducted on this parcel on December 19, 2002 by the County Soil Scientist's Office, which shall be addressed on the final construction plans.
10. A Virginia Certified Professional Soil Scientist (CPSS) shall adjust the preliminary soil map with revisions onto the final construction plan. This needs to be done in the field and checked for any additional soils information to be added to the final construction plan.
11. A signature block shall be placed on the Final Soil Map sheet for the CPSS to sign which states:

Preliminary Soils Information Provided by the Fauquier County Soil Scientist Office via a Type I Soil Map (1"=400') Dated December 19, 2002.

This Virginia Certified Professional Soil Scientist has field reviewed and adjusted the preliminary soil information onto the final plat (1"=???) and certifies that this is the Best Available Soils Information to Date for Lots 1-6.

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Va. Certified Professional Soil Scientist DATE  
 CPSS #3401-\_\_\_\_\_

12. Interpretive information from the Type I soil report for each mapping unit shown on the above final construction plan shall be placed on the same sheet as the soil map. Also a Symbols Legend shall be placed on the final construction plan to identify spot symbols (the symbols legend shown on this submission has an

incorrect ditch symbol and needs to match the soil map ditch symbol).

13. This final soil map shall be filed in the front office of Community Development and the Building Department to be used exclusively for obtaining soils information for this proposed subdivision.
14. Two copies of this final soil map with original CPSS signature shall be submitted to the Soil Scientist Office before Final Plat approval is made.
15. Due to landscape position (drainageways) and high seasonal water tables, the following statement shall be placed on the final construction plan to be placed in the front office of Community Development: "The County recommends that no below grade basements be constructed on soil mapping units 9B & 181B due to wetness unless the foundation drainage system of the structure is designed by a Virginia Licensed Professional Engineer. The foundation drainlines should be daylighted for gravity flow on all structures."
16. The soils where the drainfields are proposed shall not be disturbed during construction. The following statement needs to be put on the final construction plan: "Before a home is started the builder needs to mark the drainfield area off and not disturb it during construction." The type of primary and reserve drainfield area shall be stated for each lot.
17. The following statement shall be placed on the final construction plan: "Foundations placed in soil mapping units that show a moderate, high, or very high shrink-swell potential in the most recent *Interpretive Guide to the Soils of Fauquier County, Virginia* will require a geotechnical evaluation in order to determine proper design."
18. Areas of steep slopes shall be avoided at all cost due to high erosion hazard. Proper Erosion and Sediment Control practices shall be installed before construction begins. Soil mapping unit 83D should be left in its natural state.

The motion carried unanimously.

- b. #PPLT04-LE-006 – Lewis N. & William F. Springer, owners/applicants – Foxhaven – applicants wish to obtain preliminary plat approval to subdivide approximately 90.0 acres into one hundred ninety-seven (197) lots. The property is located on the northwest side of Catlett Road (Route 28). (PIN

#6889-54-9393-000; 6889-74-0648-000 and 6889-75-2303-000) (Postponed on January 29, 2004, for up to 90 days, at the request of the applicant.)

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

Mr. Meadows, seconded by Mr. Robison, moved to continue the 90 day postponement, granted in January, to allow the applicant time to continue work with staff.

The motion carried unanimously.

- c. **#PPLT04-SC-005 – John T. & Ruth W. Hopkins, Trustees, owners/applicants – Hopkins Subdivision** – applicants wish to obtain preliminary plat approval to subdivide approximately 16.9 acres into two (2) lots. The property is located in the New Baltimore Service District on the south side of Broad Run Church Road (Route 600). (PIN #7906-61-6519-000)

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

Mr. Trumbo, seconded by Mr. Meadows, moved to approve the Preliminary Plat and to forward the Special Exception to the Board of Supervisors with a recommendation of approval subject to the following conditions, as the applicant has addressed the Planning Commission's reservations about this application.

