

AGENDA ITEM # 4I  
Date 10/5/17

**PROPERTY OWNER:**  
Sipapu, LLC

**APPLICANT:**  
Joseph A. Murray, agent for Sipapu, LLC

**LOCATION OF PROPERTY:**  
277 Lake Drive, Greenville in the Riverheads District

**SIZE OF PROPERTY:**  
88.534 acres

**VICINITY ZONING:**  
General Agriculture surrounds the entire parcel

**PREVIOUS ZONING OR S.U.P.:**  
06/85 SUP to build a pavilion, game room, swimming pool, and six (6) cottages  
05/89 SUP for bathhouse  
12/95 Zoned General Agriculture

**LAND USE MAPS:**  
Rural Conservation Area

**UTILITIES:**  
Well and Septic

**APPLICANT'S JUSTIFICATION:**  
To have a short term and extended stay campground and to have special events

**PLANNING COMMISSION'S COMMENTS:**  
No comments

**BUILDING INSPECTOR'S COMMENTS:**  
Upon review, our office has no comments.

**HEALTH DEPARTMENT'S COMMENTS:**  
The current campground is permitted by the health department for 198 sites and has appropriate sewage disposal system(s) for the existing permitted usage. The health department has no issue with the special use proposals to the current campground provided they do not exceed their permitted usage. If a "special event" involves providing additional camping sites on a temporary basis or allowing people other than campers to use any facilities the applicant would need to obtain permission from the health department. Waivers to the campground regulations may be required (often the case for music festivals, etc. held with overnight campers).

**HIGHWAY DEPARTMENT'S COMMENTS:**

VDOT understands that this application is for the existing campground. VDOT defers comments to the SUP#17-50.

**SERVICE AUTHORITY'S COMMENTS:**

There is no public water or sewer available in the area of the subject property.

**ENGINEERING'S COMMENTS:**

Expanding existing campground. Ensure compliance with Floodplain Ordinance. No permanent trailers and no storage in the Floodplain. Also seek comments from Headwaters Soil & Water Conservation District. They have an easement.

**SECTION 25-74H - PUBLIC ACCOMMODATION FACILITIES**

**SECTION 25-74N – SHORT-TERM CAMPGROUNDS AND SHORT-TERM RECREATIONAL VEHICLE PARKS**

**SECTION 25-74Q – EXTENDED-STAY CAMPGROUNDS AND EXTENDED-STAY RECREATIONAL VEHICLE PARKS**

**The business and anticipated enlargements thereof will be appropriate for agriculture areas.**

Special events should be appropriate for agricultural areas.

**The business, taking into account such things as its proposed size, parking facilities, setbacks, and landscaping, will not be out of character with neighboring properties.**

The applicant is requesting to have special events as an accessory to the existing campground which should not be out of character with neighboring properties.

**The permitting of the proposed business, when taking into account the presence of similar businesses in the neighborhood, will not result in such concentration or clustering of businesses as to create an institutional setting or business center or otherwise change the area's character and social structure.**

Campgrounds and special events will not result in a clustering of businesses.

**The business shall have direct access on to a state maintained road.**

The campground has access to Cold Springs Road through Lake Drive.

**Anticipated attendance will not create traffic or crowd control problems at or near the site beyond practical solution.**

The existing campground has operated for over forty (40) years and has caused no traffic control problems.

**There is an adequate plan for sanitation facilities and garbage, trash and sewage disposal to accommodate persons in attendance.**

The current site has Health Department approval for up to 198 sites and two (2) dump stations. There are dumpsters onsite for trash disposal.

**There will be full compliance with Virginia Department of Health regulations with respect to food and water service.**

The facility has Health Department approval for their well system and no food prepared onsite.

**There is an adequate plan for providing emergency medical services for persons in attendance.**

Local Emergency Services persons serve the site.

**There is an adequate plan for parking and crowd and traffic control in and around the site.**

Campground staff supervise parking and crowd control. Parking spaces are provided for every rental site.

**There is an adequate plan for protection from fire and other hazards.**

There are fire extinguishers onsite and smoke detectors in cabins and the local Fire Department serves the site.

**The business meets the requirements of article VI "Outdoor Lighting".**

No new outdoor lighting is requested.

**There is an adequate plan to ensure that structures, grandstands, tents and amusement devices are constructed and maintained in a manner consistent with appropriate protection of public safety.**

All existing structures meet Building Code.

**The campground or park is at least ten (10) acres in size. The minimum acreage required for the permit must be retained in the same ownership for the permit to remain valid. Nothing herein shall be deemed to limit the ability of the board of zoning appeals to require a larger site.**

The facility contains 88.534 acres.

**The density shall be no more than ten (10) sites per acre. Nothing herein shall be deemed to limit the ability of the board of zoning appeals to limit the density of the campground or park.**

There are approximately one hundred ninety-eight (198) campsites which is well below the ten (10) sites per acre.

**There shall be a minimum of fifty feet (50') of undeveloped land along the total perimeter of the campground or park.**

The existing campground was constructed prior to the setback requirement.

**All sites and facilities within the campground or park shall be served by a public water and sewer system or systems approved by the Virginia Department of Health. In no case shall portable toilets be permitted within a campground for anything more than temporary use defined as no more than four (4) days in any thirty (30) day period of time.**

The facility has water and sewer approved by the Health Department.

**Camp hosts may reside at a campground or park year-round, without regard to guest occupancy time limits. A campground or park may have one camp host per fifty (50) campsites. For purposes of this calculation, the number of campsites shall be rounded up to the next multiple of fifty (50). If a camp host resides in a recreational vehicle, the recreational vehicle must meet the definition of a self-contained unit as set out in § 25-4 and shall connect to an electricity supply and approved water and sewer system.**

The facility currently has four (4) camp hosts onsite. Two (2) of the cabins are for the owners.

**The operator shall keep a guest register tracking occupancy data for all guests. This information shall be recorded on a standard form provided by the County and shall be made available for inspection on demand; and**

The operator keeps a guest register onsite.

**The operator of a short-term campground or short-term recreational vehicle park may permit storage of unoccupied recreational vehicles year-round.**

Unoccupied recreational vehicles are kept in designated areas.

**No recreational vehicle or recreational vehicle site may be sold or otherwise conveyed as a separate lot or condominium unit.**

There are no sales of vehicles or sites.

**The campground or park may contain campsites that are not extended-stay recreational vehicle sites or extended-stay cabins as defined in § 25-4 if the operator obtains a permit under subsection (N) of this section for a short-term campground or short-term recreational vehicle park. In no case, shall more than 30% of the recreational vehicle sites be occupied by vehicles which are in the park for more than 240 days per calendar year.**

The Special Use Permit includes Section 25-74N. The applicant understands the thirty (30%) percent limitation on extended stay recreational vehicles.

**The operator shall submit to the Zoning Administrator a map of the campground or park (1) showing all campsites, (2) indicating the classification of each campsite as a tent site, short-term cabin, short-term recreational vehicle site, extended-stay cabin, or extended-stay recreational vehicle site, and (3) showing and identifying all other facilities. The applicant has provided a map of the campground identifying all sites.**

**All campsites classified as extended-stay recreational vehicle sites or extended-stay cabins shall be served by: (1) electricity and (2) a water and sewer system approved by the Virginia Department of Health.**  
All extended stay sites and cabins are served by systems approved by the Health Department.

**All recreational vehicles occupying extended-stay recreational vehicle sites shall meet the definition of a self-contained unit as set out in § 25-4.**  
The applicant states all vehicles for extended stay meet the definition of self-contained.

**All recreational vehicles occupying extended-stay recreational vehicle sites shall connect to the site's electricity supply and approved water and sewer system.**  
All recreational vehicles in the extended stay sites will be connected to electric and approved systems.

**The operator shall inspect all occupied extended-stay recreational vehicle sites to ensure that the recreational vehicles occupying the sites are properly connected to the site's electricity supply and approved water and sewer system.**  
The applicant inspects sites for compliance.

**The operator shall enforce time limits set out in § 25-4 for guest occupancy for each type of campsite.**  
The applicant enforces time limits for each type of campsite.

**Other than those occupied by camp hosts, there shall be no additions or structures, including decks, steps, or porches, attached to a recreational vehicle. All recreational vehicles must have a valid license and all wheels must remain on the vehicles.**  
There are no additions or structures attached to recreational vehicles. All vehicles comply with regulations.

The campground or park shall have approval by the Virginia Department of Transportation (VDOT) and have direct access off a state-maintained road or be connected to a state-maintained road by a private street. For facilities with one hundred (100) or more campsites, a second access for emergency vehicles shall be provided. The second access may be gated.

The campground has an existing entrance. The campground was established prior to these requirements. Existing streets are "grandfathered in". Any new streets or extensions must meet the new requirements.

**Private streets shall meet the following standards and specifications:**

- a. The minimum street width shall be eighteen feet (18'). Street width shall not include curb and gutter and shall meet the requirements of subparagraph 3 of this section.
- b. The subbase and the base course shall meet the minimum specifications promulgated by the Virginia Department of Transportation.
- c. The surface course may be asphalt or gravel. If asphalt, the surface course shall meet the minimum standards for asphalt surface treatment promulgated by the Virginia Department of Transportation.
- d. All banks and ditches shall be appropriately stabilized immediately upon completion of the work in accordance with the minimum standards promulgated pursuant to the Virginia Erosion and Sediment Control Law and Regulations.
- e. Streets shall be designed to safely accommodate fire and rescue emergency vehicles.

#### **STAFF RECOMMENDATIONS**

The applicants are requesting to have both a short term and extended stay campground and be allowed to have special events such as a haunted house and music events onsite. The campground has been operating at this site for over forty (40) years and the current owners were not aware that a Special Use Permit was needed for special events and extended stay sites. The campground currently has one hundred ninety-eight (198) sites and the County has no record of any traffic or crowd control issues. Prior to 2011, all campgrounds were defined as temporary living quarters for short term stays of no more than twenty (21) days within any two (2) month period or more than forty-five (45) days in any twelve (12) month period.

The new ordinance allows year round occupancy for qualified recreational vehicle sites and cabins with a Special Use Permit. The applicants are also proposing to construct a new 50' x 80' pavilion for music events on the existing site.

Staff feels the request would be compatible with the area and would bring the existing site into compliance with the current ordinance requirement and would recommend approval with the following conditions:

**Pre-Conditions:**

None

**Operating Conditions:**

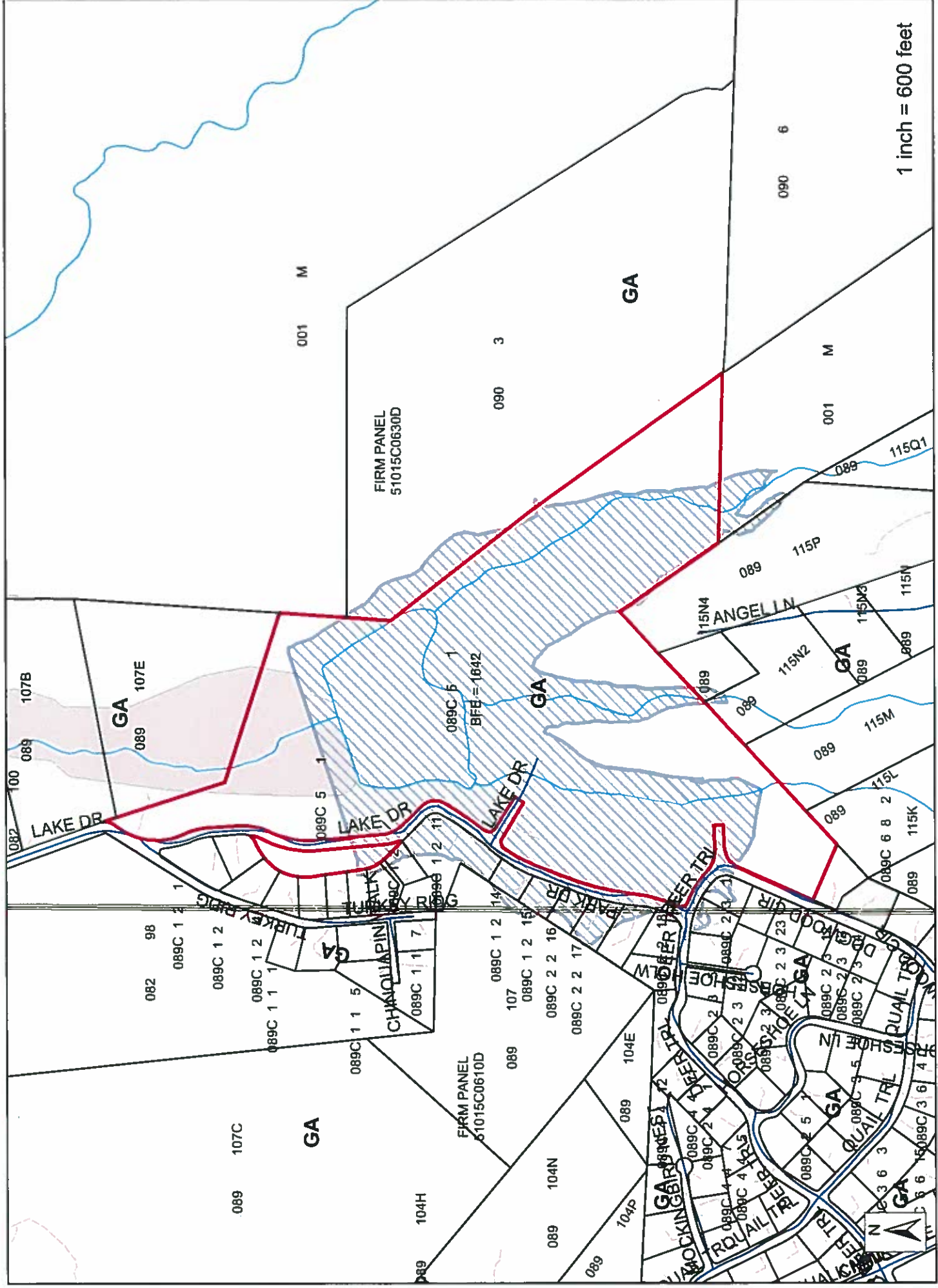
1. Obtain all necessary building permits for the 50' x 80' pavilion.
2. No outdoor music after 11:00 p.m.
3. All conditions of SUP#85-29 and SUP#89-24 remain in effect.
4. Be permitted to have special events open to the public.

