

TO: Melissa DATE RECEIVED: 12-22-08

PROPERTY OWNER: Sharon Hickson

PROJECT: Sagebrush, LLC

TYPE OF APPLICATION: Special Exception Cat. 20+0

CASE NUMBER: SPEX09-MA-008 PROJECT ID # 9653
SPEX09-MA-009 9654

TO GO ON PLANNING COMMISSION AGENDA FOR MONTH/DATE (IF APPLICABLE): _____

TO GO ON TECHNICAL REVIEW COMMITTEE AGENDA ON: _____

____ LETTER WITH MAP ATTACHED SENT TO ADJACENT PROPERTY OWNERS/PLANNING COMMISSION/BOARD OF SUPERVISORS (IF APPLICABLE).

____ LEGAL DOCUMENTS SENT TO COUNTY ATTORNEY

SERVICE DISTRICT: Marshall DATE COMMENTS DUE: 1/15/09

SEND COMMENTS TO:

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> Emergency Services | <input type="checkbox"/> Parks & Recreation | <input type="checkbox"/> ATC |
| <input checked="" type="checkbox"/> Engineering Office | <input type="checkbox"/> School Administration | <input type="checkbox"/> County of _____ |
| <input checked="" type="checkbox"/> Fauquier County Health Dept. | <input checked="" type="checkbox"/> Sheriff's Office | <input type="checkbox"/> Marshall Water Works |
| <input type="checkbox"/> Fauquier County WSA | <input checked="" type="checkbox"/> Soil Scientist Office | <input type="checkbox"/> Planning Office |
| <input type="checkbox"/> JMSWCD | <input checked="" type="checkbox"/> VA Dept. of Transportation | <input type="checkbox"/> Town of Warrenton |
| <input type="checkbox"/> Library Board | <input checked="" type="checkbox"/> Zoning Office | <input type="checkbox"/> |

COMMENTS: 12/20/08
Need more info re DSU 301 B use
required call info on project description for
which to mail provide it to Melissa.

IS THIS APPLICATION ACCEPTABLE? YES X NO
(DATE) (DATE)

PLANNER'S NOTES: Amended



Department of Community Development
29 Ashby Street, Suite 310
Warrenton, VA 20186
Ph: 540-347-8660 FAX: 540-341-3444



Offices of Planning, Zoning and Technical Divisions

Date: Tuesday, December 30, 2008 **Comments Due:** 1/15/2009
To: Review Agencies (see list below) **Action Date:**
From: Melissa Dargis **For Action By:**
Project: Sagebrush, LLC

Application Type: Special Exception

Case Number: SPEX09-MA-008 **ProjectID:** 9653 **Service District:**

Property Address 9124 Lake Daniel Road

Purpose of Application: Special Exception- Category 6- Major Medical Care Facility

Comments:

Comments are requested from the following agencies:

- Emergency Services
- Engineering Office
- Fauquier County Health Department
- Sheriff's Office
- Soil Scientist Office
- Virginia Department of Transportation
- Zoning Office

PIN(s):
6959-95-2421

Please email comments to Stacey.Pell@fauquiercounty.gov by: 1/15/2009



Department of Community Development
29 Ashby Street, Suite 310
Warrenton, VA 20186
Ph: 540-347-8660 FAX: 540-341-3444



Offices of Planning, Zoning and Technical Divisions

Date: Tuesday, December 30, 2008 **Comments Due:** 1/15/2009
To: Review Agencies (see list below) **Action Date:**
From: Melissa Dargis **For Action By:**
Project: Sagebrush, LLC

Application Type: Special Exception

Case Number: SPEX09-MA-009 **ProjectID:** 9654 **Service District:**

Property Address 9124 Lake Daniel Road

Purpose of Application: Special Exception- Category 20- Private Commercial Sewerage System.

Comments:

Comments are requested from the following agencies:

- Emergency Services
- Engineering Office
- Fauquier County Health Department
- Sheriff's Office
- Soil Scientist Office
- Virginia Department of Transportation
- Zoning Office

PIN(s):
6959-95-2421

Please email comments to Stacey.Pell@fauquiercounty.gov by: 1/15/2009

Statement of Justification
Sagebrush, LLC
Major Medical Facility Special Exception, Category 6 and
Private Commercial Sewerage System Special Exception, Category 20



Project Name: Sagebrush, LLC

Property Owner: Sharon M. Hickson

Applicant: Vanessa Vergnetti, ND

Location: 9125 Lake Daniel Road Marshall, Virginia 20115

Magisterial District: Marshall

PIN: 6959-95-2421-000

Acreage: 96.9112 acres

Zoning: Rural Agriculture (RA) & Rural Conservation (RC)

Request: Approval of a Category 6 Special Exception (Major Medical Care Facility) and a Category 20 Special Exception (Private Commercial Sewerage System) pursuant to Sections 3-306 and 3-320 of the Fauquier County Zoning Ordinance.

