

Caroline County Board of Supervisors Agenda Executive Summary

Meeting Date: February 8, 2022

Title: SPEX-03-2017 – Leashes of Valor
Review of Special Exception Conditions
Masingill, Matthew and Danique, Owner/Applicant

(Check Mark)

<input checked="" type="checkbox"/> Consent	<input type="checkbox"/> Closed Meeting
<input type="checkbox"/> Action	<input type="checkbox"/> Public Hearing
<input type="checkbox"/> No Action (Information Only)	<input type="checkbox"/> Ordinance
<input type="checkbox"/> Resolution	<input type="checkbox"/> PowerPoint Presentation

Summary: The Board of Supervisors approved SPEX-03-2017 for Leashes of Valor at its March 13, 2018 meeting subject to the attached conditions (Attachment 1). Condition 21 provides for a BOS compliance review of the permit one year from the date of approval and every two years thereafter. The special exception permit allows the owner/applicant to operate a commercial kennel which trains service dogs to aid veterans suffering from PTSD, with an accompanying veteran training program.

This is the first two-year review. Staff conducted a site visit on December 16, 2021 and reviewed the special exception and found the applicant to be in compliance with the approved conditions. No complaints concerning the use permit have been received by staff. The applicant most recently completed training for eight (8) veterans and service dog pairings.

No action is necessary by the Board, unless it proposes to make modifications to the previously approved permit or to consider revocation of the permit.

Budget Impact: N/A

Action(s) Requested of the Board of Supervisors: N/A

Caroline County, Virginia

Board of Supervisors

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Western Caroline District

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County Administrator

Caroline County, VA



Special Exception Request: SPEX-03-2017

Applicant: Masingill, Matthew and Danique (Leashes of Valor)

Tax Map Numbers: 74-A-29C

County of Caroline, To-Wit:

At a regular meeting of the Caroline County Board of Supervisors on Tuesday, March 13, 2018, in the Community Services Center, Auditorium, located at 17202 Richmond Turnpike, Milford, Virginia, at the hour of 7:30 p.m.

Present

Nancy Long, Chairman
Clay Forehand, Vice Chairman
Jeff Black
Jeff Sili
Floyd Thomas
Reginald Underwood

On a motion by Supervisor Sili, seconded by Supervisor Long the following special exception was approved subject to the attached revised conditions:

SPEX-03-2017: Masingill, Matthew and Danique (Leashes of Valor)

Owner/Applicant: Request a Special Exception Permit in accordance with Article XVII, Section 13 (Standards for Special Use Permits) and Article IV, (RP-Rural Preservation) Section 5.2 of the Caroline County Zoning Ordinance on tax map #74-A-29C consisting of 20 acres, more or less. This property is located at 24114 Sparta Road, southwest corner of Sparta Road and Newtown Road, Bowling Green Voting District. **Proposed Use:** **Commercial Kennel.** The 2030 Comprehensive Plan designates this area as being located within the Sparta Agricultural Preservation area with a density of one dwelling unit per twenty five acres of land.

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Conditions

1. The To-Wit (approval letter) for this special exception permit shall be recorded in the Office of the Circuit Court of Caroline County within 30-days of receipt from the Department of Planning and Community Development.
2. This Special exception permit is issued solely to the owner/applicant, Matthew Masingill and Danique Masingill DBA Leashes of Valor and is not transferable to any other party or entity without approval of the Board of supervisors. Should Leashes of Valor cease to exist or the property is sold, this special exception is void.
3. The kennel structure and any outdoor runs shall be located, designed and constructed to minimize noise. Design and location of the kennel structure and any runs shall be subject to County Review and approval in accordance with condition 20, and Article XV, Section 14 of the Zoning Ordinance.
4. The kennel shall be limited to training of service dogs for Veterans suffering from post-traumatic stress disorder, for on-site veteran/service dog training. No other boarding, training, grooming or sale of dogs is permitted.
5. The maximum number of Dogs, regardless of age shall be limited to twenty (20), excluding the applicants own dogs.
6. Waste shall be properly disposed as required by the Virginia Department of Health.
7. No animals are permitted to be penned outdoors.
8. The facility shall not exceed the noise standards set forth in Chapter 68 of the Code of Caroline County.
9. Unless required by VDOT, all vehicular access for the use shall utilize the existing entrance off of Sparta road.
10. Outdoor training shall be prohibited between the hours of 8:00 PM and 7:00 AM.
11. A sixteen (16) day per month, on-site residential service dog training program for veterans with overnight accommodations, is permitted as an accessory use to the kennel specified in condition 4 above.
12. A maximum of three (3) veterans per month shall be permitted in the training program.
13. Any temporary Housing shall be limited to a bedroom and bathroom for each veteran enrolled in the on-site training program. The total gross floor area permitted for all temporary housing shall not exceed 1000 square feet.
14. Kitchens and cooking appliances shall be prohibited in the temporary accommodations.

15. Rental of the temporary housing is prohibited.
16. The occupancy of any temporary housing shall limited to sixteen days/month for veterans participating in the on-site training program, in accordance with condition 12.
17. Should either the kennel permitted in condition 4 or the on-site training program in condition 12 cease to operate or the permit becomes void in any way, then the accessory housing shall be immediately decommissioned for residential use by the removal of plumbing fixtures or removal of the structures completely.
18. No other accessory residential dwellings, otherwise allowed by-right or by special exception shall be permitted so long as this special exception permit remains valid.
19. On-site fundraising for the Kennel/on-site Veteran training program shall be in accordance with the requirements of Article IV, Section 3.7 of the Zoning Ordinance. A maximum of 2 fundraisers per calendar year may involve the shooting of firearms on the property, such as target shoots, subject to the following:
 - a) A time limit of four (4) hours is allowed for each fund-raising event involving the shooting of firearms
 - b) An off-duty Sheriff's deputy shall be on site during the shooting portion of the fundraiser.
20. A site plan identifying the type and location of improvements shall be submitted to the Department of Planning and Community Development for approval.
21. This permit shall be subject to a one year review by the Board of Supervisors from the date of Special Exception Permit approval and every two years thereafter.
22. This permit shall be void if the kennel or residential training program is discontinued for a period of 12 consecutive months.

Voting yea: *Black, Forehand, Long, Sili, Thomas, Underwood*

SIGNATURES ON ATTACHED PAGE