SIPA PU



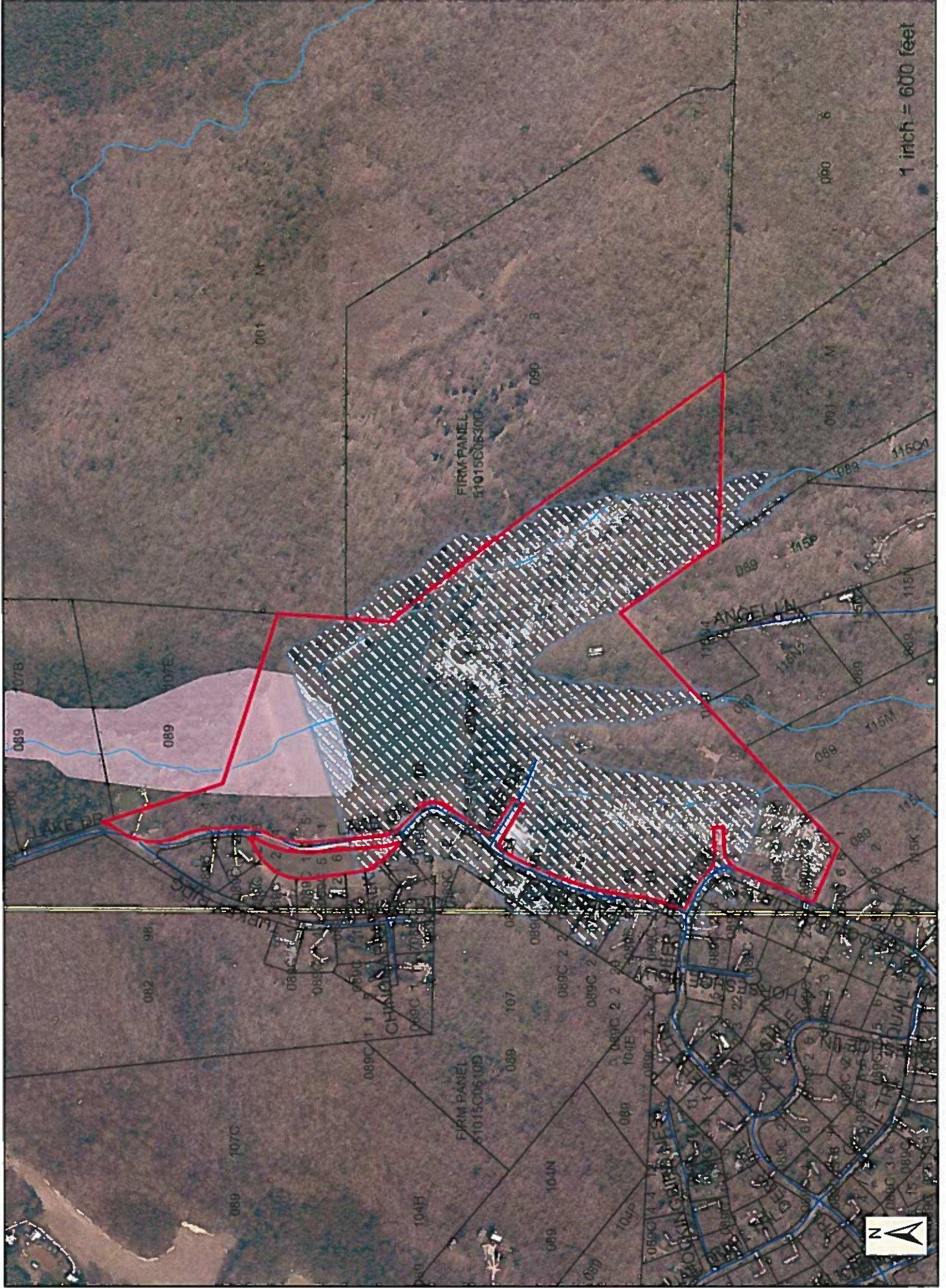


# Sipapu, LLC



1 inch = 600 feet

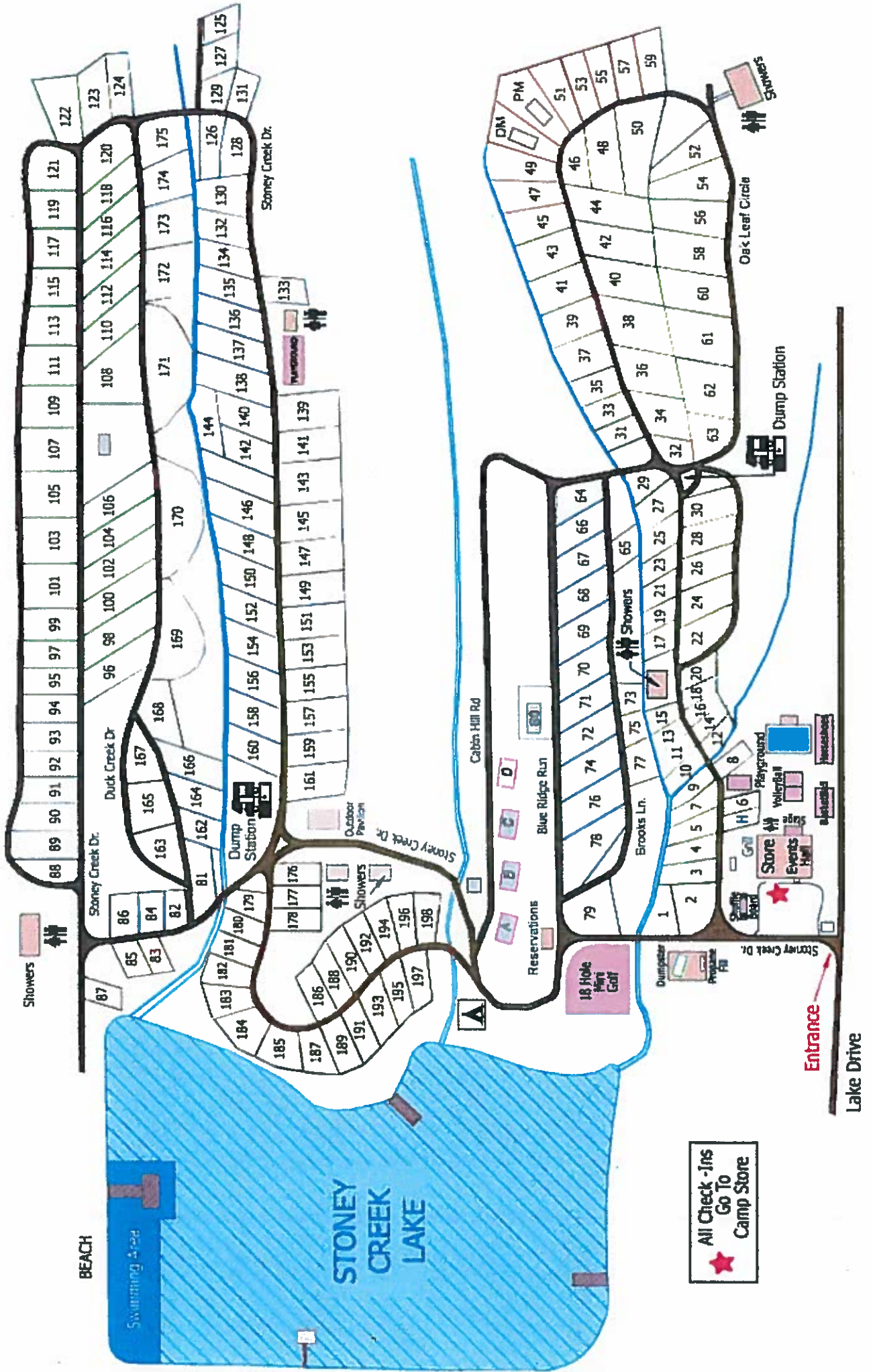
# Sipapu, LLC



Sipapu

# Stoney Creek CAMPGROUND MAP

277 Lake Dr. Greenville, VA 24440  
540-337-1510



All Check - Ins  
Go To  
Camp Store

Entrance

Lake Drive

**AGENDA ITEM #** 4J

**Date**

10/5/17

**PROPERTY OWNER:**

Arthur J. Fisher, III

**APPLICANT:**

Joseph A. Murray, agent for Sipapu, LLC

**LOCATION OF PROPERTY:**

On the east side of Lake Road adjacent to Stoney Creek Campground in Greenville in the Riverheads District

**SIZE OF PROPERTY:**

97.038 acres

**VICINITY ZONING:**

General Agriculture surrounds the entire parcel

**PREVIOUS ZONING OR S.U.P.:**

12/95 Zoned General Agriculture

**LAND USE MAPS:**

Agriculture Conservation Area

**UTILITIES:**

None

**APPLICANT'S JUSTIFICATION:**

To have a short term and extended stay campground and to have special events

**PLANNING COMMISSION'S COMMENTS:**

No comments

**BUILDING INSPECTOR'S COMMENTS:**

Obtain all necessary permits and inspections to comply to the Uniform Statewide Building Code.

**HEALTH DEPARTMENT'S COMMENTS:**

The applicant will need to submit detailed plans for the proposed campground expansion along with an application to the health department for review to determine compliance with the Rules and Regulations Governing Campgrounds. The health department will also need to review and approve plans for sewage disposal system(s) to serve the planned expansion.

**HIGHWAY DEPARTMENT'S COMMENTS:**

The expansion appears to nearly double the number of camp sites. The campground has two access points to Rt. 608, one via Lake Drive and one via Bear Den Trail (both privately maintained roadways); however, the Lake Drive

access is paved and a much more direct route to the campground. The available site distance at Lake Drive and Rt. 608 is poor. VDOT understands that the applicant is in the process of purchasing TM Parcel 82-98, which will allow sight distance improvements. VDOT does not object to the expansion conditioned on the following:

- Clear and grade the bank at the Lake Drive/Rt. 608 intersection to maximize available sight distance within the horizontal alignment of the roadway.
- Encourage the use of Bear Den Trail for egress.

**SERVICE AUTHORITY'S COMMENTS:**

There is no public water or sewer available in the area of the subject property.

**ENGINEERING'S COMMENTS:**

Expanding existing campground. Ensure compliance with Floodplain Ordinance. No permanent trailers and no storage in the Floodplain. Also seek comments from Headwaters Soil & Water Conservation District. They have an easement. Need a Stormwater and Erosion and Sediment Control Plan.

**SECTION 25-74H - PUBLIC ACCOMMODATION FACILITIES**

**SECTION 25-74N – SHORT-TERM CAMPGROUNDS AND SHORT-TERM RECREATIONAL VEHICLE PARKS**

**SECTION 25-74Q – EXTENDED-STAY CAMPGROUNDS AND EXTENDED-STAY RECREATIONAL VEHICLE PARKS**

**The business and anticipated enlargements thereof will be appropriate for agriculture areas.**

Campgrounds and special event facilities should be appropriate for agricultural areas.

**The business, taking into account such things as its proposed size, parking facilities, setbacks, and landscaping, will not be out of character with neighboring properties.**

The applicant is requesting to expand the existing campground and hold special events which should not be out of character with the rural area.

**The permitting of the proposed business, when taking into account the presence of similar businesses in the neighborhood, will not result in such concentration or clustering of businesses as to create an institutional setting or business center or otherwise change the area's character and social structure.**

Expansion of an existing campground should not create a clustering of similar businesses.

**The business shall have direct access on to a state maintained road.**  
Campground has access to Cold Springs Road.

**Anticipated attendance will not create traffic or crowd control problems at or near the site beyond practical solution.**

The expansion of an existing campground using the same entrance could impact traffic.

**There is an adequate plan for sanitation facilities and garbage, trash and sewage disposal to accommodate persons in attendance.**

The expansion will require Health Department approval.

**There will be full compliance with Virginia Department of Health regulations with respect to food and water service.**

The expansion will require approval from the Health Department.

**There is an adequate plan for providing emergency medical services for persons in attendance.**

Local Emergency Services persons serve the site.

**There is an adequate plan for parking and crowd and traffic control in and around the site.**

Campground staff supervise parking and crowd control. Parking spaces are provided for every rental site.

**There is an adequate plan for protection from fire and other hazards.**

There are fire extinguishers onsite and smoke detectors in cabins and the local Fire Department serves the site.

**The business meets the requirements of article VI "Outdoor Lighting".**

No new outdoor lighting is requested.

**There is an adequate plan to ensure that structures, grandstands, tents and amusement devices are constructed and maintained in a manner consistent with appropriate protection of public safety.**

All new structures will need to obtain Building permit approval.

**The campground or park is at least ten (10) acres in size. The minimum acreage required for the permit must be retained in the same ownership for the permit to remain valid. Nothing herein shall be deemed to limit the ability of the board of zoning appeals to require a larger site.**

The new site contains 97.038 acres. The applicants are requesting two hundred (200) new sites.

**The density shall be no more than ten (10) sites per acre. Nothing herein shall be deemed to limit the ability of the board of zoning appeals to limit the density of the campground or park.**

Two hundred (200) sites is well below the ten (10) sites per acre.

**There shall be a minimum of fifty feet (50') of undeveloped land along the total perimeter of the campground or park.**

The new sites must meet the setback requirement.

**All sites and facilities within the campground or park shall be served by a public water and sewer system or systems approved by the Virginia Department of Health. In no case shall portable toilets be permitted within a campground for anything more than temporary use defined as no more than four (4) days in any thirty (30) day period of time.**

Applicant is working with the Health Department to obtain approval for the expansion.

**Camp hosts may reside at a campground or park year-round, without regard to guest occupancy time limits. A campground or park may have one camp host per fifty (50) campsites. For purposes of this calculation, the number of campsites shall be rounded up to the next multiple of fifty (50). If a camp host resides in a recreational vehicle, the recreational vehicle must meet the definition of a self-contained unit as set out in § 25-4 and shall connect to an electricity supply and approved water and sewer system.**

The applicants are proposing four (4) camp hosts on this site.

**The operator shall keep a guest register tracking occupancy data for all guests. This information shall be recorded on a standard form provided by the County and shall be made available for inspection on demand; and The operator will keep a register.**

**The operator of a short-term campground or short-term recreational vehicle park may permit storage of unoccupied recreational vehicles year-round.**

Unoccupied recreational vehicles are kept in designated areas.

**No recreational vehicle or recreational vehicle site may be sold or otherwise conveyed as a separate lot or condominium unit.**

No sites or vehicles will be sold.

