



COUNTY OF AUGUSTA
COMMONWEALTH OF VIRGINIA
DEPARTMENT OF COMMUNITY DEVELOPMENT
P.O. BOX 590
COUNTY GOVERNMENT CENTER
VERONA, VA 24482-0590



MEMORANDUM

TO: Augusta County Board of Zoning Appeals
FROM: Sandra K. Bunch, Zoning Administrator *S. Bunch*
DATE: October 26, 2017
SUBJECT: Regular Meeting and Viewing

The Regular Meeting of the Augusta County Board of Zoning Appeals will be held on **Thursday, November 2, 2017, at 1:30 P.M.**, in the Board Meeting Room, Augusta County Government Center, 18 Government Center Lane, Verona, Virginia.

Please meet in the Board of Supervisors Conference Room at the Augusta County Government Center in Verona at **9:30 A.M., Thursday**, for the Staff Briefing prior to going out to view the items on the agenda. Lunch will follow at **Country Cookin at noon**.

Enclosed are the minutes of last month's meeting, the agenda for **Thursday's** meeting, staff reports and site plans on each of the requests.

If you cannot attend this meeting, please notify this office as soon as possible.

SKB/bcw

Enclosures

**ADVANCED
AGENDA**

Regular Meeting of the Augusta County Board of Zoning Appeals

Thursday, November 2, 2017, 1:30 P.M.

1. CALL TO ORDER

2. DETERMINATION OF A QUORUM

3. MINUTES

Approval of the Called and Regular Meeting of October 5, 2017

4. PUBLIC HEARINGS

- A. A request by William E. Sipe, Jr., for a Special Use Permit to have weddings and special events on property he owns, located at 473 Hatchery Road, Grottoes in the Middle River District.
- B. A request by Lou Moore and Thomas Eric Cobb, for a Special Use Permit to continue the driving range and miniature golf and sales and repair shop on property owned by James Lee Kindig and Lucy K. Coyner, located at 3413 Stuarts Draft Highway, Stuarts Draft in the South River District.
- C. A request by Brent J. Warren, for a Special Use Permit to construct an accessory building in the front yard on property he owns, located at 14 Birchwood Road, Staunton in the Wayne District.
- D. A request by Robert Huff, agent for Lingo Networks, for a Special Use Permit to move the location of the telecommunications tower approved on May 4, 2017, on property owned by Claude H. or Peggy G. Smith, located at 1680 Middlebrook Road, Staunton in the Riverheads District.

5. OLD BUSINESS

- A. A request by Joseph A. Murray, agent for Sipapu, LLC, for a Special Use Permit to have a short term and extended stay campground and to have special events on property they own, located at 277 Lake Drive, Greenville in the Riverheads District. – **TABLED AT THE OCTOBER 5, 2017 MEETING**
- B. A request by Joseph A. Murray, agent for Sipapu, LLC, for a Special Use Permit to have a short term and extended stay campground and to have special events on property owned by Arthur J. Fisher, III, located on the east side of Lake Road adjacent to Stoney Creek Campground in Greenville in the Riverheads District. – **TABLED AT THE OCTOBER 5, 2017 MEETING**

6. MATTERS TO BE PRESENTED BY THE PUBLIC

7. MATTERS TO BE PRESENTED BY THE ZONING ADMINISTRATOR

- A. A request by Bill Henson, agent for Meade Mobile Home Park LC, for a Special Use Permit to replace non-conforming manufactured homes within a manufactured home park with larger units on property owned by J.R. Ridenour, located at 79 and 85 Meade Park Circle, Verona, in the North River District. – **ONE YEAR EXTENSION OF TIME REQUEST**

- B. A request by Lester P. and Mary A. Witmer, for a Special Use Permit to construct a new building and use a portion of it for a concrete pumping business on property they own, located at 188 Coffman Road, Weyers Cave, in the North River District. – **ONE YEAR EXTENSION OF TIME REQUEST**

8. STAFF REPORT

17-2	Richard A. or Laurel L. Landes
17-3	Cornerstone Church of Waynesboro, Trustees

9. ADJOURNMENT

PROPERTY OWNER:
William E. Sipe, Jr.

AGENDA ITEM # 4A
Date 11/2/17

APPLICANT:
Same

LOCATION OF PROPERTY:
473 Hatchery Road, Grottoes in the Middle River District

SIZE OF PROPERTY:
1.438 & 0.750 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 weddings and special events

PLANNING COMMISSION'S COMMENTS:
Middle River Planning Commissioner's Comment: Hatchery Road is a dirt road that is very narrow. This property is between two very sharp turns and surrounded by active farms. There are a number of parcels of Ag District nearby, although not connecting. I feel this would be a bad location for having weddings and special events.