INTRODUCTION

The applicant is proposing to build a 50 person, residential, drug and alcohol treatment center on the above mentioned property. It is a variable length of stay facility, with an average length of stay between 30 to 90 days. Adult men and women will voluntarily agree to receive treatment for their drug and/or alcohol addictions in a chemical free environment. This type of facility falls under the category of Major Medical Facility with the approval of a Special Exception. The subject property is located less than one quarter mile off of Crest Hill Road (SR 647) and about one (1) mile from I-66. The site is currently used as a residence with the remainder of the farm used for crop growing.

This facility will operate 24 hours a day, 365 days a year. The main functions will occur Monday-Friday between 8am to 6pm. Operations will diminish during evening and weekend hours. Evening hours are considered 6pm to 11pm. Weekend hours are considered Saturday and Sunday between 8am to 8pm. Family visiting day will occur on Saturdays or Sundays for 3 hours, from 1 to 4pm. I would estimate that half of the clients at Sagebrush will have visitors on any given weekend. That would mean a reasonable range, between 20 and 30, of additional vehicle trips per weekend.

Statement of Justification
Sagebrush, LLC
Major Medical Facility Special Exception, Category 6 and
Private Commercial Sewerage System Special Exception, Category 20

The facility will be able to accommodate up to 50 clients. The rooms are double occupancy suites.

Upon opening, there will be minimal staff. Once fully occupied and fully staffed, there will be 3 shifts of employees. The first shift, 8am to 4pm will have 36-38 employees, Monday through Friday, the second shift, 3pm to 11pm will have 14-16 employees. The overnight shift will have 2-3 employees. The weekend day shift will be from 8am to 8pm and will have 16-18 employees. When the facility is completely filled with 50 clients, there will be a maximum of 38 staff members on site at any one time.

Vanessa Vergnetti, N.D. is the applicant and operator of the proposed facility. She is a registered Naturopath in the District of Columbia. Qualifications include prior experience in the addictions field, prior owner of several private practices and clinics specializing in alternative medicine and prior experience in the real estate field. This facility will employ 2 executive level positions who will be responsible for the operations and management of the facility along with Dr. Vergnetti. The executives will have Master's level qualifications and at least 20 years each in running a residential facility at the highest levels of management. Each will have expertise and a track record with opening residential facilities and operations. Both will have been involved in a start-up rehab and have built a successful reputation in this field. We have made application from the Commonwealth of Virginia for a Certificate of Public Need. We anticipate being awarded this in February, 2009. This facility will also be licensed by the Commonwealth of Virginia's Department of Health, Department of Mental Health, Mental Retardation and Substance Abuse Services.

Anticipated traffic impact is minimal. Clients will normally be transported to the facility by a staff member, so most clients will not have vehicles on the site. Clients will stay an average of 30 to 90 days. Once admitted, the clients will not leave the site to work, attend school, go to restaurants, etc. Clients will not drive at all once admitted into treatment. In the event they need medical care, they will be transported by a staff member. They will remain on site, in treatment until they are discharged. Once fully occupied, there will be 36-38 people coming to work at this facility Monday through Friday from 8am to 4pm. There will be 14-16 people coming to work Monday through Friday from 3pm to 11pm. There will be 2-3 people working the overnight shift from 11pm to 8am. There will be one shift during the weekend from 8am to 8pm, and there will be a total of 16-18 people working that shift. The maximum number of employees traveling to and from the site would not exceed 65 per day. Staff members will be staying on the campus for the entirety of their shift. They will eat meals on the campus. There can be admissions daily, and there could be between 1 to 6 clients admitted per day. There will not be more than 6 admissions per day, and usually much less. Family visiting day will occur on Saturdays or Sundays for 3 hours, from 1 to 4pm.

There will be Alcoholic's Anonymous (AA) meetings 1 to 2 evenings per week at this facility for the residents of Marshall and the surrounding communities to attend if they