**The campground or park may contain campsites that are not extended-stay recreational vehicle sites or extended-stay cabins as defined in § 25-4 if the operator obtains a permit under subsection (N) of this section for a short-term campground or short-term recreational vehicle park. In no case, shall more than 30% of the recreational vehicle sites be occupied by vehicles which are in the park for more than 240 days per calendar year. The applicant understands the thirty (30%) percent limitation.**

**The operator shall submit to the Zoning Administrator a map of the campground or park (1) showing all campsites, (2) indicating the classification of each campsite as a tent site, short-term cabin, short-term recreational vehicle site, extended-stay cabin, or extended-stay recreational vehicle site, and (3) showing and identifying all other facilities. The applicant has provided a map of the new sites.**

**All campsites classified as extended-stay recreational vehicle sites or extended-stay cabins shall be served by: (1) electricity and (2) a water and sewer system approved by the Virginia Department of Health. Applicant is working with the Health Department.**

**All recreational vehicles occupying extended-stay recreational vehicle sites shall meet the definition of a self-contained unit as set out in § 25-4. The applicant understands the requirements.**

**The operator shall inspect all occupied extended-stay recreational vehicle sites to ensure that the recreational vehicles occupying the sites are properly connected to the site's electricity supply and approved water and sewer system. The applicant will inspect all sites for compliance.**

**The operator shall enforce time limits set out in § 25-4 for guest occupancy for each type of campsite. The applicant enforces time limits for each type of campsite.**

**Other than those occupied by camp hosts, there shall be no additions or structures, including decks, steps, or porches, attached to a recreational vehicle. All recreational vehicles must have a valid license and all wheels must remain on the vehicles. There will be no additions or structures attached to recreational vehicles.**



The campground or park shall have approval by the Virginia Department of Transportation (VDOT) and have direct access off a state-maintained road or be connected to a state-maintained road by a private street. For facilities with one hundred (100) or more campsites, a second access for emergency vehicles shall be provided. The second access may be gated.

Working with VDOT on expansion and site plan shows second access.

Private streets shall meet the following standards and specifications:

a. The minimum street width shall be eighteen feet (18').

Street width shall not include curb and gutter and shall meet the requirements of subparagraph 3 of this section.

b. The subbase and the base course shall meet the minimum specifications promulgated by the Virginia Department of Transportation.

c. The surface course may be asphalt or gravel. If asphalt, the surface course shall meet the minimum standards for asphalt surface treatment promulgated by the Virginia Department of Transportation.

d. All banks and ditches shall be appropriately stabilized immediately upon completion of the work in accordance with the minimum standards promulgated pursuant to the Virginia Erosion and Sediment Control Law and Regulations.

e. Streets shall be designed to safely accommodate fire and rescue emergency vehicles.

### **STAFF RECOMMENDATIONS**

The applicants are purchasing the adjacent 97.038 acres in order to expand the existing campground. The applicants are requesting an additional two hundred (200) sites, two (2) bathhouses, pavilions for special events, a camp store, and four (4) additional camp hosts on this site. The applicant is currently working with the Health Department and VDOT for the expansion. The additional sites will include both short term and extended stay sites. The existing campground has been operating for over forty (40) years with no complaints. Staff is concerned that the additional sites may have an adverse impact on neighboring properties due to the increased traffic. If the Board desires to approve the request, staff would recommend the following conditions:

#### **Pre-Condition:**

1. Submit site plan meeting the requirements of Section 25-673 "Site Plan Contents" of the Augusta County Zoning Ordinance to be approved by all appropriate departments and/or agencies.

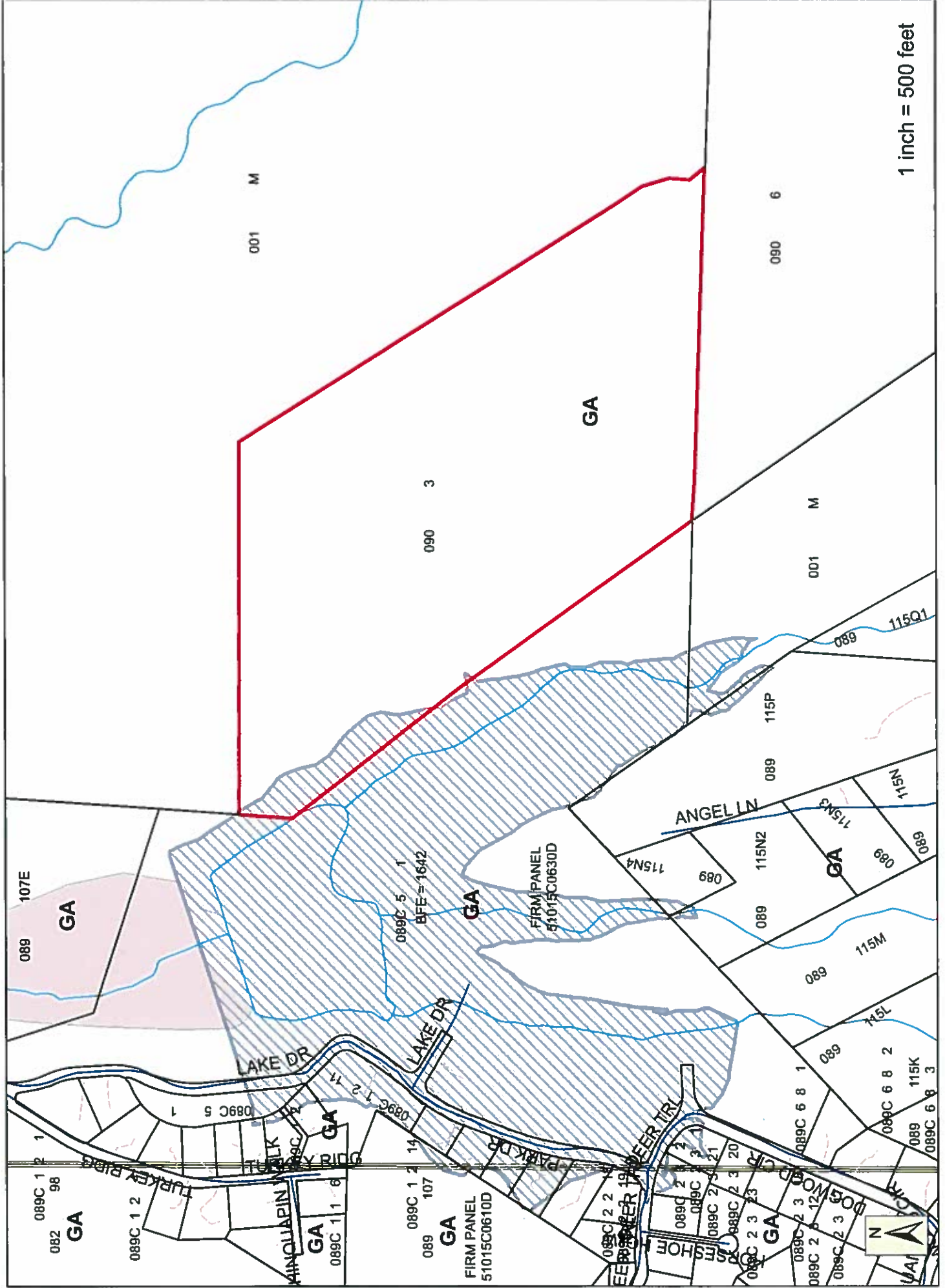
**Operating Conditions:**

1. Obtain all necessary permits and inspections to comply with the Uniform Statewide Building Code.
2. No outdoor amplified music after 11:00 p.m.
3. Site be kept neat and orderly.



Water

# Fisher



1 inch = 500 feet

# Fisher

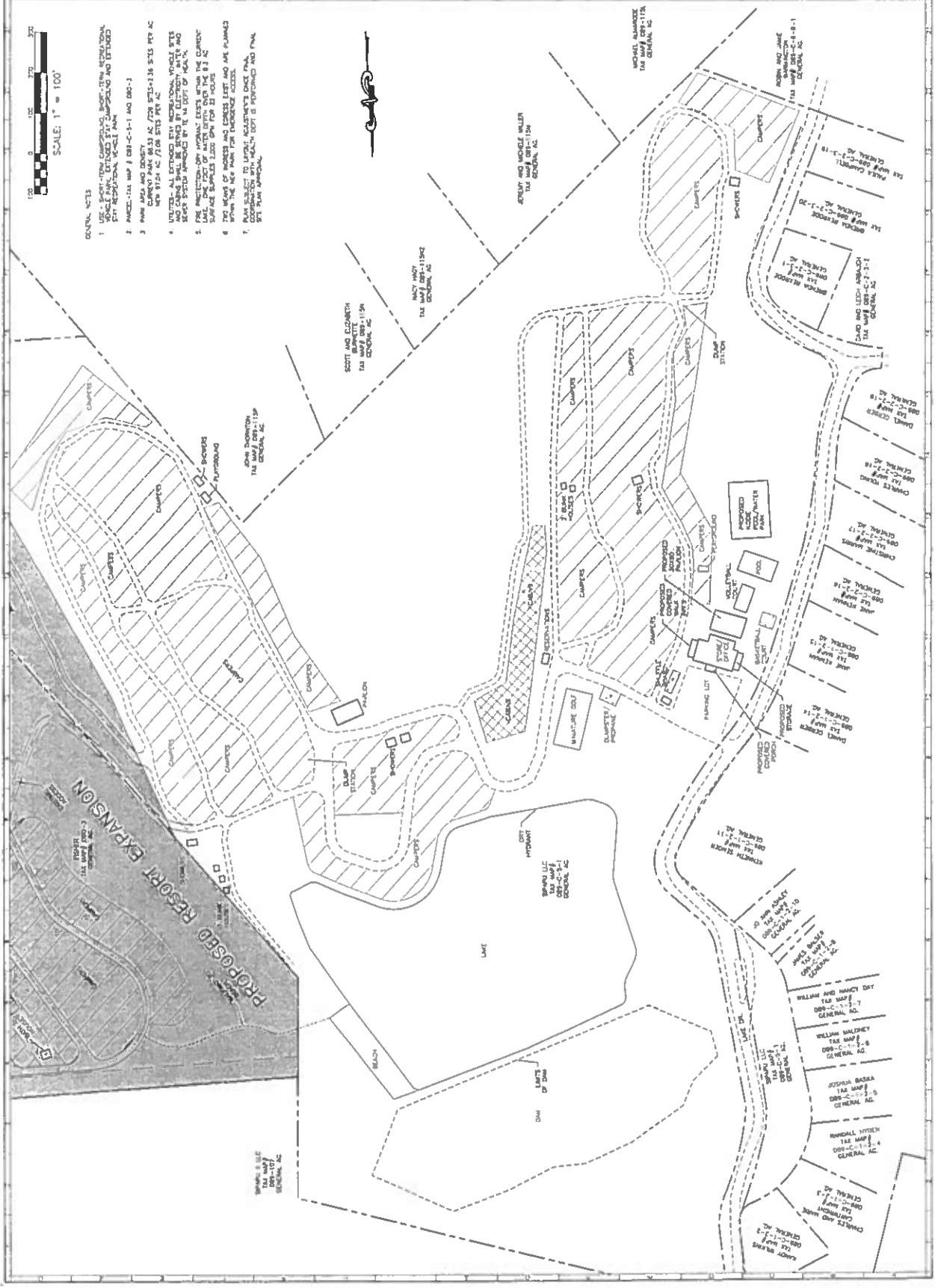


STONEY CREEK RESORT  
 CURRENT RESORT LAYOUT WITH IMPROVEMENTS  
 LAYOUT PLAN  
 RAYFLEAS DISTRICT  
 AUGUSTA COUNTY, VIRGINIA

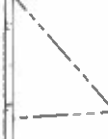
PRELIMINARY  
 NOT FOR CONSTRUCTION



1981 Commonwealth Blvd  
 Suite 101  
 Fairfax, VA 22031  
 FAX: 703-291-2277



- GENERAL NOTES:
1. ALL EXISTING UTILITIES, INCLUDING WATER, SEWER, GAS, AND TELEPHONE, ARE SHOWN AS DASHED LINES. ALL NEW UTILITIES ARE SHOWN AS SOLID LINES.
  2. ALL EXISTING AND PROPOSED IMPROVEMENTS ARE SHOWN AS SOLID LINES.
  3. ALL EXISTING AND PROPOSED IMPROVEMENTS ARE SHOWN AS SOLID LINES.
  4. ALL EXISTING AND PROPOSED IMPROVEMENTS ARE SHOWN AS SOLID LINES.
  5. ALL EXISTING AND PROPOSED IMPROVEMENTS ARE SHOWN AS SOLID LINES.
  6. ALL EXISTING AND PROPOSED IMPROVEMENTS ARE SHOWN AS SOLID LINES.
  7. ALL EXISTING AND PROPOSED IMPROVEMENTS ARE SHOWN AS SOLID LINES.





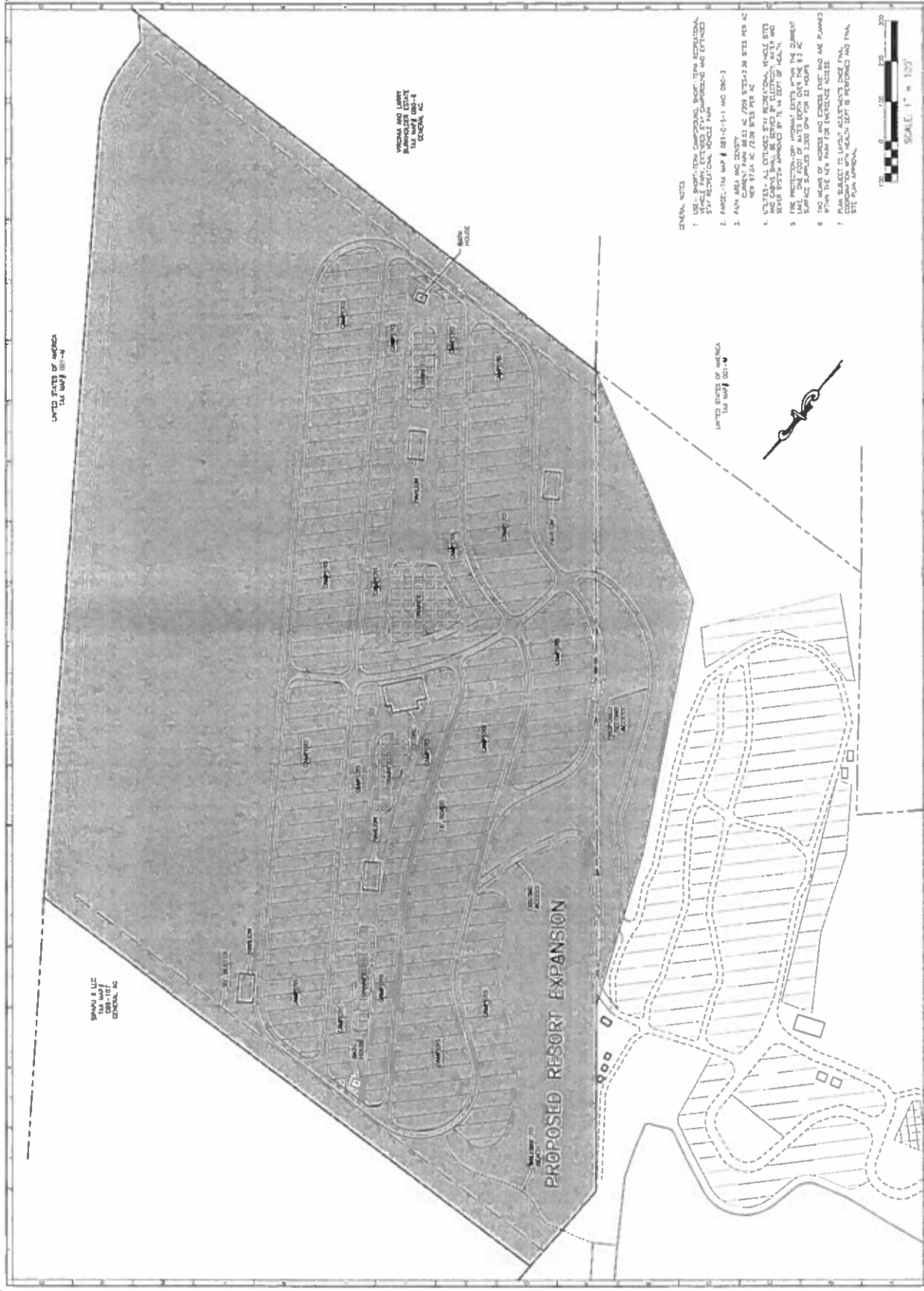
**BALZER**  
 CONSULTING ENGINEERS  
 1000 BERRY AVE  
 SUITE 100  
 RIVERHEADS, VA 22551  
 PHONE: 540-943-2277  
 FAX: 540-943-2277