BUILDING INSPECTOR'S COMMENTS:
Obtain all necessary permits and inspection on any new structures in accordance with the Uniform Statewide Building Code.

HEALTH DEPARTMENT'S COMMENTS:
The applicant will need to work with a private sector soil evaluator/designer to ensure that sewage disposal system approval(s) can be obtained for any buildings that require plumbing. The Sewage Handling and Disposal Regulations indicate that portable privies are appropriate for temporary events or mass gatherings and that they should be provided at a rate of at least 1 per 100 persons. The applicant indicates that a new private well is to be drilled for facility use only, no food prep. Events would be catered with no onsite food prep.

HIGHWAY DEPARTMENT'S COMMENTS:

The existing entrance serving the lot does not meet sight distance requirements. To meet required sight distance for a moderate volume commercial entrance, the entrance shall come from TM #38-81. An easement across TM #38-81 shall be dedicated for the use of the wedding and special events. The existing entrance serving TM #38-82 & 90 shall be gated off during the events. Another option would be to close off the existing entrance and utilize the proposed entrance from TM #38-81 for all access. The moderate volume commercial entrance shall be constructed to meet all requirements as stated in Appendix F of the VDOT Road Design Manual.

Rte 776 (Hatchery Rd) is a 14' low volume gravel road. VDOT does not plan to increase the frequency of scheduled maintenance due to the wedding and special events venue.

SERVICE AUTHORITY'S COMMENTS:

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

ENGINEERING'S COMMENTS:

No concerns if parking is on grass. **If gravel may require Stormwater and Erosion and Sediment Control plans.**

SECTION 25-74H - PUBLIC ACCOMMODATION FACILITIES

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

The applicants are proposing a new 40' x 60' pavilion with two 30' x 40' covered attachments totaling 4,800 square feet on the property for weddings and special events. Limited weddings and special events should be compatible with the neighboring properties.

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 applicants are requesting to hold thirty (30) events per year with up to two hundred (200) attendees which would impact other homes in the 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.

The permitting of a wedding or special event facility should not result in a clustering of similar businesses in the area.

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

The property has frontage along Hatchery Road which is state maintained.

STAFF RECOMMENDATIONS

The applicant is requesting to construct a new four thousand eight hundred (4,800) square foot structure to hold weddings and special events. He is requesting to host thirty (30) events per year with up to two hundred (200) attendees. The applicant would like to also use the existing dwelling on the property to provide an area for the wedding party to dress for the ceremony. They will not be providing overnight accommodations. The applicants do not live on the property but will be onsite during the events. The applicant will be installing a new septic system and restroom inside the pavilion, but he is requesting to use portable restroom trailers until the new system can be installed. All events will be catered and no food will be prepared onsite. The applicant is also proposing amplified music inside the pavilion.

Staff feels that weddings and special events in a rural setting would not be out of character if the number of events are limited. The Board has been consistent in requiring septic systems for similar event facilities in rural areas, therefore, staff would recommend approval with 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 VDOT entrance permit and provide a copy to Community Development.
3. Obtain Health Department approval and provide a copy to Community Development.

Operating Conditions:

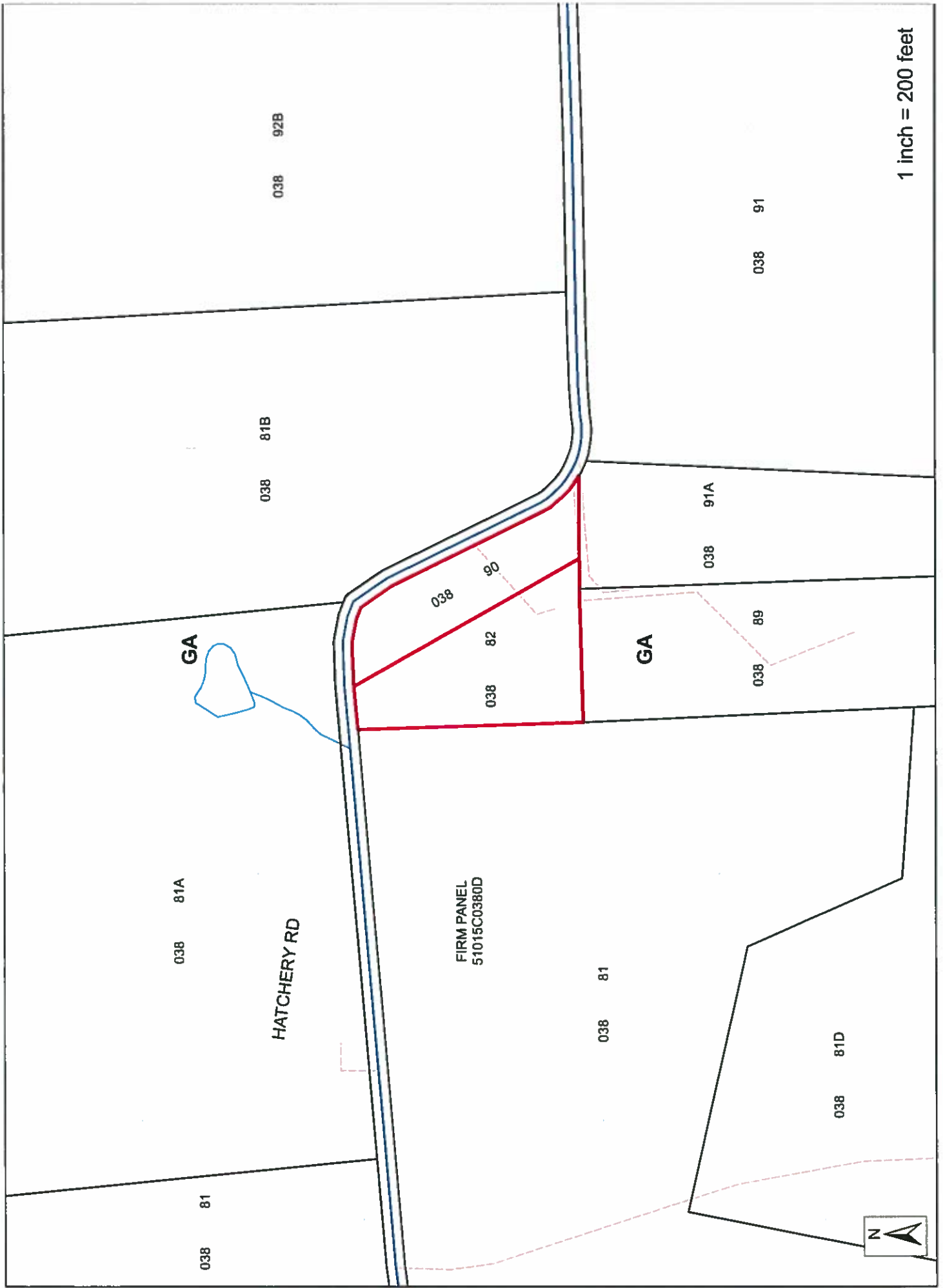
1. Be permitted to construct a four thousand eight hundred (4,800) square foot pavilion for weddings and special events.
2. Obtain all necessary permits and inspections.
3. Applicant be permitted to operate for **two (2) years** using a portable restroom facility until the septic system is installed.
4. Applicant will install a sewage treatment system approved by the Health Department within **two (2) years**.
5. Be limited to twenty-four (24) events per year but no more than three (3) per month.
6. Be limited to a maximum of two hundred (200) people per event.

7. No outdoor amplified music.
8. Events cease by 10:30 p.m. and all persons off the property by 11:00 p.m.
9. Applicant or designated agent be onsite during all events.
10. Site be kept neat and orderly.
11. No junk or inoperable vehicles, equipment, or parts of vehicles or equipment be kept outside.
12. Any new outdoor lights over 3,000 lumens require site plan submittal and must meet the ordinance requirements of Article VI.A Outdoor Lighting.