#### Preliminary Plat

1. The Final Plat shall be in general conformance with the Preliminary Plat entitled "Hopkins Subdivision " dated November 18, 2003, signed by David R. Hall on 11-29-03 and received in the Planning Office on November 24, 2003, except as modified by these conditions. This approval is for a maximum of two (2) residential lots.
2. When submitting a final construction plan, a complete landscape plan shall be provided with full detail of planting type, size and location pursuant to Article 7-603.2 of the Zoning Ordinance.
3. All culverts shall be required to pass the 10-year storm with 18" of freeboard and the minimum size is to be 15" diameter.
4. If this road is to also provide access to the 2 lots (PIN 7906-62-5077 & 7906-61-7948) it shall be stated as such at this point. If 4 lots are going to access

this road it shall be 2 lanes wide. If only the proposed 2 lots are going to use this, a note shall be added to restrict access to only these 2 lots.

5. Homeowner's association documents demonstrating that adequate provisions have been made to provide for the continuous maintenance and repair of the private street shall be required prior to Final Plat approval.
6. The required front yard setback of 60' from centerline extends along the proposed cul-de-sac on both properties and is not shown correctly on the plat. All building setback lines shall be labeled correctly prior to Final Plat approval.
7. All wells shall be described by class.
8. All drainfields shall have type labeled and reserve capacities noted.
9. ~~Prior to scheduling the Preliminary Plat on the Board of Supervisor's agenda, a letter stating the current use of the barn must be on file with the Fauquier County Zoning Office.~~

#### Special Exception

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s), and/or uses indicated on the Special Exception Plat approved with the application, as qualified by these development conditions.
3. The entrance shall be designed in accordance with the Virginia Department of Transportation standards.
4. Only three (3) properties, the two (2) created by the Preliminary Plat and PIN 7906-62-5077-000, shall use Bainbridge Lane for ingress/egress.
5. Homeowner's association documents demonstrating that adequate provisions have been made to provide for the continuous maintenance and repair of the private street shall be required prior to Final Plat approval.
6. All work and requirements associated with this Special Exception shall be completed within two (2) years of Final Plat approval, or the Special Exception becomes null and void.
7. **No other subdivision of PIN 7906-61-6519-000 is allowed. Only the two (2) lots created by the companion Preliminary Plat are permitted. If the subject**



parcel is subdivided beyond the two (2) allowable lots, Bainbridge Lane (Private Street) shall have to become a Virginia Department of Transportation (VDOT) public street. The Applicant shall be responsible for all improvements deemed necessary by VDOT.

The motion carried unanimously.

8. **ZONING ORDINANCE WAIVER**

- **Robert Estep, owner / applicant** – Waiver of Section 7-302.1C, Limitation on a private street having a minimum right-of-way width of fifty (50) feet. Marshall District (PIN #6962-57-8375-000)

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

Mrs. McCarty, seconded by Mr. Stone, moved to approve subject to the following conditions.

1. This Waiver is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Waiver is granted only for the purpose(s), structure(s), and/or uses indicated on the Waiver Plat approved with the application, as qualified by these development conditions.
3. An Easement Plat depicting the new width, approved by the Fauquier County Chief of Planning shall be recorded within two (2) years of the approval of this waiver. If an Easement Plat is not recorded within this time frame, the Waiver will become null and void.
4. The Easement shall have a minimum width of twenty (20) feet and shall encompass the existing entrance.

The motion carried unanimously.

9. **SPECIAL EXCEPTIONS**

- a. **#SPEX04-CR-012 and #CCRV04-CR-001– Lewis J. & Martha M. Bender, owners and Dominion Transmission, Inc., contract owner and applicant** – applicant wishes to obtain Special Exception approval under Category 20, Public Utilities, which would allow for the construction of a gas compressor station. In addition, the applicant is seeking a Comprehensive Plan Conformance Determination that the location of the

proposed gas compressor station is in accordance with the Code of Virginia, Section 15.2-2232. The property is located on the northwest side of Laws Ford Road (Route 640). (PIN #7941-23-4200-000)

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

Mr. Sparks, applicant, stated he fully agreed with and understood the condition involving screening but asked Staff for clarification of Condition #15.

Mr. Carr explained Condition #15 states that if DEQ emissions regulations were to become more flexible in the future and the applicants wished to increase the permitted annual emissions, they would have to obtain a Special Exception amendment.