**PRELIMINARY  
 NOT FOR CONSTRUCTION**

**STONEY CREEK RESORT  
 PROPOSED 200 CAMP SITES  
 LAYOUT  
 RIVERHEADS DISTRICT  
 AUGUSTA COUNTY, VIRGINIA**

DESIGNED BY: JES  
 CHECKED BY: JES  
 DATE: 09-10-2017  
 SCALE: 1" = 100'

PROJECT NO.:  
 SHEET NO. 2/2



- GENERAL NOTES**
1. USE - SHORT-TERM CAMPING, BOAT, TRAIL RECREATIONAL, SITE RECREATIONAL, WOODS AND OPENED.
  2. PARCEL - 700 AC / 081-0-3-1 AND 080-3.
  3. PARK AREA AND ZONING - CAMP SITE 200 AC / 700 STIPPLED SITE PER AC AND 100 AC / 700 STIPPLED SITE PER AC.
  4. UTILITIES - ALL UTILITIES ARE RELOCATED, WOODS SITES AND ROAD SITES REMOVED BY THE DEPT OF HIGHWAY AND ROAD DISTRICT.
  5. THE PROPOSED HIGHWAY EXITS WITHIN THE CURRENT SITE BOUNDARY AND ARE NOT TO BE CONSIDERED AS PART OF THE PROJECT.
  6. TWO SEASONS OF WOODS AND OPENED SITES ARE PLANNED WITHIN THE NEW PARK FOR FUTURE ACCESS.
  7. PLAN SUBJECT TO LAYOUT, ADJUSTMENTS, FIELD PAUL, AND OTHER CHANGES, WHICH MUST BE REVIEWED AND PAUL SITE PLAN APPROVAL.

UNITED STATES OF AMERICA  
 THE GREAT SEAL

SPAWN & LLC  
 THE GREAT SEAL  
 CENTRAL VA

VICTORIA AND LARRY  
 BRUNNENBERG HOUSE  
 100 AC / 700 STIPPLED SITE PER AC  
 CENTRAL VA

PROPOSED RESORT EXPANSION

**Date** 10/5/17

**PROPERTY OWNER:**  
Waynesboro Nurseries, Inc.

**APPLICANT:**  
Ed Quillen, agent for Waynesboro Nurseries, Inc.

**LOCATION OF PROPERTY:**  
On the north side of Mount Torrey Road, east of Commonwealth Drive in the South River District

**SIZE OF PROPERTY:**  
11.873 acres

**VICINITY ZONING:**

**PREVIOUS ZONING OR S.U.P.:**

**LAND USE MAPS:**  
Community Development Area – Industrial

**UTILITIES:**

**APPLICANT'S JUSTIFICATION:**  
Variance from the floodplain district regulations regarding fill in the floodplain

**PLANNING COMMISSION'S COMMENTS:**  
No comments

**BUILDING INSPECTOR'S COMMENTS:**  
Upon review, our office has no comments.

**HEALTH DEPARTMENT'S COMMENTS:**  
No comment from the health department. Fill should not be placed over any existing or proposed sewage disposal system.

**HIGHWAY DEPARTMENT'S COMMENTS:**  
The fill does not appear to affect any VDOT controlled assets. Therefore, VDOT has no site specific comments.

**SERVICE AUTHORITY'S COMMENTS:**  
Fill in the area shown on the map/request will not impact ACSA facilities.

**ENGINEERING'S COMMENTS:**  
Submit to FEMA for LOMR-F if approved by the BZA.



### **STAFF RECOMMENDATIONS:**

The applicant is requesting a Variance from the floodplain regulations regarding the placement of fill in the floodplain. The site was used as a borrow area between 1980 and 1990 for the widening of US Rt. 340 between Stuarts Draft and Ladd. It was determined at that time that the borrow area from the road project could be filled back to the original ground elevation only. However, over the years, the applicant continued to fill in the old borrow area exceeding the original ground elevation.

The County adopted revisions to the Floodplain Overlay Ordinance on January 1, 2010. **Section 25-475 “Development in the Floodplain District”** requires that when development involves placement of fill, compensatory storage shall be provided at a hydraulically equivalent site, either on the same parcel or an immediately adjacent parcel. No compensatory storage was provided; therefore, any fill placed after 2010 is in violation of the Floodplain Ordinance.

At the request of the County, the applicant submitted a floodplain impact analysis showing that the Base Flood Elevation increase is less than one (1) foot. The County Engineer reviewed the study and concurs that the increase in the Base Flood Elevation is not a substantial increase that would result in danger to life and property.

The following are the standards to be met in order to approve a Variance in the floodplain:

### **§ 25-478. Limitations on variances in Floodplain Overlay Districts.**

A. In considering applications for variances affecting property within Floodplain Overlay Districts, the board of zoning appeals shall consider the following:

1. The danger to life and property due to increased flood heights or velocities caused by encroachments. No variance shall be granted for any proposed use, development, or activity within the Floodway District that will cause any increase in the one hundred (100) year flood elevation.
2. The danger that materials may be swept on to other lands or downstream to the injury of others.
3. The proposed water supply and sanitation systems and the ability of these systems to prevent disease, contamination, and unsanitary conditions.
4. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owners.
5. The importance of the services provided by the proposed facility to the community.
6. The requirements of the facility for a waterfront location.

7. The availability of alternative locations not subject to flooding for the proposed use.
8. The compatibility of the proposed use with existing development and development anticipated in the foreseeable future.
9. The relationship of the proposed use to the Comprehensive Plan and floodplain management program for the area.
10. The safety of access by ordinary and emergency vehicles to the property in time of flood.
11. The expected heights, velocity, duration, rate of rise, and sediment transport of the flood waters expected at the site.
12. The repair or rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.

Staff agrees with the County Engineer that the study verifies there is no increased risk to life or property and would recommend approval of this request. If the Board is satisfied the applicant meets the above standards and desires to approve the Variance, then Staff would recommend the following conditions:

**Operating Conditions:**

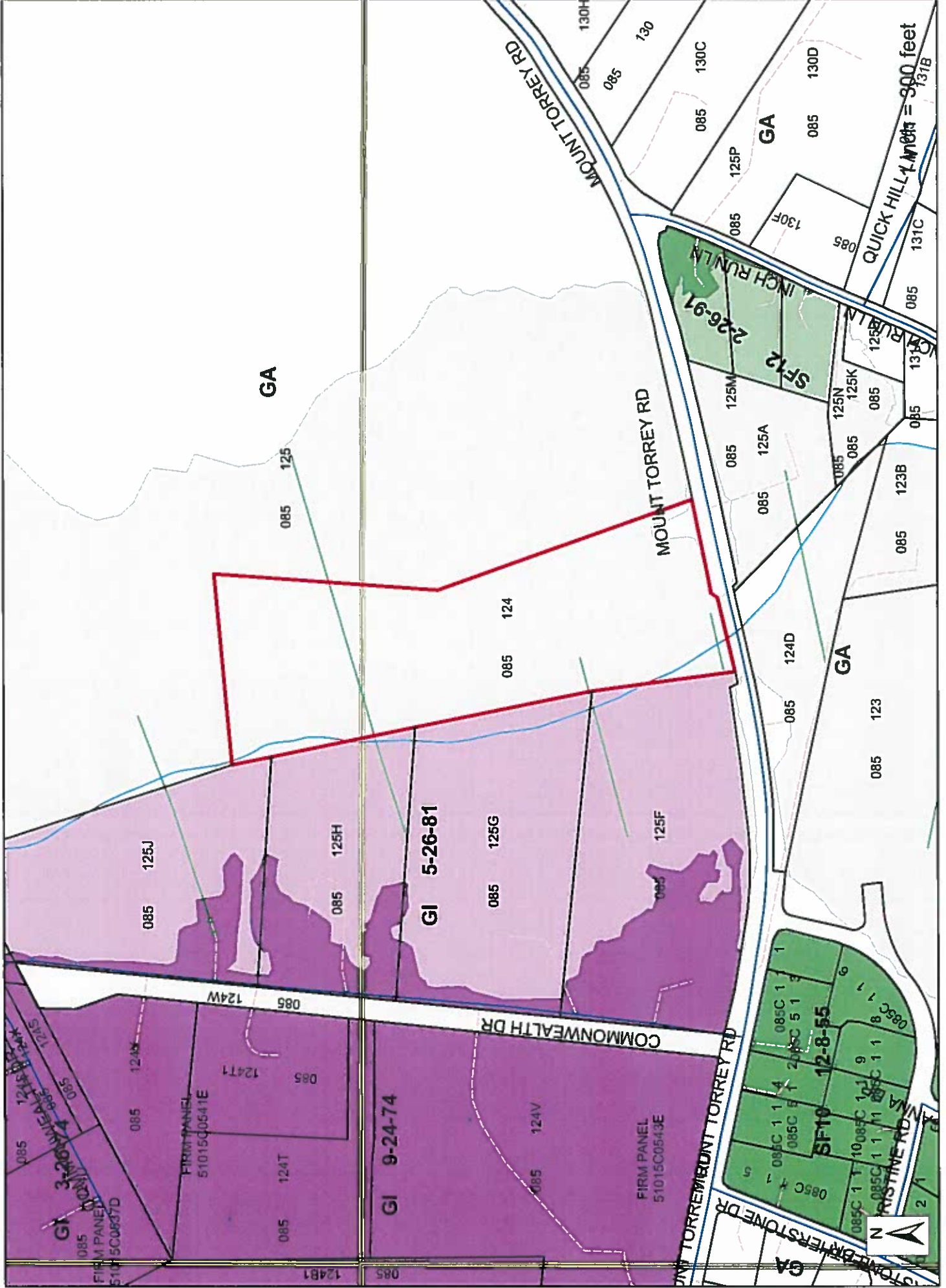
1. Applicant submit for a Letter of Map Revision based on Fill (LOMR-F) from FEMA.
2. No development of use be permitted in the fill area until the LOMR-F is approved, then development or uses may be undertaken in compliance with the Ordinance.



