



## COUNTY OF PRINCE WILLIAM

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PLANNING  
OFFICE

Christopher M. Price, AICP  
Director of Planning

September 18, 2014

### **STAFF REPORT**

Zoning Text Amendment #PLN2014-00273, Pet-Related Uses  
(Countywide)

**Planning Commission Public Hearing Date: October 1, 2014**  
**Staff Recommendation: Adoption**

**I. Background** is as follows:

- A. Purpose of the Zoning Ordinance – Section 15.2-2283 of the Code of Virginia states that zoning ordinances shall be for the general purpose of promoting the health, safety, or general space welfare of the public.
- B. Purpose of Amendment – The proposed amendment addresses the need to provide for changes in the pet care industry to allow for current market demands while providing safeguards for adjoining commercial properties.
- C. Proposed Remedy – To amend Part 100 and Sections 32-400.24, 32-401.10, 32-401.11, 32-401.13, 32-401.20, 32-401.21, 32-401.23, 32-401.30, 32-401.31 and 32-401.33 of the PWC Zoning Ordinance to provide for two new defined uses (Pet Care Facility and Pet Store) and provide for those uses within the B-1, B-2 and B-3 zoning districts. See Attachment A – Proposed Text Amendment.

**II. Current Situation** is as follows:

- A. Application of Current Language – This zoning text amendment is in response to a recognized deficiency in the Zoning Ordinance pertaining to the commercial pet care industry. The current Zoning Ordinance references pet-related activities under five uses: commercial kennels, noncommercial kennels, petting farms, pet grooming services and veterinary hospitals. Currently, commercial kennels are permitted by special use permit in the A-1, Agriculture, district and in the B-1, General Commercial, district and by-right in the M-1 and M/T industrial districts. Non-commercial kennels housing eight (8) or fewer dogs are permitted as an accessory use in the A-1 and SR-5 districts and such kennels housing more than eight (8) dogs in those districts require a special use permit. In addition, non-commercial kennels housing any number of dogs in the SR-1 and SR-3 districts require a special use permit. A commercial kennel allows for commercial

breeding, boarding, training and selling of animals. A noncommercial kennel requires the dogs to be owned by the property owner or tenant. Petting farms are allowed only in the A-1 district and are not defined in the Zoning Ordinance. Pet grooming is permitted by special use permit in the RU and R-30 higher density residential districts and by-right in the B-1 and B-2 commercial districts. A pet grooming service is defined as *a facility engaged in the manicuring, bathing, clipping and styling of pets*. Veterinary hospitals are permitted by-right in all commercial and industrial districts and by special use permit in all office districts except for the O (H), Office High-Rise, district.

While each of these uses serves a specific function related to pet care, none provide the comprehensive set of activities that are included in the modern pet care industry. Pet stores, especially chain stores, include a wide range of pet-related goods and services, including pet training and pet grooming, as well as limited pet “day-care” and sales of animals, which require overnight kenneling, as well as limited veterinary services. These are all uses that are accessory to the main use of retail sales of pet items. Other types of establishments catering to pets may engage primarily in one or more, but not all, of these activities. As the current classifications of pet-related uses in the Zoning Ordinance do not cover all the uses and activities found in the current pet-related industry, the Zoning Ordinance needs to be amended to include a broader definition of pet care activities as they are applied in today’s commercial setting.

- B. Zoning Text Amendment Initiated – On March 11, 2014, the Board of County Supervisors initiated a Zoning Text Amendment to update pet-related uses. See Attachment B – BOCS Initiating Resolution.
- C. Zoning and Development Review Advisory Committee – The committee reviewed the proposed text amendment on August 21, 2014 and recommended approval.
- D. Planning Office Recommendation – The Planning Office recommends approval of Zoning Text Amendment #PLN2014-00273, Pet-Related Uses.
- E. Planning Commission Public Hearing – A public hearing before the Planning Commission was advertised for April 2, 2014 but was deferred to May 7, 2014 (Attachment C). The public hearing was advertised for May 7, 2014 but was deferred to date uncertain (Attachment D) in order to address concerns pertaining to overnight kenneling in commercial facilities. A public hearing before the Planning Commission has been advertised for October 1, 2014.

**III. Issues** in order of importance are:

- A. Policy – Does the amendment further the purposes of the Zoning Ordinance?
- B. Community Input – Have members of the community raised any issues?