Mr. Sparks, applicant, asked Staff for clarification of Condition #16.

Mr. Stone stated if this Special Exception were granted, the Planning Commission would like to reevaluate the application in five years in the context of the changed environmental conditions.

Mr. Sparks, applicant, stated he was uncomfortable with Condition #16 because it sounded as if this would allow the County to revoke his operating license after having the compressor station up and running for five years.

Mr. Stone stated that is exactly what the condition says.

Mr. Stone, seconded by Mr. Meadows, moved to forward to the Board of Supervisors with a recommendation of approval subject to the following conditions.

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s), and/or uses indicated on the Special Exception Plat approved with the application, as qualified by these development conditions
3. A Major Site Plan shall be required.
4. All applicable federal and state permit approvals shall be required prior to site plan approval.

5. In accord with Section 5-2002.2. of the Zoning Ordinance no land or building shall be used for storage of materials other than those associated with this use.
6. All culverts shall be sized for the 10-year storm with 12" of freeboard, but shall be no less than 15" in diameter.
7. Verification from VEPCO that the proposed construction will be allowed its their right-of-way shall be required prior to Final Site Plan approval.
8. Lighting and noise levels shall meet applicable County performance standards and requirements contained in Article 9 of the Zoning Ordinance.
9. The entrance shall be paved for at least 25 feet into the property and be 30 feet wide.
10. A VDOT entrance permit shall be required prior to issuance of Zoning/Building Permits.
11. The entire facility, including the Measuring and Regulating Facility, shall be completely fenced and screened with a mix of evergreen trees and shrubs (recommend that the plant choices include deer tolerant plants). This fencing and screening shall remain in place and be maintained by the applicant.
12. The area of disturbance shall be limited to approximately 4.5 acres.
13. The remainder of the property, approximately 26.13 acres (of the 30.63 acres boundary line adjusted), shall be made available to the Benders or others for farming as long as the parcel remains in the Southern Fauquier Agricultural and Forestal District.
14. The applicant shall have one (1) year from the approval of the Final Site Plan to commence construction of the use.
15. The Facility shall be permitted as a natural gas compressor facility in accordance with Virginia Department of Environmental Quality (DEQ) regulations, but in no case shall annual emissions for nitrogen oxide (NO<sub>2</sub>) exceed 24 tons per year without special exception amendment. The Applicant will not seek from the DEQ any future permit modifications that will allow the Facility to emit more than 24 tons of NO<sub>2</sub> emissions.

Any increase in the operating conditions or facility expansions which (i) are beyond what is depicted on the Special Exception plat and contained within the application materials, and (ii) require modification of the DEQ permitted annual emissions for the facility, as depicted on the Special Exception plat, shall require an amendment to the Special Exception. However, changes in regulations promulgated by DEQ or the Environmental Protection Agency requiring

compliance with stricter environmental standards, even if they require modifications to the facility, shall be permitted without amendment to this Special Exception.

16. The Special Exception is valid for five years from the issuance of the Certificate of Occupancy.

Mr. Robison stated he would vote against this application because the County already has enough facilities creating pollution -- even more than adjoining counties. He stated his concern that when it rains, the pollutants will go into the ground affecting crops, streams, and drinking water.

Mr. Trumbo stated he could not support the application because there are too many questions left unanswered.

Mrs. McCarty concurred with Mr. Trumbo and Mr. Robison.

Mr. Meadows stated he would support the chairman.

The motion failed 2-3 with Mr. Robison, Mr. Trumbo, and Mrs. McCarty in opposition.

Mr. Trumbo, seconded by Mrs. McCarty, moved to forward to the Board of Supervisors with a recommendation of denial.

Mr. Meadows stated he thought the Planning Commission worked through this application well and with the proposed conditions it would be fine.

Mr. Robison asked that the conditions be forwarded to the Board of Supervisors along with the application.

The motion carried 3-2 with Mr. Stone and Mr. Meadows in opposition.