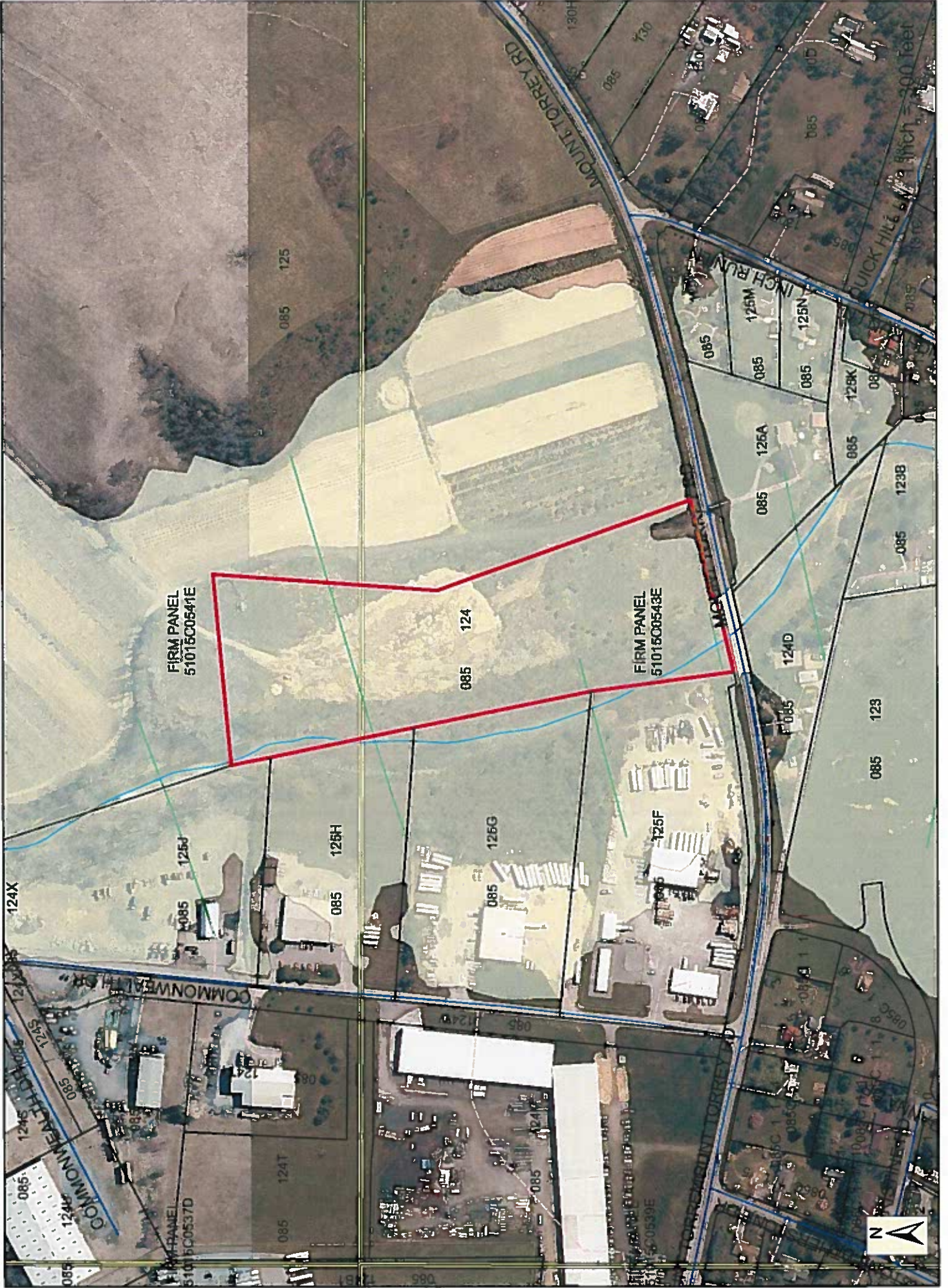
11/1/2020 Nurseries



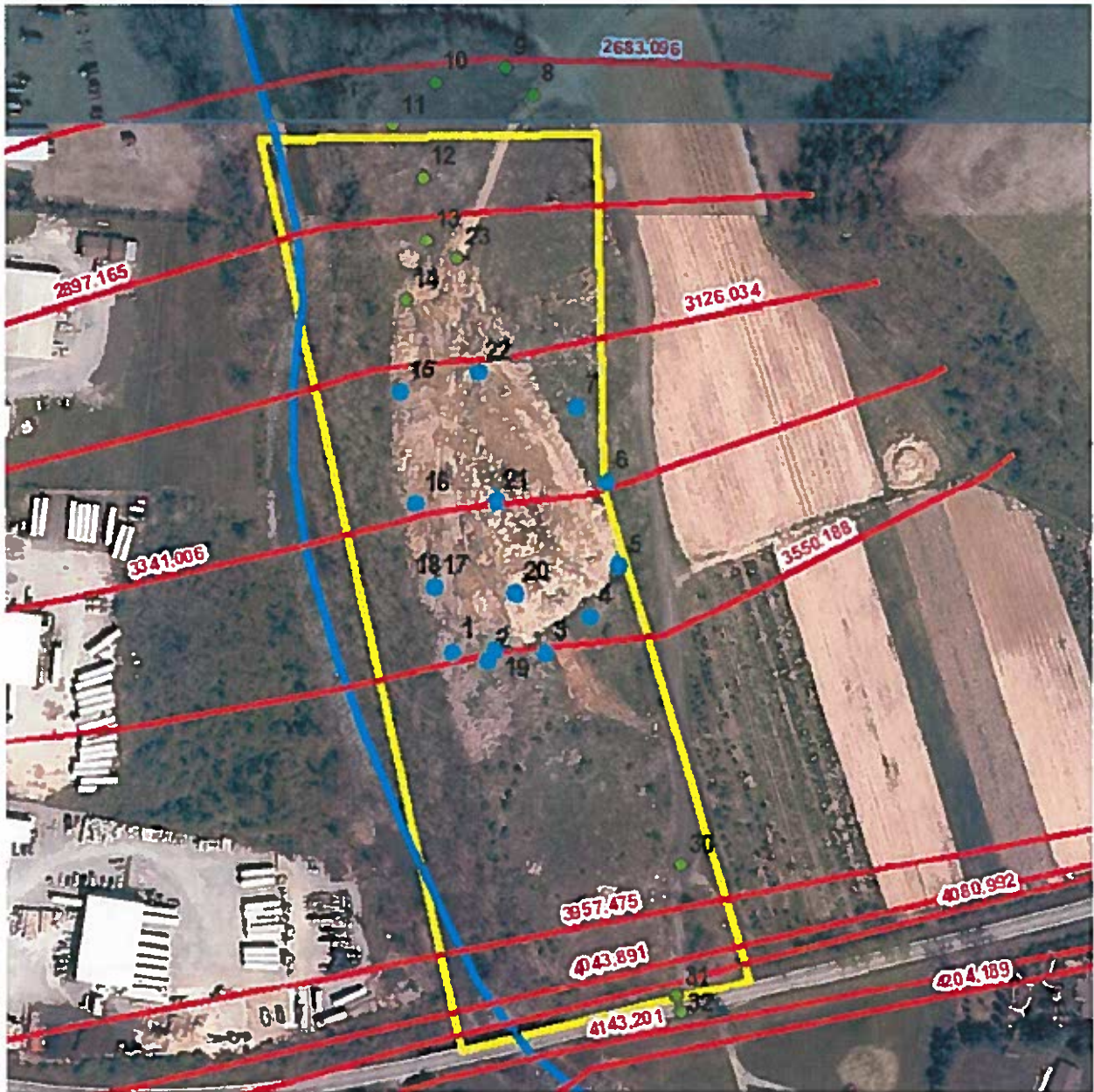
Waynesboro Nurseries, Inc.



Waynesboro Nurseries, Inc.



# Waynesboro Nurseries



AGENDA ITEM # 5A

TABLED

Date 10/5/17

**PROPERTY OWNER:**  
William C., Jr., and Sharon B. Woodland

**APPLICANT:**  
Same

**LOCATION OF PROPERTY:**  
91 Trinity Point Road, Swoope in the Pastures District

**SIZE OF PROPERTY:**  
10.498 acres

**VICINITY ZONING:**  
General Agriculture surrounds the entire parcel

**PREVIOUS ZONING OR S.U.P.:**  
12/95 Zoned General Agriculture

**LAND USE MAPS:**  
Rural Conservation Area

**UTILITIES:**  
Private well and septic

**APPLICANT'S JUSTIFICATION:**  
To have a short term rental within the dwelling

**PLANNING COMMISSION'S COMMENTS:**  
No comments.

**BUILDING INSPECTOR'S COMMENTS:**  
After review, our office has no comments.

**HEALTH DEPARTMENT'S COMMENTS:**  
The applicant has an existing 4 bedroom residential septic system approved for a maximum of 8 persons in the dwelling. As long as no more than 1 bedroom is rented and the total dwelling occupancy does not exceed 8 people the health department has no concerns.

**HIGHWAY DEPARTMENT'S COMMENTS:**  
The existing private entrance serving the residential dwelling does not meet VDOT's low volume commercial entrance requirements for sight distance. The requirement is based on the unposted statutory speed limit of 55 mph. It may be possible to reduce the requirement based on the 85th percentile operating speed of traffic or else the sight lines



may be able to be improved. However, at this time, VDOT does not support the issuance of a special use permit that allows the public to use the existing private entrance for commercial use.

**SERVICE AUTHORITY'S COMMENTS:**

There is no public water or sewer available in the area of the subject property.

**ENGINEERING'S COMMENTS:**

No comments.

**SECTION 25-74H - PUBLIC ACCOMMODATION FACILITIES**

**The business and anticipated enlargements thereof will be appropriate for agriculture areas.**

No enlargements are requested. The operation of this short term rental should be compatible with the rural character of the area.

**The business, taking into account such things as its proposed size, parking facilities, setbacks, and landscaping, will not be out of character with neighboring properties.**

The existing dwelling and parking area should not be out of character with the neighboring properties.

**The permitting of the proposed business, when taking into account the presence of similar businesses in the neighborhood, will not result in such concentration or clustering of businesses as to create an institutional setting or business center or otherwise change the area's character and social structure.**

The permitting of a short term rental should not result in a clustering of businesses in the area.

**The business shall have direct access on to a state maintained road.**

The property has direct access to Trinity Point Road.

**STAFF RECOMMENDATIONS**

The applicants are requesting to have a short term rental in only one (1) bedroom of the existing four (4) bedroom dwelling. No meals will be provided. The applicants shall be home when renting the one (1) bedroom. The room has a private bath and a combination kitchenette with a microwave and refrigerator.

Staff feels that a short term rental would not be out of character with the area or the rural community and recommends approval of the request with the following conditions:

**Pre-Condition:**

1. Obtain VDOT approval and provide a copy to Community Development.

**Operating Conditions:**

1. Be permitted to use one (1) bedroom in the dwelling for short term rental.
2. Applicant must reside on premises.

**The request was tabled at the September 7, 2017 meeting.**

Date 10/5/17

CONTINUE PUBLIC HEARING

**PROPERTY OWNER:**  
Shen Acres Realty, LLC

**APPLICANT:**  
Garland Eutsler, agent for Shen Acres Holding, LLC,

**LOCATION OF PROPERTY:**  
348 and 256 Lake Road, Stuarts Draft, in the South River District

**SIZE OF PROPERTY:**  
132.58 acres

**VICINITY ZONING:**  
Single Family Residential and General Agriculture to the north and west; General Agriculture to the south and east

**PREVIOUS ZONING OR S.U.P.:**  
05/95 SUP approved to expand Shenandoah Acres Resort  
12/95 Zoned General Agriculture  
03/98 SUP approved to replace the non-conforming beach house  
05/07 SUP approved to continue rental of cottages, the lodge, roundhouse, and three bedroom house, and use beach house for recreation and social events  
03/14 SUP approved to continue the facility  
10/14 SUP approved to reopen back section  
06/16 SUP approved to expand the existing campground by adding additional full hookup campsites and a seasonal restaurant within the existing beach house  
12/16 SUP approved to expand the existing campground by adding additional full hook-up sites and reopen an existing site area

**LAND USE MAPS:**  
Urban Service Area – Planned Residential

**UTILITIES:**  
Private well, public sewer and waste dump station

**APPLICANT'S JUSTIFICATION:**  
To expand the existing campground by adding additional full hookup and seasonal sites

**PLANNING COMMISSION'S COMMENTS:**  
No comments.

**BUILDING INSPECTOR'S COMMENTS:**  
Obtain all necessary permits and inspections in accordance with the Virginia Uniform Statewide Building Code.

**HEALTH DEPARTMENT'S COMMENTS:**

The applicant will need to submit an application and plans to the health department for review and approval to expand the campground. The health department is still waiting on the applicant to complete work (bath house construction) that was required for the previous approved expansion(s).

**HEALTH DEPARTMENT - OFFICE OF DRINKING WATER COMMENTS:**

Based on additional information provided by the waterworks owner and consulting engineer for Shenandoah Acres Campground, we were able to perform a system wide re-evaluation of the potable water system. It appears that the waterworks can support the additional 250 proposed campsites.

This would place them at the higher end of their capability and we believe any other expansion beyond the proposed 250 campsites may require additional source and/or storage capacity. Should any additional expansion be proposed, we will evaluate the waterworks' capacity at that time.

**HIGHWAY DEPARTMENT'S COMMENTS:**

250 additional sites will significantly increase the potential traffic generation of the campground. Fortunately, the Rt. 610 project that will soon be underway and will be improving the intersection of Rt. 610 and Rt. 660 with a right turn taper. The additional traffic could also have an impact on the pavement structure of Rt. 660. It is assumed that the expansion will use an existing commercial entrance from Rt. 660; if an additional entrance is requested, it will have to be evaluated at the time of site plan review.

**SERVICE AUTHORITY'S COMMENTS:**

1. Water and sewer capacities are not reserved until system adequacy is determined (supply, treatment, transmission) and payment of the connection fees has been received in accordance with Service Authority Policy. Augusta County Service Authority Policies and Procedures can be found at <http://www.acsawater.com/oppm>.
2. Any engineering evaluations and upgrades or extensions would be the responsibility of the owner/developer and are subject to Service Authority review and approval.
3. Investigation of available fire flow is recommended to ensure that the system is capable of providing the needed fire flow to comply with Chapter 24 of the Augusta County Code requirements for the proposed use of the property. Any upgrades or extensions would be the responsibility of the owner/developer and are subject to Service Authority review and approval.
4. This property is currently a Service Authority sewer only customer.

5. Good Faith, LLC (former owner) is currently under an Agreement dated December 2, 2014, with the Service Authority regarding their sewer service. ShenAcres Realty, LLC will need to abide by the terms of that Agreement prior to any new connections being allowed by the Service Authority as the Agreement states that it *“shall be binding upon any successors in title to the property and all owners, lessees, or occupants thereof”*.

**ENGINEERING’S COMMENTS:**

There will likely be an increase in runoff. We will require a Site Plan, Stormwater and Erosion and Sediment Control Plan in accordance with Chapter 9 of the County Code.

**SECTION 25-74N – SHORT-TERM CAMPGROUNDS AND SHORT-TERM RECREATIONAL VEHICLE PARKS**

**Anticipated attendance will not create traffic or crowd control problems at or near the site beyond practical solution.**

The existing facility has caused no traffic or crowd control problems. The additional 250 sites requested could impact the neighboring properties and cause traffic concerns.

**There is an adequate plan for sanitation facilities and garbage, trash and sewage disposal to accommodate persons in attendance.**

The new sites will be hooked up to public sewer. Trash is picked up on a regular basis.

**There will be full compliance with Virginia Department of Health regulations with respect to food and water service.**

The Health Department Office of Drinking Water evaluated the potable water system and supports the expansion.

**There is an adequate plan for providing emergency medical services for persons in attendance.**

The Stuarts Draft Rescue Squad is within two (2) miles of the facility and the owners state they have beach patrol and lifesaving devices available at the lake.

**There is an adequate plan for parking and crowd and traffic control in and around the site.**

The facility staff will supervise parking and crowd control.

**There is an adequate plan for protection from fire and other hazards.**

They have fire extinguishers onsite and smoke detectors.

**The business meets the requirements of article VI “Outdoor Lighting”.**

No new outdoor lighting is requested.

**There is an adequate plan to ensure that structures, grandstands, tents and amusement devices are constructed and maintained in a manner consistent with appropriate protection of public safety.**

Existing structures meet Building Code. Building permits will be required for new structures.

**The campground or park is at least ten (10) acres in size. The minimum acreage required for the permit must be retained in the same ownership for the permit to remain valid. Nothing herein shall be deemed to limit the ability of the board of zoning appeals to require a larger site.**

The facility contains 132.58 acres.

**The density shall be no more than ten (10) sites per acre. Nothing herein shall be deemed to limit the ability of the board of zoning appeals to limit the density of the campground or park.**

Including the new request, the total campsites will be approximately 500, which is below ten (10) sites per acre.

**There shall be a minimum of fifty feet (50') of undeveloped land along the total perimeter of the campground or park.**

The campground meets the setback requirement. The lake and several structures were constructed before this setback and do not meet the perimeter requirement, however, they are legal non-conforming uses.

**All sites and facilities within the campground or park shall be served by a public water and sewer system or systems approved by the Virginia Department of Health. In no case shall portable toilets be permitted within a campground for anything more than temporary use defined as no more than four (4) days in any thirty (30) day period of time.**

The facility has water and sewer systems approved by the Health Department and the Augusta County Service Authority.