- C. Legal – Are there any legal implications associated with this zoning text amendment?
- D. Timing – What are the timing considerations of the zoning text amendment?

**IV. Alternatives** beginning with the staff recommendation are as follows:

- A. Recommend Adoption of Zoning Text Amendment #PLN2014-00273, Pet-Related Uses, to the Prince William County Zoning Ordinance.
  - 1. Policy – Current provisions in the Zoning Ordinance do not address the existing market demand for current pet-related uses. The proposed text will provide for commercial uses and practices related to the pet care industry, beyond kennels and veterinary hospitals. This will enable the County to allow such uses while protecting adjoining commercial property occupants.
  - 2. Community Input – The Planning Office has not received any comments from the community as of the date of this staff report.
  - 3. Legal – The adoption of the zoning text amendment will expand the universe of pet-related uses, which will minimize any administrative errors in interpreting whether or not a pet-related use comports with the limited pet-related uses currently within the Zoning Ordinance. Legal issues resulting from Planning Commission action would be appropriately addressed by the County Attorney's Office.
  - 4. Timing – The Planning Commission has until December 30, 2014, 90 days from the first public hearing, to take action on this proposal. A recommendation to adopt the zoning text amendment would meet the 90-day requirement.
- B. Do Not Recommend Adoption of Zoning Text Amendment #PLN2014-00273, Pet-Related Uses, to the Prince William County Zoning Ordinance.
  - 1. Policy – Denial of the proposed amendment will result in the County not being able to appropriately accommodate new uses and activities associated with the pet care industry.
  - 2. Community Input – The Planning Office has not received any comments from the community as of the date of this staff report.
  - 3. Legal – Legal issues resulting from Planning Commission action would be appropriately addressed by the County Attorney's Office.
  - 4. Timing – The Planning Commission has until December 30, 2014, 90 days from the first public hearing, to take action on this proposal. A recommendation to not adopt the zoning text amendment would meet the 90-day requirement.

- V.        **Recommendation** is that the Planning Commission concur with Alternative A and recommend adoption of Zoning Text #PLN2014-00273, Pet-Related Uses.

**Staff:** Nick Evers, AICP, x6861

**Attachments:**

- A.      Proposed Text Amendment
- B.      BOCS Initiating Resolution
- C.      PC Deferral Resolution – April 2, 2014
- D.      PC Deferral Resolution – May 7, 2014

**MOTION:**

**October 1, 2014  
Regular Meeting  
Res. No. 14-**

**SECOND:**

**RE: ZONING TEXT AMENDMENT #PLN2014-00273, PET-RELATED USES –  
COUNTYWIDE**

**ACTION:**

**WHEREAS**, in accordance with Title 15.2-2285 of the Code of Virginia, Ann., the Board of County Supervisors may amend the Zoning Ordinance whenever it determines that public necessity, health, safety, convenience, general welfare and good zoning practice necessitate such change; and

**WHEREAS**, the current Zoning Ordinance provides for several categories of pet-related uses, each which addresses a specific function related to pet care, but none provide for a comprehensive set of activities that are included in the modern pet care industry; and

**WHEREAS**, as the current classifications of pet related uses in the Zoning Ordinance do not cover all the uses and activities found in the current pet care industry, the Zoning Ordinance needs to be amended to include a broader definition of pet care activities as they are applied in today's commercial setting; and

**WHEREAS**, amending the Zoning Ordinance pertaining to the above-referenced issue is required by public necessity, convenience, general welfare and good zoning practice, and is consistent with the intent of Title 15.2-2283 of the Code of Virginia, Ann; and

**WHEREAS**, on March 11, 2014 the Board of County Supervisors initiated a zoning text amendment to update pet related uses through Res. No. 14-167; and

**WHEREAS**, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on April 2, 2014 and recommended deferral to May 7, 2014, as stated in the Planning Commission Res. No. 14-033; and

**WHEREAS**, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on May 7, 2014 and recommended deferral to date uncertain, as stated in the Planning Commission Res. No. 14-038; and

**WHEREAS**, the Prince William Planning Commission duly ordered, advertised, and held a public hearing on October 1, 2014, at which time public testimony was received and the merits of the above-reference zoning text amendment were considered; and

**WHEREAS**, the Prince William County Planning Commission believes that public general welfare, as well as, good planning practices are served by the adoption of this Zoning Text Amendment;

**NOW, THEREFORE, BE IT RESOLVED**, that the Prince William County Planning Commission does hereby recommend approval of Zoning Text Amendment #PLN2014-00273, Pet-Related Uses.