- b. **#SPEX04-LE-001 – D.C. Diamond Corporation, owner / applicant Pelham Village** – applicant wishes to obtain Special Exception approval under Category 23, which would allow floodplain disturbance associated with construction of a regional pond and road crossings. The property is located on the northwest side of Catlett Road (Route 28), north of its intersection with Route 29/15, Lee District. (PIN #6889-31-7311-000 and PIN #6888-39-2530-000). (Postponed until November 20, 2003, at the applicant's request.)

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

Mr. Meadows stated his feelings have not changed. He said the applicant did not take advantage of the ample time afforded him to work with Staff on this application. He continued that the Planning Commission and Staff should not waste any more time on this matter.

Mr. Meadows, seconded by Mrs. McCarty, moved to forward the Special Exception, Comprehensive Plan Amendment, and Rezoning applications to the Board of Supervisors with recommendations of denial.

The motion carried unanimously.

- c. **#SPEX04-SC-013 – John T. & Ruth W. Hopkins, Trustees, owners/applicants – Hopkins Subdivision** – applicants wish to obtain Special Exception approval under Category 29, which would allow for a waiver of the public street requirement in a residential zone. The property is located in the New Baltimore Service District on the south side of Broad Run Church Road (Route 600). (PIN #7906-61-6519-000)

See Item 7.c.

10. **COMPREHENSIVE PLAN AMENDMENTS AND REZONING**

- **#CPA03-L-07 and #RZ03-L-10 – D.C. Diamond Corporation, owner / applicant – Pelham Village** – applicant wishes to receive a Comprehensive Plan Amendment to allow for the entire subject property (105.39 acres) to be in the Bealeton Service District designated as Low Density Residential with public sewer and water rather than a portion of the site designated Residential (No Sewer/Water). The applicant also wishes to rezone approximately 105.39 acres from Rural Agriculture (RA) to Planned Residential District (PRD) for the purpose of developing 199 residential lots and approximately 2.1 acres of commercial property. The property is located on the northwest side of Catlett Road (Route 28) north of its intersection with Route 15/29, Lee District. (PIN # 6888-39-2530-000 and 6889-31-7311-000). (Postponed until November 20, 2003, at the applicant's request.)

See Item 9.b.

11. **BOARD OF ZONING APPEALS AGENDA**

Mr. Robison stated he would like to forward his earlier comments about Item #2 regarding set back requirements.

There being no further business, the regular meeting was adjourned.

***The Fauquier County Planning Commission held its Public Hearing on Thursday, February 19, 2004, beginning at 7:00 P.M. at the Warrenton Community Center,***

*Warrenton, Virginia. Those members present were Mr. Jim Stone, Chairman; Mrs. Ann McCarty, Vice Chairman; Mr. John Meadows, Secretary; Mr. Richard Robison; and Mr. Holder Trumbo. Also present at the meeting were Mr. Rick Carr, Mrs. Elizabeth Cook, Mrs. Kimberley Johnson, Mrs. Melissa Dargis, and Mrs. Rebecca Kauffman.*

12. **THE PLEDGE OF ALLEGIANCE**

13. **CITIZENS TIME**

Ms. Mary Root stated she had been studying counties that have legally and successfully influenced the architectural appearance of non-residential structures in their areas. She said these counties, including Albemarle, Hanover, Henrico and Culpeper, obtained this control by adopting Highway Overlay Districts. She continued that we should work to keep Fauquier County beautiful.

14. **PROPOSED TEXT AMENDMENTS TO THE ZONING ORDINANCE**

- a. Initiation of a Zoning Ordinance Text Amendment to modify the C-1/Commercial Neighborhood zoning district regulations in order to provide flexibility in set back requirements for commercial uses.

Mrs. Johnson reviewed the staff memorandum, copy of which is attached to and made part of these official minutes.

Mr. Stone opened the public hearing

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

Mr. Stone, seconded by Mr. Robison, moved to postpone action for 30 days with the public hearing left open.

The motion carried unanimously.

- b. Zoning Ordinance Text Amendment to modify the Commercial Village/CV zoning district regulations in order to require special permit approval for convenience store and auto service station uses, with new standards for both uses.