**Camp hosts may reside at a campground or park year-round, without regard to guest occupancy time limits. A campground or park may have one camp host per fifty (50) campsites. For purposes of this calculation, the number of campsites shall be rounded up to the next multiple of fifty (50). If a camp host resides in a recreational vehicle, the recreational vehicle must meet the definition of a self-contained unit as set out in § 25-4 and shall connect to an electricity supply and approved water and sewer system.**

The facility will have two (2) camp hosts.

**The operator shall keep a guest register tracking occupancy data for all guests. This information shall be recorded on a standard form provided by the County and shall be made available for inspection on demand; and**

The operator will keep a guest register onsite.

**The operator of a short-term campground or short-term recreational vehicle park may permit storage of unoccupied recreational vehicles year-round.**

All year round storage of recreational vehicles are kept in the storage area on the plan.

**The campground or park shall have approval by the Virginia Department of Transportation (VDOT) and have direct access off a state maintained road. For facilities with one hundred (100) or more sites, a second access for emergency vehicles shall be provided. The second access may be gated.**

The existing entrance has VDOT's approval. No new entrances are requested.

### **STAFF RECOMMENDATIONS**

The applicant is requesting to add two hundred fifty (250) full hook-up campsites to the existing campground for seasonal camping. The new sites will be located in the wooded area adjacent to the putt-putt golf area and will include three (3) bathhouse structures and a laundry facility. The expansion will increase the total number of campsites to five hundred fifty (550). This is the third request for expansion since 2014.

The existing campground is neat, clean, and has provided recreational needs to the area for many years. Staff does share VDOT's concerns regarding the increased traffic on Lake Road that may have a negative impact on adjacent property owners.

If the Board feels the request would not have an adverse impact and desires to approve the expansion, staff would recommend the following conditions:

### **Pre-Conditions:**

1. Submit site plan meeting the requirements of Section 25-673 "Site Plan Contents" of the Augusta County Zoning Ordinance to be approved by all appropriate departments and/or agencies.
2. Obtain Health Department approval and provide a copy to Community Development.
3. Obtain Service Authority approval and provide a copy to Community Development.

### **Operating Conditions:**

1. Be permitted to expand the existing campground by adding two hundred fifty (250) campsites per the site plan.
2. Be permitted to construct three (3) 32' x 32' bathhouse structures and a laundry facility.
3. All campsites be setback fifty (50') feet along the perimeter of the campground.

4. Obtain all necessary permits and inspections in accordance with the Virginia Uniform Statewide Building Code.
5. All operating conditions of SUP#14-53 and SUP#16-23 remain in effect with the exception that all outdoor amplified music cease by 10:30 p.m. as approved on SUP#14-12.
6. No further expansions.

**The Board voted at their September 7, 2017, meeting to continue the public hearing.**

**OCTOBER 2017**

The applicant has submitted his business plan as requested by the Board.



**SHENANDOAH ACRES FAMILY CAMPGROUND**

**3-5 YEAR PLAN**

**STUARTS DRAFT, AUGUSTA COUNTY, VA**

**September 27, 2017**

**SEP 27 2017**

**Presented to:**

**Augusta County Zoning Board**

**Verona, VA**

**With honorable members:**

**Thomas H. Byerly**

**Steven F. Shreckhise**

**George A. Coyner, II**

**Daisy A. Brown**

**Justine D. Tilghman**

**Sandra K. Bunch**

**Compiled by: Garland T. Eutsler, owner**

**Shenacres Holdings, LLC**

**Shenacres Realty, LLC**

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- 2. Future projects within 3-5 year plan**
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- 4. Demographics of customers**
- 5. Activities for campers**
- 6. Traffic Control**
- 7. Proposed growth project (pending zoning approval)**
- 8. Safety review**
- 9. VDOT improvement project on Route 610**
- 10. Water/Sewer**
- 11. Tax Revenue**
- 12. Employment Opportunities**
- 13. Summary**

## **1. History of Shenandoah Acres Resort**

**\*\*See article titled "The Lake" by Becky Allen.**

## **2. Future projects within 3-5 year plan**

**The future expansion ideas in the next 3-5 years:**

- A. multi-purpose pavilion located between 250 sites and beach house to be used for family reunions, church functions, music festivals, etc.**
- B. electric go cart track**
- C. swimming pool**
- D. amphitheatre**
- E. yurt village for weekend/weekly rentals**
- F. sports complex**

## **3. History of Shenandoah Acres Family Campground**

- A. Purchased property in December, 2013**
- B. Original sites: 50 campsites, 14 tent sites, 2 bath houses, 2 playgrounds**

### **C. Upgrades:**

- 1. The Loop, completed 2014 -  
35 water/sewer/electric sites, 15 electric water sites, 1 bath house, 1 playground**
- 2. The Grove, completed 2014-  
53 water/sewer/electric sites, 12 water/electric sites, 1 playground, 1 bath house**
- 3. Oak Ridge, completed 2015-  
75 water/electric/sewer sites, 1 bath house, 1 playground**
- 4. Mountain Laurel Way, completed 2017-  
80 water/electric/sewer sites, 1 bath house**
- 5. The Woods, completed 2017-  
32 water/electric/sewer sites, 1 playground, 1 bath house**

### **Summary:**

**14 tent sites, 155 seasonal sites, 115 weekend sites, 32 monthly sites - total sites: 316 sites**

**All improved by 9,000 tons of gravel, 25,000 feet of water/sewer pipe, and as much wire underground for electric pedestals.**

#### **4. Demographics of Customers**

**Customers are from a 250 mile radius made up of generations of families with young children/grandchildren that have memories of Shenandoah Acres Resort. In addition, there have been families from Oklahoma, Texas, Florida, Alaska, etc and also from Canada. We host people of all ages as a family campground.**

#### **5. Activities for Campers**

**Stocked Fishing Pond, Basketball Court, Dog Park, 4 Playgrounds, Lake Swimming, Corn Hole Tournaments, All-You-Can-Eat Buffets, Restaurant delivery to campsites from "The Acres Eatery", Movie Nights, Kick Ball, Kids Activities, Live Music or DJ nights, Chili Cook Off, Bingo, Family Themed Activities, Putt Putt Golf, Volley Ball, 2 Arcades.**

**We have two weekends of Halloween celebration with the second weekend open to the public for trick or treating enabling a safe atmosphere for children to enjoy.**

**Our philosophy is customer service with excellence.**

## **6. Traffic Control**

**A. Three entrances, Four general visitor parking areas**

**B. Camping site parking is two per site**

**C. All campers and vehicles are removed off Lake Road immediately by holding patterns on Shenandoah Acres Family Campground property. Campers are also escorted to sites by campground personnel.**

**D. Thursday "Park & Plug" -**

**Campers are allowed to arrive on Thursday and set up on their respective sites to minimize the flow of traffic on Friday**

**E. "Come Early, Stay Late" -**

**In addition to "Park & Plug", if campers sites are not requested the following day, they are able to stay beyond the stated check out time to avoid traffic congestion on Sunday.**

## **7. Proposed Growth Project (pending zoning board approval)**

**A. 250 electric/water/sewer sites with dimensions of 25X55 feet to be used for group camping, activity sites, seasonal sites**

**B. 3 bath houses**

**C. 1 laundromat**

**D. First entrance of Shenandoah Acres with staging area to keep campers off Lake Road**

### **8. Safety Review**

**A. Sheriff's office emergency calls - \*\*see enclosure**

**B. Fire Department emergency calls - \*\*see enclosure**

**C. First Aid emergency calls - \*\*see enclosure**

### **9. VDOT Improvement Project on Rt. 610**

**\*\*see informational enclosure**

**As per the meeting held on September 26, 2017, the VDOT representatives offered assurance that entering and exiting Lake Road will not create an inconvenience to their ongoing project.**

## **10. Water/Sewer**

- A. Approval has been obtained from the Health Department.**
- B. We are on our own well system and gravity system with a 25,000 gallon storage tank.**
- C. A water meter sizing form has been submitted to Augusta County Service Authority**

## **11. Tax Revenue**

- A. Utilities Paid:**
  - 1. Electric: \$115,531.30**
  - 2. Water: \$32,140.54**
- B. County Utility Tax: \$8,026.40**
- C. Sales Tax: \$43,100.92**
- D. Meals Tax: \$1,919.50**
- E. Real Estate Tax: \$7,905.98**



## **12. Employment Opportunities**

**During the course of the season, we employ 45-50 employees some of which are young adults from the area.**

## **13. Summary**

**Our personal goal is to return SAFC into the family friendly destination it has been for a number of decades. We believe as we continue to grow our campground, staff, and amenities, we will continue to operate our facility with integrity. With our requested growth, we are trying to meet the market demands as people visit Augusta County as a vacation destination. We hope you will consider all the variables to include economic impact as you make this decision and trust that our status as the premier campground in Shenandoah Valley will continue to make this board proud.**

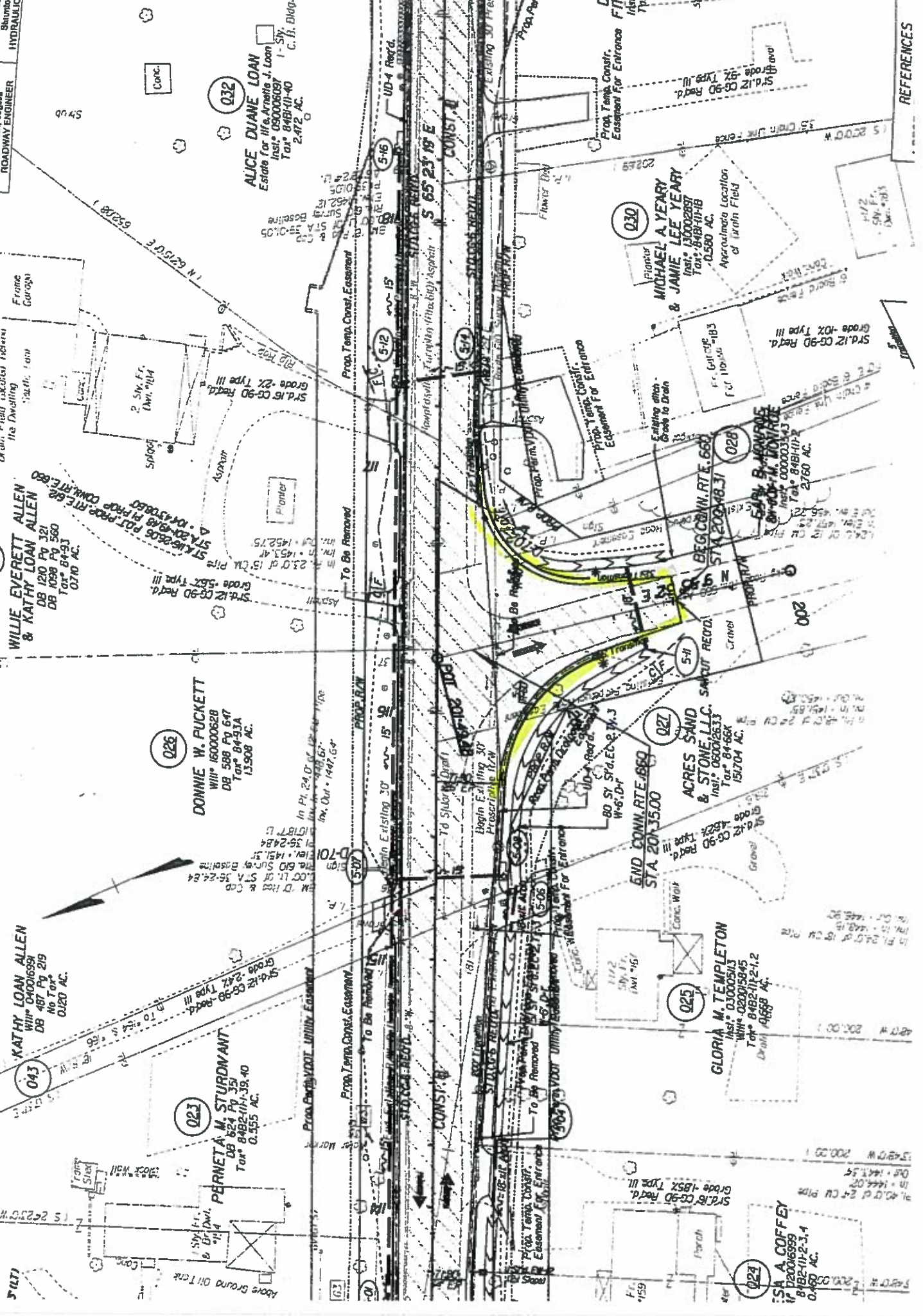
## Shenandoah Acres FIRE/EMS Calls 01/01/2013 - 09/12/2017

FIRE						
Report #	Call Time	Nature	Location	Prime Unit	Response Time	
2017003200	07/22/2017 14:41	WEATHER EXPOSURE EMERGENCY	256 LAKE RD	CO25	*N/A	
2017002491	06/11/2017 07:45	AUTOMOBILE ACCIDENT	306 LAKE RD	CO7	11:22	
2016004287	10/09/2016 10:52	DIFFICULTY BREATHING	306 LAKE RD	CO25	17:50	
2016001030	03/12/2016 00:19	AUTOMOBILE ACCIDENT	300-BLK LAKE RD	CO7	11:28	
2015005190	12/04/2015 15:28	LANDING ZONE	256 LAKE RD	CO7	8:06	
2014002918	07/04/2014 00:32	TREE DOWN / HZ - DEBRIS IN RD	306 LAKE RD	CO7	9:09	
2014000232	01/12/2014 13:56	ALS REQUEST	306 LAKE RD	CO10	*N/A	
2014000231	01/12/2014 13:36	SEIZURE DISORDER	306 LAKE RD	CO11	*N/A	
2013003998	07/21/2013 00:26	BACK PAIN (NON-TRAUMA / PRIOR)	306 LAKE RD	CO7	9:45	
Total Number of Events Listed:						9
EMS						
Report #	Call Time	Nature	Location	Prime Unit	Response Time	
2017006227	08/19/2017 10:06	DIABETIC EMERGENCY	306 LAKE RD	RS6	10:24	
2017005498	07/22/2017 14:39	WEATHER EXPOSURE EMERGENCY	256 LAKE RD	RS6	9:30	
2017005462	07/21/2017 15:11	PEDIATRIC / INFANT EMERGENCY	306 LAKE RD	RS6	8:19	
2017005461	07/21/2017 14:56	FALL	306 LAKE RD	RS6	7:49	
2017005432	07/20/2017 18:14	LACERATION / AVULSION / SCRAPE	306 LAKE RD	RS6	10:17	
2017005088	07/08/2017 01:09	DIABETIC EMERGENCY	306 LAKE RD	RS6	14:12	
2017004234	06/08/2017 04:32	DIFFICULTY BREATHING	306 LAKE RD	RS6	21:21	
2017002881	04/15/2017 16:48	SYNCOPEAL / NEAR FAINING	306 LAKE RD	RS6	8:54	
2017001333	02/18/2017 12:33	STANDBY - RECREATIONAL	306 LAKE RD	RS6	*N/A	
2016008215	10/29/2016 05:21	DIABETIC EMERGENCY	306 LAKE RD	RS6	23:41	
2016007648	10/09/2016 10:50	DIFFICULTY BREATHING	306 LAKE RD	RS6	12:12	
2016008868	09/10/2016 02:58	SIMPLE ASSAULT -FREE TEXT	306 LAKE RD	RS6	17:30	
2016006894	09/03/2016 12:18	INJURY (TRAUMATIC)	256 LAKE RD	RS6	13:17	
2016001369	02/20/2016 12:49	STANDBY - RECREATIONAL	306 LAKE RD	RS6	8:17	
2015001691	02/28/2015 12:31	STANDBY - RECREATIONAL	306 LAKE RD	RS6	*N/A	
2014003037	04/25/2014 11:41	PEDIATRIC / INFANT EMERGENCY	306 LAKE RD	RS6	7:04	
2014000343	01/12/2014 13:34	SEIZURE DISORDER	306 LAKE RD	RS6	8:39	
2013005034	07/21/2013 00:14	BACK PAIN (NON-TRAUMA / PRIOR)	306 LAKE RD	RS6	19:55	
Total Number of Events Listed:						18
*N/A = Canceled enroute or on scene time not necessary.						