**October 1, 2014**  
**Regular Meeting**  
**Res. No. 14-**  
**Page Two**

**Votes:**

**Ayes:**

**Nays**

**Absent from Vote:**

**Absent from Meeting:**

**For information:**

Planning Director  
County Attorney

**ATTEST**

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**Clerk to the Commission**

## Attachment A – Proposed Text Amendment

### ARTICLE I. TERMS DEFINED

#### PART 100. DEFINITIONS

*Pet:* Animals that are customarily kept for personal enjoyment within the home. Household pets shall include, but not be limited to, domestic dogs, domestic cats, domestic tropical birds, domestic rodents, and fish.

*Pet Care Facility:* A commercial facility for the care, training, and maintenance of household pets. A pet care facility may include pet grooming service (the manicuring, bathing, clipping and styling of pets), pet day-care, limited veterinary services (not to include surgical procedures) and accessory retail sales, but not overnight boarding or kenneling, except for extraordinary circumstances and then for no longer than 24 hours.

*Pet grooming service:* A facility engaged in the manicuring, bathing, clipping and styling of pets.

*Pet Store:* A retail store selling pets and pet supplies. A pet store may offer pet care, including pet grooming, day-care and training, and limited veterinary services (not to include surgical procedures) as accessory services, but shall not include overnight boarding or kenneling except for extraordinary circumstances and then for no longer than 24 hours. Permanent overnight boarding or kenneling of animals that are not for sale may be permitted with a Special Use Permit.

### ARTICLE IV. COMMERCIAL, OFFICE AND INDUSTRIAL DISTRICTS

#### PART 400. GENERAL REGULATIONS

##### **Sec. 32-400.24. General Provisions for Pet Care Facilities and Pet Stores**

Commercial Pet Care facilities and pet stores, when located within a completely enclosed building, must not allow for the emission of noxious pet odors that can be detected on adjoining properties or pet generated sounds that are not in accordance with Article 14 of the County Code of Prince William.

[SUBSEQUENT SECTIONS TO BE RENUMBERED ACCORDINGLY]

#### PART 401. COMMERCIAL DISTRICTS

##### **Section 32-401.10. B-1, General Business District; Purpose and Intent.**

The B-1 district is intended to implement the regional commercial center and general commercial land use classifications of the comprehensive plan. It is generally intended to provide areas for community-scale retail, office, and institutional uses in appropriate areas. The purpose of this district is to also promote retail employment opportunities and to enhance the tax base of Prince William County. The B-1 district is not designed to implement the non-retail employment based land uses reflected in the Comprehensive Plan; non-retail uses, however, are permitted within the district to complement and support the retail purposes. (No. 04-78, 12-21-04)

## Attachment A – Proposed Text Amendment

### Sec. 32-401.11. Uses Permitted by Right.

The following uses shall be permitted by right in the B-1 district:

1. Adult day-care facility.
2. Alarm systems operations, office.
3. Ambulance service (commercial).
4. Assisted Living Facility.
5. Barber shop or beautician studio, tanning and toning salon (one set of toning equipment only).
6. Brewery and bottling associated with a restaurant.
7. Business school.
8. Cafeteria/lunchroom/snack bar/automat.
9. Catering--commercial (off premises).
10. Catering--commercial (on or off premises).
11. Child-care facility.
12. Civic club.
13. College, university or seminary.
14. Commercial artist or photographer's studio.
15. Commercial bus station.
16. Cultural arts center.
17. Data and computer services.
18. Dry cleaning/garment processing facility, retail, less than three thousand (3,000) square feet.
19. Dry cleaning pick-up facility.
20. Event Center/Meeting Hall.
21. Financial institution.
22. Garden center.
23. Greenhouse or nursery.
24. Hospital.
25. Hotel or motel.
26. Household equipment and appliance service.
27. Institute for special education and training.
28. Interior design and decorating shop.
29. Laundromat.
30. Lawn mower service.
31. Locksmith.
32. Medical or dental laboratory.
33. Medical or dental office and clinic.
34. Mortuary, funeral home (except in shopping centers or shopping malls).
35. Motor vehicle parts, retail.
36. Nursing or convalescent care facility.
37. Office.
38. Office equipment sales, lease and service.
39. Optical and eye care facility.
40. Package, telecommunications and courier service.
41. Pet Store, in accordance with the provisions of Sec. 32-400.24  
~~Pet grooming service~~