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

Mr. Stone opened the public hearing.

Mimi Moore, on behalf of Citizens for Fauquier County, stated she applauds this amendment and its efforts to keep historic Fauquier County beautiful.

Mr. Stone stated the Citizens for Fauquier County gave the County the groundwork for these village designs.

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

Mrs. McCarty, seconded by Mr. Meadows, moved to eliminate the traffic and architectural guidelines from this amendment, as it was not the proper time and place to review these guidelines, and to forward to the Board of Supervisors with a recommendation of approval.

Mr. Robison stated he opposed the text amendment although he was originally in favor of it. He said he was disappointed that certain standards were removed.

Mr. Meadows stated there are other boards that review these standards.

Mr. Trumbo concurred with Mr. Meadows.

Mr. Stone stated he believes the Planning Commission will eventually head in the direction Mr. Robison would like to see them going.

The motion carried 4-1 with Mr. Robison in opposition.

15. **SPECIAL EXCEPTIONS**

- **#SPEX04-CR-015 – Richard L. (Sr.) & Patrice M. Grandy, owners, and Scott & Mary Ann Robertson, applicants – Liberty Hill Pet Resort** – applicants wish to obtain Special Exception approval under Category 13, which would allow for a kennel offering boarding to pets, grooming, indoor obedience training and doggy daycare. The property is located at 10104 Green Road (Route 674) near the intersection of Old Marsh Road (Route 837). (PIN #6990-14-0393-000)

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

Mr. Stone opened the public hearing.

Ms. Mary Ann Robertson, applicant, asked that the Planning Commission approve her Special Exception. She stated the proposed pet resort will be in a rural area and will use structures that currently exist on the property. She continued that the existing barn would be sound-proofed and fifty-

four (54) runs would be added. She stated nearly all training and activities would occur inside the existing structures, with the exception of some outdoor exercise that would take place on two acres in the center of the property.

Mr. Meadows asked the applicant if the dog runs would be outside.

Ms. Robertson stated the runs would be inside.

Mr. Trumbo asked the applicant if training sessions would be held inside.

Ms. Robertson stated most training sessions would be held inside.

Mrs. McCarty asked how many dogs at a time would be outside for exercise.

Ms. Robertson stated it depends on the type of dog. If a dog is aggressive it may be let out to exercise alone; however, if the dogs are friendlier, they may be let out three to five at a time.

Mr. Meadows asked if the Kennel Association has any standards regarding the decibels of sound dogs can make in a community.

Ms. Robertson stated the amount of sound that can be heard depends on the type of structure in which the animals are housed. She said the newer sound-proofing technology provides a better buffer of the sound.

Mr. Meadows asked the applicant if she would be using the most current technology to sound-proof her kennels.

Ms. Robertson said she would.

Mrs. McCarty asked the applicant if she had previous experience in animal boarding.

Mrs. Robertson stated she has a degree in animal science and has worked in veterinary hospitals and animal boarding facilities for years.

Mr. Jim Van Luven, Lee District, stated he would like to see industry come into the area and would prefer a kennel as opposed to a Wal-Mart. He said he did have some concern about the noise that may be created by such a large number of dogs and about the increased traffic on Green Road, as there are many senior citizens in the area. He stated he would support the application but would like to see some regulation imposed on the kennel.



Mr. Stone stated the Planning Commission will have a site visit before next month's meeting.

Mr. Stone closed the public hearing.

Mr. Stone moved to postpone action for 30 days with the public hearing left open.

The motion carried unanimously.

Mr. Stone stated there will be a site visit to the proposed Liberty Hill Pet Resort site and the Fauquier Grain and Feed site on March 11, 2004 at 3:00 p.m. and a Reformatted Zoning Ordinance work session on March 2, 2004 at 3:30 p.m. in the 4<sup>th</sup> Floor Conference Room.

There being no further business, the meeting adjourned at 7:30 p.m.

A tape recording of the meeting is retained on file in the Department of Community Development, 40 Culpeper Street, Warrenton, Virginia, for a period of one year.