Report Generated:

User ID:  
ARAMSE

**NATIONAL UNION**  
 Matthew P. Dine  
 2031 01 01 00 50 18 05 NW  
 2017 10 10 00  
 VDOT Location & Design  
 Stationing  
 ROADWAY ENGINEER  
 VDOT Local  
 Staunton  
 HYDRAULIC



**029**  
**WILLIE EVERETT ALLEN & KATHY LOAN ALLEN**  
 DB 120 Pg 321  
 DB 1098 Pg 560  
 Tot\* 84-93  
 0270 AC.

**026**  
**DONNIE W. PUCKETT**  
 Will\* 160000628  
 DB 588 Pg 647  
 Tot\* 84-93A  
 13908 AC.

**043**  
**KATHY LOAN ALLEN**  
 Will\* 04000639  
 DB 487 Pg 295  
 No Tot\*  
 0120 AC.

**023**  
**PERNETA M. STURDMANT**  
 DB 524 Pg 351  
 Tot\* 8492-11-39.40  
 0.555 AC.

**032**  
**Alice Duane Loan**  
 Estate for life, Arnette J. Loan  
 Inst\* 060006067  
 Tot\* 8494-10-40  
 2.472 AC.  
 1 - Sy.  
 C. H. Bldg.

**030**  
**MICHAEL A. YEARY & JAMIE LEE YEARY**  
 Inst\* 130002891  
 Tot\* 8498-11-18  
 0.580 AC.  
 Approximate Location of Irrigation Field

**028**  
**BEGGIN, R.T.E. 660**  
 STA 200+48.31  
 STA 200+18.31

**027**  
**ACRES SAND & STONE L.L.C.**  
 Inst\* 060002633  
 Tot\* 84-56K  
 151704 AC.

**025**  
**GLORIA M. TEMPLETON**  
 Inst\* 030005913  
 Will\* 020015845  
 Tot\* 8492-11-2-1.2  
 Drain 01668 AC.

**024**  
**S.A. COFFEY**  
 Inst\* 120006999  
 8492-11-2-3.1  
 0.460 AC.

REFERENCES

## THE LAKE

By Becky Allen

Who knows what stirs things up in the psyche; maybe it's a deep, unfulfilled desire. Maybe it's something as simple as a song or a smell or the feel of the sun on your face. Maybe it's the fact that it's June and I spent many June days (and July and August) at the Lake. That's how it was known. The Lake. I've had a hankering lately to revisit the Lake. Trouble is, the Lake, as we knew it, is no more.

For the first 10 years of my life, I lived a stone's throw from "America's Finest Inland Beach." That's right—America's Finest. And quite possibly the first. Shenandoah Acres was the biggest thing going around the little village community of Stuarts Draft, Virginia. Today, Stuarts Draft has the dubious honor of being home to three major manufacturers—Hershey, McKee (Little Debbie), and Hollister, as well as being home to the Target distribution center that serves the entire east coast. Before that, though, it was home to Shenandoah Acres.

• My earliest memories of the Lake have me walking up to the beach house with my older sister, towels draped around our shoulders, one hand in hers, the other clutching a quarter—the price of admission into summer heaven. In 1963, this family recreation spot was just that; family-owned and operated for the express purpose of offering family fun. Mom could rest easy knowing her eleven- and nine-year-old daughters were safe and happy until she came later with lunch. After all, the neighbors were watching her kids.

It wasn't until more than forty-five years later that I really understood what a unique offering had been created by the Blacka family. According to a piece compiled for the Acres' 60<sup>th</sup> Anniversary,

"Back in the late 1920's it was Rupert A. Blacka's dream to own his own health resort where people could come for nutritious meals and outdoor recreation. In 1935, Rupert heard about a 300 acre farm that was for sale in the Stuarts Draft area, being sold by a Dr. Dodge, who had his medical practice there. In addition to the numerous orchards and cranberry bogs located on the property, there was a four acre spring-fed lake the local people used to pay to swim in. Rupert and his wife, Helen and three of their seven children moved to the farm, which they purchased, and began to work on the resort."

What Rupert Blacka purchased was "a swimming 'lake' that was nothing more than a mud hole in the middle of a field, filled with muck and debris. What he found under the muck was a nice, sandy bottom. What began as a health resort morphed into a water play-

ground that offered plenty of options for having fun at any age.

I wasn't there in the '40's for the beauty pageant or the drive-in theater, but I was there for the merry-go-round, the concrete walkway from the beach to the pier with the low diving board and the high diving board, the three slides—little, middle, and BIG—and, most famously, the cables. The "cables" were basically a t-shaped bar attached to zip line that ran from the top of a three story tower down to the water's edge. Of course, the real thrill seekers dropped off well before that, into water deep enough to safely break a long fall.

Since I can't go back to the lake, I figured the next best thing would be to reminisce with Jack Blacka, elder of the two brothers who took the business reins from their ailing dad in 1972.

"The first major things to go into the Lake were the two concrete piers; they were built in 1948," Jack recalls. "And the cinderblock dressing rooms were also built in 1948. I remember, early on, the old wooden bathhouse structure was the first building we put up. On the outside of that was a separate building that we called the lunch room, where we served snacks. And there was a smaller building that we used as the ticket office. And there was a picket fence around the whole lake area.

At the same time we put the piers in we also built four cinderblock cottages on the right, before you turned in to go to the office—they've since been torn down. The larger of the two buildings was moved in behind where the little log cabin was and turned into a cottage with a little kitchen unit in it and an even smaller one was moved in beside it. It was just a little one bedroom unit with a sink."

I clearly remember those cinderblock cottages. As a child, riding by on my bike, those cottages fostered dreams of an ideal life; swimming, eating, and sleeping, day-after-day. I watched those lucky temporary tenants walk across the road any time they felt like it to grab a snack or sit in a lawn chair in the shade and read a book. And then walk back across the road for more water fun. What else was there, really, to summer's perfection?

The next best thing to renting a cottage was having a summer pass. The power of the summer pass was a splendid thing, offering endlessly available fun. We could go every day if we wanted and stay as long as we wanted. Or we could go many times in a day—for a couple of hours in the morning, home for lunch, back for a dip in the afternoon, then back home until Dad returned from work. These kinds of days were my favorites. We had the picnic basket packed and ready so all Dad had to do was change into his swim trunks and off we'd go, the summer pass pouring out its blessing of freedom upon our family.

Even if you didn't have a summer pass, when you paid your daily admission fee, you let your hand linger, wrist up, to receive the stamp that allowed you to come

and go during that day. Though if you were just there for the day, you didn't want to miss a minute of it. Not a minute of the jukebox blaring the soundtrack to your life, or the smell of suntan lotion mingling with the odors wafting out of the screened-in kitchen—french fries roiling in the deep fryer and hamburgers sizzling on the grill. Best of all—and I've never seen these anywhere else—were the square ice cream cones. These were literally square blocks of ice cream zipped open from their little cardboard envelopes and seated into square-mouthed cones. Somehow, the novelty shape had us convinced that they tasted better than any old regular cone would, and they were a must-have during every Lake visit. I've talked to many people about these—just the *idea* of a square cone still conjures up all the sensory memories of a perfect carefree Shenandoah Acres summer day.

There was nothing like the feeling you got when you stood in line at the admission counter, looking through the big, open, beach house windows to the water beyond; you knew your best friend was waiting for you on the rooftop, hopscotching over the painted shuffleboard court. When Jack Blacka greeted you by name, you felt the privilege accorded family; you were a member of the Inner Circle. You were home and this big ol' backyard playground was all yours for the taking. Including the cable ride, which, for many years, was the Acres' signature attraction. I asked Jack about it—who had the idea for the cables?

"The cables were Dad's idea," Jack said. "I don't recall that he saw it anywhere, and the only other place I ever saw a zip line ending in the water was Clay's Park Resort in Canton, Ohio. I was helping the Virginia Travel Council with a travel show there one time. Clay's Park had an exhibit and a guy took me out to see it. That's the only other lake I know of that had a zip line."

It's a ride I never took. I wasn't a strong swimmer so having to cross the "channel" to get to the tower was itself a big hurdle for me. The second hurdle was having to climb a three-tiered tower, which meant facing my fear of heights. Once, as a teenager, I determined I would meet both challenges. I didn't tell anyone my plan, thus avoiding the inevitable humiliation should I fail. I waited until all my friends were otherwise engaged and swam out to the tower. Buoyed by that success, I tackled the ladder to the first tier. (These were literally ladders, not stairs.) My heart was in my stomach and my stomach was in my throat. But I pressed on...climbing higher, to the second tier. I was shaking at that point, and knew the only way I'd get to the top was to not look down. An insistent little voice kept whispering, "you know you have to get back down one way or the other." I reached the top tier, terrified and triumphant. There were a couple of guys there ahead of me who grabbed the T-handles and hurled themselves, bellowing joyfully, off the tower. I hauled up the rope with the attached handle. When the T was in front of me,

I raised my trembling hands to grab it and couldn't reach it; I would've had to jump up to grab on. "Not in this lifetime," said the little voice. I stood there looking down, feeling sick, and I vowed as God was my witness NEVER, under any circumstances, would I try that again!

Shenandoah Acres grew with the growing community surrounding it. Camping became popular in the '60's so a campground was added, as were riding trails and horses. In the late '60's, Dr. Dodge's old home was torn down and a new structure was built that housed the office where campers checked in, that also served as living quarters for the Blacka family. The Blacka children were growing up, too. During that period, Jack, the oldest son, went off to college.

"After college, I went into the Marine Corps as an officer for 3½ years, and my next-to-youngest brother Harold had a couple of years in the Marine Corps. About that time Dad was diagnosed with Multiple Sclerosis. We knew that one of us was either going to have to take over the business or we'd have to bring in some outside management. Brother Harold and I were the two of the seven siblings that stayed to operate the business. That was about 1972, I believe.

I had considered staying in the Marine Corps—getting in the reserve unit and staying until I had twenty or twenty-five years and then draw a pension from that. There was a reserve unit in Harrisonburg with about twenty in the group—they were all captains, majors, lieutenant colonials (I was a first lieutenant), and they were organized as a pistol unit—a rifle and pistol team. I was told by the major who was trying to recruit me, 'we'll have matches just about every weekend from spring through summer, into early fall; we don't do much in the winter.'

I got to thinking, with Dad's condition the way it is, I'm going to have to be here at the business. And I couldn't be gone every weekend. The philosophy of "if you want something done, you have to do it yourself" with a family business means you have to be hands-on.

So for the next thirty years, Jack and Harold were both the hands-on and behind-the-scenes operators of their family's business. Part of their success can certainly be attributed to Jack's proactive endeavors to spread the good word.

"Of course, we were active in the travel industry. The first travel meeting I ever went to, Dad was on the Board of Directors of the Virginia Travel Council. They had a meeting in Fredericksburg while I was stationed at Quantico. I went up for the meeting for a couple of hours and then, when I got out of the service, I became active in both the Virginia Travel Council and the Shenandoah Valley Travel Association. I was president of both those organizations." Jack cites an example, "We were written up in Southern Living magazine; through the Virginia Travel Industry, a representative came and decided to do what they called the 'Back Yard Beaches of America.'"

In an age before "marketing" became a buzzword, the Blackas took their unique operation and did what

today, would be called branding. Shenandoah Acres was America's Finest Inland Beach; it was the cables and other water amusements, it was the beach house with its always-current juke box tunes blaring, it was sand and beach food and picnic areas and camping and horseback riding. And, most importantly, it was the implied promise of endless days—and evenings—of summer fun. It was, quite possibly, America's first water park.

Given the nature of the business, the Blackas were constantly walking a fine line between keeping their patrons safe and allowing them plenty of freedom to enjoy the Lake. From the '60's on, the insurance industry began casting a long, dark shadow over fun-in-the-sun at Shenandoah Acres.

"We'd been fighting liability insurance for years and years," Jack explains. "You might be with the same insurance company three or four years in a row, then they'd drop you and you'd have to find somebody else. They were scared to death of anything associated with water. We lost the diving boards in the late '60s. We originally had a three meter board and a one meter board on the pier at the end of the walkway, we had a board on the first deck of the tower, and we had a board on the other concrete pier with the big slide, but we had to take them all down. Of course we survived that. But in the end, there was no diving anywhere in lake."

Over the years a plethora of non-aquatic activities were added—the horseback riding, miniature golf, tennis, bike rentals, ball fields, hiking trails, as well as horseshoes, croquet, shuffleboard, and volleyball. These added draws became necessary as insurance companies clamped down.

The one constant through all the changes, though, was that Shenandoah Acres remained a family business, dedicated to serving up family entertainment. Every year adults who had come to the lake as children came back, their kids in tow. Then those kids grew up and had kids and three generations shared the experience. Jack reflects, "I think Shenandoah Acres has played a huge part in the development of Stuarts Draft. It's been one of the major businesses here. We brought a lot of people to Stuarts Draft. I think a lot of people moved into this area because of the Lake. They found Stuarts Draft to be a nice community with family recreation where they could bring the kids out—they figured it would be a nice place to settle down.