[SUBSEQUENT USES TO BE RENUMBERED ACCORDINGLY]



## **Attachment A – Proposed Text Amendment**

### **Sec. 32-401.13. Special Uses.**

The following uses shall be permitted in the B-1 district with a Special Use Permit:

1. Ambulance service, maintenance facility.
2. Boarding/ kenneling of pets accessory to a pet store.
2. Boat sales (excluding non-motorized), rental or lease, storage, service, or repair.
3. Car wash (manned or self-service).
4. Commercial kennel.
5. Commercial parking.
6. Company vehicle service facility.
7. Continuing Care Retirement Community.
8. Crematory, secondary to a hospital, mortuary, or funeral home.
9. Donated materials collection center.
10. Farmer's market.
11. Flea market.
12. Heliport.
13. Marina.
14. Medical care facility, specialized.
15. Mobile home or office sales, lease or service.
16. Motorcycle sales, rental or lease, service or repair.
17. Motor vehicle fuel station, retail.
18. Motor vehicle impoundment yard.
19. Motor vehicle parts, with service.
20. Motor vehicle repair, machine shop.
21. Motor vehicle sales, rental or lease (limited).
22. Motor vehicle sales, rental or lease (recreational).
23. Motor vehicle service.
24. Motor vehicle towing.
25. Pet Care Facility, in accordance with the provisions of Sec. 32-400.24

[SUBSEQUENT USES TO BE RENUMBERED ACCORDINGLY]

### **Section 32-401.20. B-2, Neighborhood Business District; Purpose and Intent.**

The B-2 district is intended to implement the neighborhood commercial land use classifications of the Comprehensive Plan. The B-2 district is designed to provide for areas of neighborhood-scale retail, and to a lesser extent, office and institutional uses but particularly consumer product and service centers in appropriate areas. The purpose of this district is also to promote employment opportunities and to enhance the tax base of Prince William County. (No. 04-78, 12-21-04)

### **Sec. 32-401.21. Uses Permitted by Right.**

The following uses shall be permitted by right in the B-2 district:

1. Adult day-care facility.
2. Assisted Living Facility.
3. Barber shop, beautician studio, tanning and toning salon (one set of toning equipment only).

## Attachment A – Proposed Text Amendment

4. Bicycle service.
5. Business school.
6. Cafeteria/lunchroom/snack bar/automat.
7. Catering-commercial (off premises).
8. Child-care facility.
9. Commercial artist or photographer's studio.
10. Cultural arts center.
11. Data and computer services.
12. Dry cleaning/garment processing facility, retail less than three thousand (3,000) square feet.
13. Dry cleaning pick-up facility.
14. Event Center/Meeting Hall.
15. Financial institution.
16. Garden center.
17. Greenhouse or nursery.
18. Household equipment and appliance service.
19. Institute for special education and training.
20. Interior design and decorating shop.
21. Laundromat.
22. Lawn mower service.
23. Locksmith.
24. Medical or dental offices and clinic.
25. Mortuary, funeral home (except in shopping centers or shopping malls).
26. Nursing and convalescent care facility.
27. Office.
28. Office equipment service.
29. Optical and eye care facility.
30. Package, telecommunications and courier service.
31. ~~Pet grooming service.~~  
Pet Store, in accordance with the provisions of Sec. 32-400.24

[SUBSEQUENT USES TO BE RENUMBERED ACCORDINGLY]

### Section 32-401.23. Special Uses.

The following uses shall be permitted in the B-2 district with a Special Use Permit:

1. Any permitted use greater than twelve thousand (12,000) square feet of floor area. The requirement for a Special Use Permit shall not apply to grocery stores.
2. Boarding/ kenneling of pets accessory to a pet store.
3. Car wash (manned or self-service).
4. Catering, commercial (on or off premise).
5. Continuing Care Retirement Community.
6. Crematory, secondary to a funeral home.
7. Donated materials collection center.
8. Farmer's market.
9. Marina.
10. Motor vehicle fuel station, retail.
11. Mixed-use building.
12. Pet Care Facility, in accordance with the provisions of Sec. 32-400.24

## Attachment A – Proposed Text Amendment

[SUBSEQUENT USES TO BE RENUMBERED ACCORDINGLY]

### **Section 32-401.30. B-3, Convenience Retail District; Purpose and Intent.**

The intent of the B-3 district is to provide for areas within the rural area as defined by the Comprehensive Plan where convenience goods and services may be located. The B-3 district is intended to implement the convenience retail land use classification of the Comprehensive Plan. The purpose of this district is to serve nearby residents, rather than pass-by or regional traffic, promote employment opportunities, and enhance the tax base of Prince William County. (No. 04-78, 12-21-04)

### **Sec. 32-401.31. Uses Permitted by Right.**

The following uses shall be permitted by right in the B-3 district:

1. Adult day-care facility.
2. Assisted Living Facility.
3. Barber shop, beautician studio, tanning and toning salon (one set of toning equipment only).
4. Child-care facility.
5. Dry cleaning pick-up facility.
6. Event Center/Meeting Hall.
7. Financial institution.
8. Garden center.
9. Gunsmith.
10. Locksmith.
11. Medical or dental office and clinic.
12. Mortuary, funeral home (except in shopping centers or shopping malls).
13. Office.
14. Pet store, in accordance with the provisions of Sec. 32-400.24

[SUBSEQUENT USES TO BE RENUMBERED ACCORDINGLY]

### **Section 32-401.33. Special Uses.**

The following uses shall be permitted in the B-3 district with a Special Use Permit.

1. Boarding/ kenneling of pets accessory to a pet store.
1. Continuing Care Retirement Community.
2. Crematory, secondary to a funeral home.
3. Marina.
4. Motor vehicle fuel station, retail.
5. Pet Care Facility, in accordance with the provisions of Sec. 32-400.24

[SUBSEQUENT USES TO BE RENUMBERED ACCORDINGLY]

## Attachment B – BOCS Initiating Resolution

**MOTION: COVINGTON**

**March 11, 2014  
Regular Meeting  
Res. No. 14-167**

**SECOND: CANDLAND**

**RE: INITIATE A ZONING TEXT AMENDMENT TO UPDATE  
PET-RELATED USES – COUNTYWIDE**

**ACTION: APPROVED**

**WHEREAS**, in accordance with Title 15.2-2285 of the Code of Virginia, Ann., the Board of County Supervisors may amend the Zoning Ordinance whenever it determines that public necessity, health, safety, convenience, general welfare and good zoning practice necessitate such change; and

**WHEREAS**, the Zoning Ordinance addresses pet-related uses, including regulations; and

**WHEREAS**, commercial pet-related uses have evolved over time and are legitimate uses within commercially zoned districts; and

**WHEREAS**, commercial pet-related uses should be established to include activities that are not restricted by the definition of a commercial kennel; and

**WHEREAS**, consideration of an amendment to the Zoning Ordinance for the above-referenced issue is required by public necessity, convenience, general welfare and good zoning practice, and is consistent with the intent of Title 15.2-2283 of the Code of Virginia, Ann; and

**WHEREAS**, on February 11, 2014, Supervisor Caddigan (DIR 14-17) requested that staff prepare, for the Board of County Supervisors' consideration, an initiation for a Zoning Text Amendment to include pet daycare as a Special Use in the B-1 Zoning District; and

**WHEREAS**, the Prince William Board of County Supervisors believes that public general welfare, as well as good planning practices are served by the initiation of this Zoning Text Amendment;

**NOW, THEREFORE, BE IT RESOLVED** that the Prince William Board of County Supervisors does hereby initiate an amendment to the Prince William County Zoning Ordinance to update pet-related uses.

## Attachment B – BOCS Initiating Resolution

March 11, 2014  
Regular Meeting  
Res. No. 14-167  
Page Two

**Votes:**

**Ayes:** Caddigan, Candland, Covington, Jenkins, May, Nohe, Principi, Stewart

**Nays:** None

**Absent from Vote:** None

**Absent from Meeting:** None

**For Information:**

Planning Director

County Attorney

ATTEST: \_\_\_\_\_

  
Clerk to the Board

## Attachment C – PC Deferral Resolution – April 2, 2014

### PLANNING COMMISSION RESOLUTION

**MOTION:** BRYANT  
**SECOND:** FRY  
**RE:** ZONING TEXT AMENDMENT #PLN2014-00273, PET-RELATED USES, COUNTYWIDE  
**ACTION:** DEFERRED TO DATE CERTAIN MAY 7, 2014