A lot of kids got their first job experience here. For two or three summers we worked with the Augusta County and Waynesboro schools' Distributive Education programs. We always supported the Staunton Braves baseball team. There were a couple of summers where we had some of their guys on staff. I remember one year we had two of their pitchers working for us as lifeguards.

There was never any real trouble on the property—an occasional squabble, you'll always have that, but no trouble. Harold and I were both Conservators of the

Peace for Augusta County. That's a little known law available to businesses—some big shopping centers have it—it involves a special appointment by the circuit court judge; Judge William Moffett appointed us. Davis, the clerk, handled everything for us through our attorney.

We wore a little badge that hung over our belts that said Augusta County Conservator of the Peace, which gave us basically the same authority that a Deputy Sheriff might have on Shenandoah Acres property. We had official signs posted in the beach house that cited the code numbers and named us as Conservators of the Peace.

Once people saw those, it nipped a lot of stuff in the bud before anything got serious. No alcoholic beverages was one of our rules; of course you can't control it all, and we had a few people break the rules, but if you can't see it, you can't say anything about it. We didn't have any big problem with that. Generally, if somebody got out of hand, we'd usher them back to their campsite and they'd generally stay there.

Of course in later years, we had some security—retired police, that sort of thing—who'd stay on-site after we closed the Lake at 10pm. They'd make their presence known, maybe drive through the campground a few times until twelve or one o'clock. They were able to keep order. If anything happened, our first call would be to the sheriff's department. We used to give all those guys season passes for their families—all the troopers and sheriffs; we got to be pretty good friends with some of them."

In the end, it was the insurance issue that brought the lake, as we knew it, to a close. Jack clarifies:

"Back in the late '90's I was spending at least a quarter of my time off-season trying to find insurance. And when I'd find it, I'd have to take out a bank loan to make the down payment. It was just eating us alive. In the spring of 2000, if I remember right, we were insured by a big insurance company out of their New York office. They sent a couple of guys down in suits and ties to shut the cables down. Now, we'd been in this business since 1935 and this is what we'd built the business on.

Just prior to Memorial Day weekend that year, after the insurance guys had been there, they sent another fellow down with a camera to take a picture of the rides lying on the floor of the store room, to prove that we weren't using them. That season, the paid admissions through the beach house dropped by 50%, if you can believe that. We'd have whole groups of twenty-five or thirty people show up and a couple of people would pay to get in and stand on the porch looking around. When they saw the cables weren't in operation we'd have to refund them and the whole group would leave."

The handwriting was on the wall; Shenandoah Acres sold in 2005 after shutting down operations in the summer of 2004. By then most of the original "toys" had been replaced with insurance company approved

equipment. I never experienced the Pink Zipper, nor Clyde-the-Slide (created by local artist Marc Cline). I never played tennis on the tennis courts nor camped in the campground. But many people did, and happily so. For seventy-five years "the Lake" has been around, even if it exists as it once did only in memory. While operational, the Blackas provided an affordable, easily accessible, clean and safe venue for families to enjoy together, and had a positive financial impact on their community.

The ripple of the good vibes from Shenandoah Acres can still be felt—all you have to do around these parts is mention the Lake and the stories pour forth. There's a Facebook page, you know; "Remembering Shenandoah Acres." To date, there are 654 members. You can find it at:

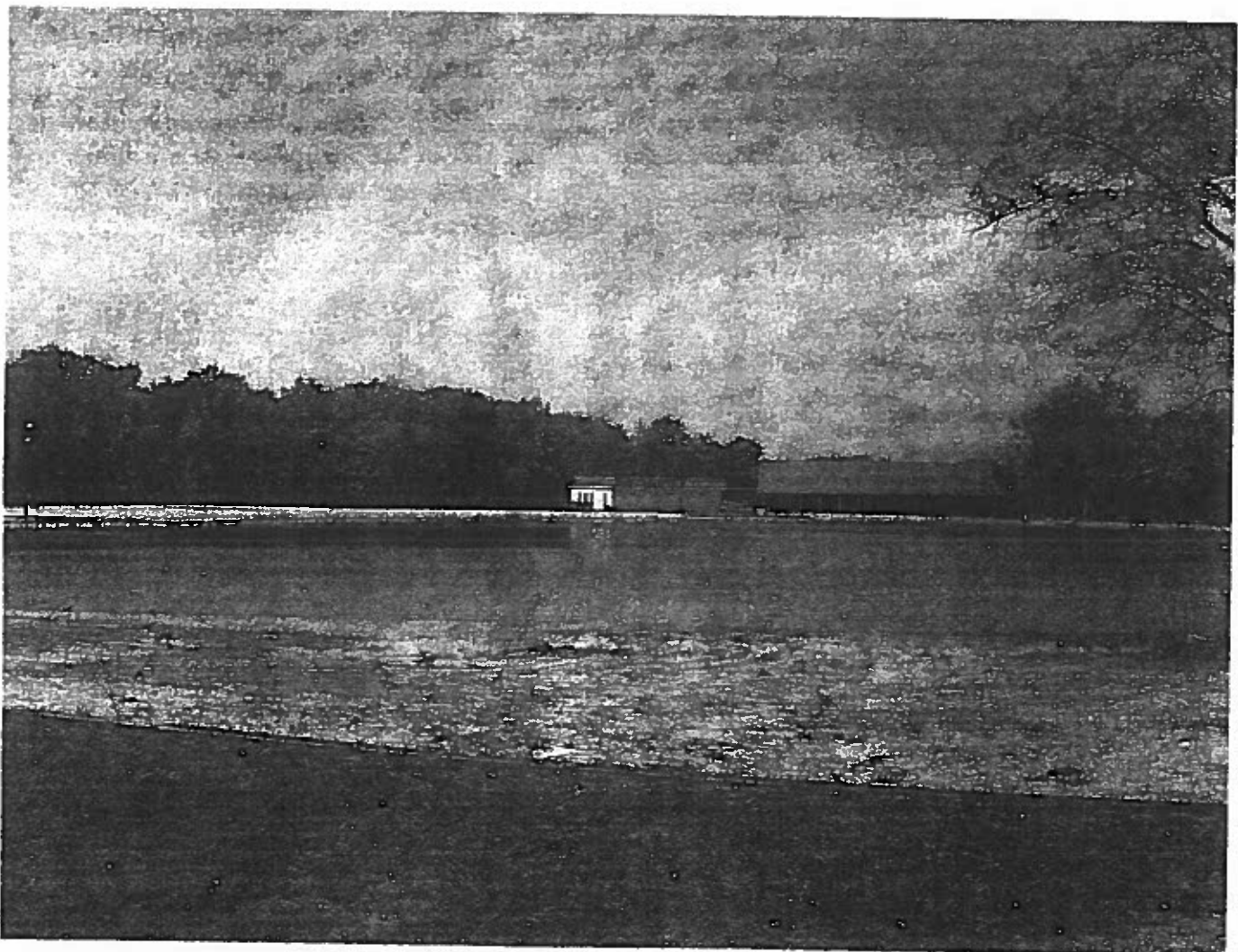
<http://www.facebook.com/group.php?gid=89258916742>.

I asked Jack what it would take to re-create the lake as it was originally and he guessed, "In order to create what we had in that same spot, it would probably take ten or twelve million dollars, and the insurance would probably run about twice what we had—around four million."

Well, I don't have that in my checking account, so the best I can do is look at some old photos and reminisce with family and friends. And extend a heart-felt thank-you to the Blackas, especially Jack and Harold, for dedicating a big part of their lives to making life more fun, not just for me and others in my community, but for three generations of visitors from all over who found their way to America's Finest Inland Beach!

*(Ed. Note: I asked Jack how many people he thought had come to Shenandoah Acres. His response, "I don't have any idea of the number of patrons over the years. If I had to guess I would probably figure a few million!")*

I took this photo last month. It was a little eerie, like being in a ghost town. But the ghosts were happy ones; I could hear the shouts, the laughter, the squeals of joy, the splashes of water as I walked around this small lake with such a big history. Ed.



**TABLED**

AGENDA ITEM # 5C

Date 10/5/17

**PROPERTY OWNER:**  
Plecker Brothers, Inc.

**APPLICANT:**  
Same

**LOCATION OF PROPERTY:**  
On the north side of Sangers Lane at the intersection of Sangers Lane and Balsley Road, Staunton in the Beverley Manor District

**SIZE OF PROPERTY:**  
28.688 acres

**VICINITY ZONING:**  
General Agriculture to the north, south, and east; Staunton City to the west

**PREVIOUS ZONING OR S.U.P.:**  
03/85 Zoned General Business

**LAND USE MAPS:**  
Urban Service Area – Business

**UTILITIES:**  
None

**APPLICANT'S JUSTIFICATION:**  
To have outdoor storage of excavating material and equipment

**PLANNING COMMISSION'S COMMENTS:**  
No comments.

**BUILDING INSPECTOR'S COMMENTS:**  
After review, our office has no comments.

**HEALTH DEPARTMENT'S COMMENTS:**  
No concerns.

**HIGHWAY DEPARTMENT'S COMMENTS:**  
The existing entrance meets VDOT's low volume commercial entrance requirements and can serve up to 50 vehicles trips per day (enter or exit). It is the landowner's responsibility to provide additional gravel and general maintenance at the entrance, as needed, to prevent potholes.



#### **SERVICE AUTHORITY'S COMMENTS:**

1. Water and sewer capacities are not reserved until system adequacy is determined (supply, treatment, transmission) and payment of the connection fees has been received in accordance with Service Authority Policy. Augusta County Service Authority Policies and Procedures can be found at <http://www.acsawater.com/oppm>.
2. Any engineering evaluations and upgrades or extensions would be the responsibility of the owner/developer and are subject to Service Authority review and approval.
3. Investigation of available fire flow is recommended to ensure that the system is capable of providing the needed fire flow to comply with Chapter 24 of the Augusta County Code requirements for the proposed use of the property. Any upgrades or extensions would be the responsibility of the owner/developer and are subject to Service Authority review and approval.
4. There is an existing 8" waterline approximately 658'± to the southwest of the subject property.
5. There is an existing 8" sewer line approximately 2,017'± to the southwest of the subject property.

#### **ENGINEERING'S COMMENTS:**

Existing Erosion and Sediment Control Plan does not address Stormwater. It is supposed to be all grass. If any gravel, there would be a likely increase in runoff. We will require a Stormwater Management and Erosion and Sediment Control Plan.

#### **SECTION 25-304B - GENERAL OUTDOOR STORAGE**

**A site plan is filed meeting the requirements of division J article LXVII "Site Plan Review", approved and followed which clearly delineates the areas intended for outdoor storage and complies with the requirements of this chapter.**

Applicant has an approved Erosion and Sediment Control Plan but no site plan or Stormwater Plan on file.

**On-site traffic flow will adequately and safely accommodate all traffic to and from the public highways. Aisleways will be appropriate for the anticipated vehicular and pedestrian traffic.**

The twenty-six (26) acre site can safely and adequately accommodate traffic to and from the highway.

**Outdoor storage areas will not interfere with convenient, easily accessible parking for the public. Areas delineated on the site plan for parking or aiseways may not be used for outdoor storage.**

No structure or parking on this site, used for outdoor storage only.

**Outdoor storage areas will be proportionately appropriate in size and scope to the nature of the business. Financial considerations alone will not justify the failure to use inside storage.**

The outdoor storage area could be proportionately appropriate for the site.

**Setbacks for proposed structures and facilities will be sufficient to protect neighboring properties.**

No structures proposed.

**Items not displayed for sale or lease shall be fully shielded or screened from view unless the board of zoning appeals determines that fully shielding or screening is not necessary. Opaque screening, including fencing and landscaping, shall be appropriate to ensure compatibility with neighboring properties, taking into account the proper location of aiseways and gates and the compatibility of screening materials with the materials utilized in the principal buildings on site. Fencing or screening shall be maintained in a good state of repair. Chain-link fencing with slats inserted is not acceptable for this screening. Gates shall remain closed except when goods are moved to and from the enclosed area.**

Natural vegetation surrounds the majority of the storage area.

**There is an adequate plan for outdoor lighting showing the location of lights and shielding devices or other equipment to prevent unreasonable glow beyond the site. Any such outdoor lighting shall otherwise comply with the provisions of article VI of division I of this chapter.**

No lighting is proposed.

**Items to be stored outside may not be items normally and customarily kept inside.**

The applicant will be storing rock, concrete, reground asphalt, and heavy equipment not normally kept inside.

### **STAFF RECOMMENDATIONS**

The applicants' family purchased the property in 1973. The property was rezoned to General Business in 1985. The applicant submitted an Erosion and Sediment Control Plan in 1994 and was approved to use the property as a fill site only. The applicant has also been using the property for the storage of equipment, stockpiles of rock, gravel, reground asphalt, and concrete without obtaining a Special Use Permit.

Plecker Brothers, Inc. was sent several notices of violation regarding the outdoor storage of these items without first obtaining a Special Use Permit. The applicant contacted our office and stated that he thought that this type of use was covered on his approved

Erosion and Sediment Control Plan and felt he was not in violation and appealed the Zoning Administrator's decision at the July 6, 2017 hearing.

The Board upheld the Zoning Administrator's decision and advised the applicant to make application for the Special Use Permit or remove the vehicles, equipment stockpiles of rock and concrete, and re-stabilize the site per their approved Erosion and Sediment Control Plan. The applicant is now requesting to have a contractor storage yard on the property to be in compliance with the Zoning Ordinance.

Staff has received complaints regarding the expansion of the outdoor storage area and the condition of the property. Staff has inspected the property on numerous occasions and is concerned that the large stockpiles of rock, regrind, concrete, and the storage of inoperable vehicles could have a negative impact on the neighboring properties and may not be compatible with the existing neighborhood. However, if the Board feels the request is compatible and desires to approve the contractor storage yard, staff would recommend the following conditions:

**Pre-Condition:**

1. Submit site plan meeting the requirements of Section 25-673 "Site Plan Contents" of the Augusta County Zoning Ordinance to be approved by all appropriate departments and/or agencies.

**Operating Conditions:**

1. All equipment, machinery, and materials for the business be kept in the designated areas on the site plan.
2. No junk or inoperable vehicles, equipment, or parts of vehicles or equipment be kept outside.
3. Site be kept neat and orderly.
4. Natural vegetation be maintained in order to provide adequate screening.

**The request was tabled at the September 7, 2017 meeting.**