April 2, 2014  
Regular Meeting  
Res. No. 14-033

**WHEREAS**, this is a request to amend Article I –Terms Defined and Article IV- Commercial, Office and Industrial Districts to define commercial pet-related uses and to permit such uses within commercial districts; and

**WHEREAS**, the Zoning Ordinance addresses pet-related uses, including regulations; and

**WHEREAS**, commercial pet-related uses have evolved over time and should be established to include activities that are not restricted by the definition of a commercial kennel; and

**WHEREAS**, on February 11, 2014, Supervisor Caddigan (DIR 14-17) requested that staff prepare, for the Board of County Supervisors' consideration, an initiation for a Zoning Text Amendment to include pet daycare as a special use in the B-1 Zoning District; and

**WHEREAS**, on March 11, 2014 the Board of County Supervisors initiated an amendment to the Zoning Ordinance to update pet-related uses thru Res. No. 14-167; and

**WHEREAS**, the Prince William County Planning Commission duly ordered and advertised a public hearing on April 2, 2014, at which time staff requested deferral to allow additional time to consider impacts of the proposed language; and

**WHEREAS**, the Prince William County Planning Commission believes that public general welfare as well as good planning practices are served by the deferral of this request;

**NOW, THEREFORE, BE IT RESOLVED**, that the Prince William County Planning Commission does hereby recommend deferral of Zoning Text Amendment #PLN2014-00273, Pet- Related Uses, to date certain May 7, 2014.

**Votes:**

**Ayes:** Arnold, Bryant, Fry, Haynes, Holley, Hosen, Vanegas

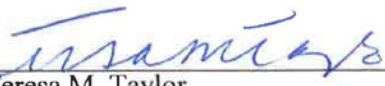
**Nays:** Burgess

**Absent from Vote:** None

**Absent from Meeting:** None

**MOTION CARRIED**

Certified Copy:

  
Teresa M. Taylor  
Clerk to the Planning Commission

## Attachment D – PC Deferral Resolution – May 7, 2014

### PLANNING COMMISSION RESOLUTION

**MOTION:** VANEGAS  
**SECOND:** HOLLEY  
**RE:** ZONING TEXT AMENDMENT #PLN2014-00273, PET-RELATED USES, COUNTYWIDE  
**ACTION:** DEFERRED TO DATE UNCERTAIN

May 7, 2014  
Regular Meeting  
Res. No. 14-038

**WHEREAS**, this is a request to amend Article I –Terms Defined and Article IV- Commercial, Office and Industrial Districts to define commercial pet-related uses and to permit such uses within commercial districts; and

**WHEREAS**, the Zoning Ordinance addresses pet-related uses, including regulations; and

**WHEREAS**, commercial pet-related uses have evolved over time and should be established to include activities that are not restricted by the definition of a commercial kennel; and

**WHEREAS**, on February 11, 2014, Supervisor Caddigan (DIR 14-17) requested that staff prepare, for the Board of County Supervisors' consideration, an initiation for a Zoning Text Amendment to include pet daycare as a special use in the B-1 Zoning District; and

**WHEREAS**, on March 11, 2014 the Board of County Supervisors initiated an amendment to the Zoning Ordinance to update pet-related uses thru Res. No. 14-167; and

**WHEREAS**, the Prince William County Planning Commission duly ordered and advertised public hearings on April 2, 2014 and on May 7, 2014, at which time staff requested deferral to allow additional time to consider impacts of the proposed language; and

**WHEREAS**, the Prince William County Planning Commission believes that public general welfare as well as good planning practices are served by the deferral of this request;

**NOW, THEREFORE, BE IT RESOLVED**, that the Prince William County Planning Commission does hereby recommend deferral of Zoning Text Amendment #PLN2014-00273, Pet- Related Uses, to date uncertain.

**Votes:**

**Ayes:** Arnold, Bryant, Burgess, Haynes, Holley, Hosen, Vanegas

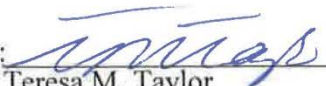
**Nays:** None

**Absent from Vote:** None

**Absent from Meeting:** Fry

**MOTION CARRIED**

Certified Copy:

  
Teresa M. Taylor  
Clerk to the Planning Commission