5.10

Sipe



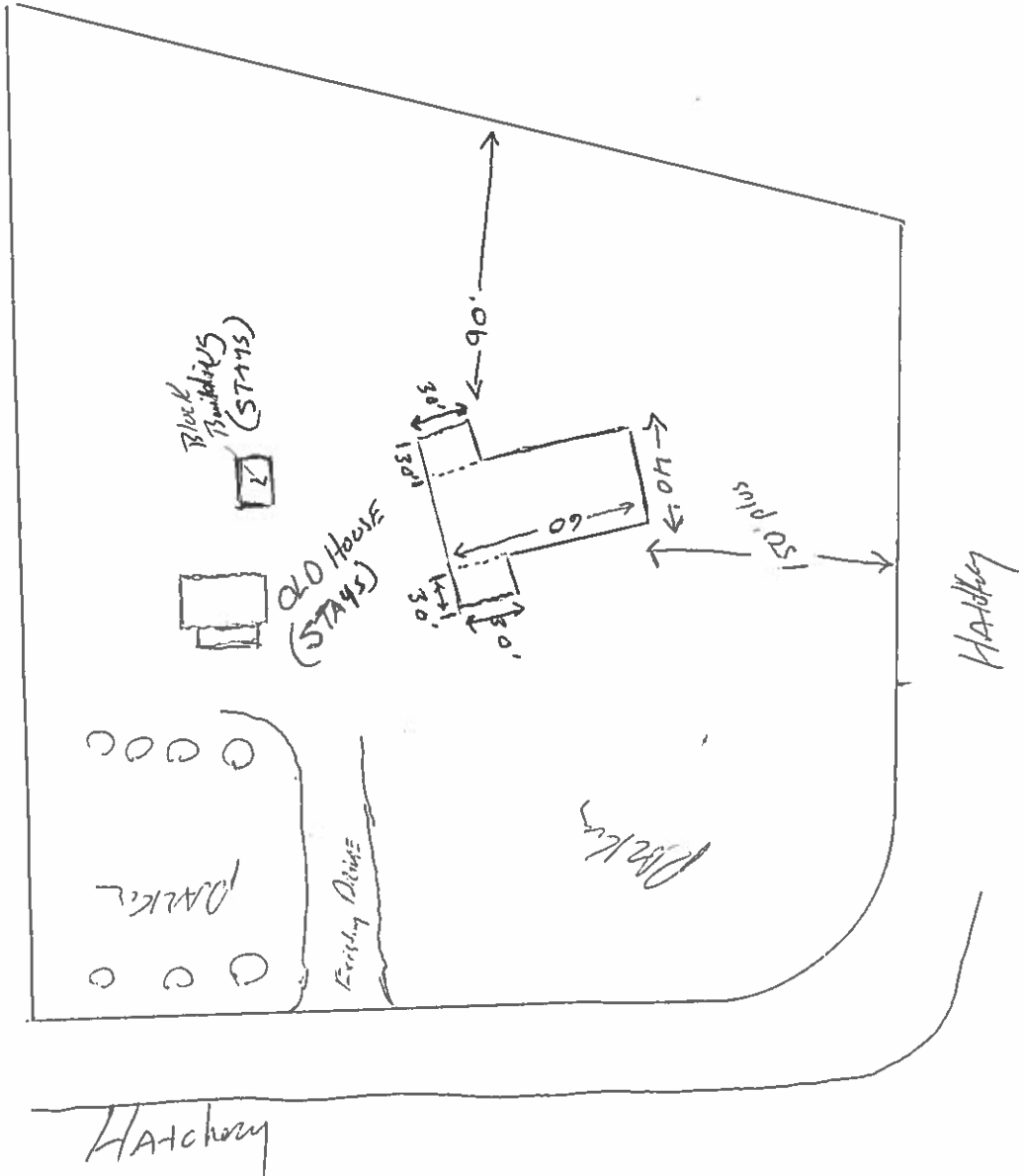
1 inch = 200 feet

Sipe



Sipe

00.7



Sandy Bunch

From: Wade Craig <dex3112@yahoo.com>
Sent: Thursday, October 26, 2017 10:39 AM
To: Sandy Bunch
Cc: Amy Denney; Dorothy Matthews
Subject: Zoning Appeal for 473 Hatchery Rd.

October 26, 2017

Dear Ms. Bunch;

I am writing you in regards to the zoning appeal applied for by Mr. William Sipe, Jr. for the property at 473 Hatchery Rd., Grottoes, VA.

My father owned the adjacent property at 400 Hatchery Rd., he passed away this past August, leaving the property to my two sisters, and

myself. I am appealing to you and the board to deny Mr. Sipe's request for the special use permit.

Hatchery Rd. is a small gravel road that gives access to several small homes and farms. It is normally very quiet, and does not usually see

much traffic. The road can be very dusty during the dry times of the year and with its narrow width is not suitable for handling event traffic. "Special" events

including weddings, parties and reunions often include music and alcohol, and can go on late into the evening. There are homeowners on the road that would

ultimately be negatively impacted and inconvenienced by traffic and noise. Mr. Sipe already has a pavilion on the other property he owns at 375 Hatchery Rd.

I do not understand the need to disrupt the serenity of this small country lane with a venue such as this, and am adamantly against it.

Respectfully,

Wade R. Craig

400 Hatchery Rd.
Grottoes, VA 24441
540-849-7085

AGENDA ITEM # 4B
Date 11/2/17

PROPERTY OWNER:
James Lee Kindig and Lucy K. Coyner

APPLICANT:
Lou Moore and Thomas Eric Cobb

LOCATION OF PROPERTY:
3413 Stuarts Draft Highway, Stuarts Draft in the South River District

SIZE OF PROPERTY:
37.55 acres

VICINITY ZONING:
General Agriculture to the south, west, and east; General Business and General Agriculture to the north

PREVIOUS ZONING OR S.U.P.:
03/91 SUP for driving range and miniature golf
09/94 SUP to add a 12' x 26' addition to the existing building for sales and workshop
12/95 Zoned General Agriculture

LAND USE MAPS:
Urban Service Area – Industrial

UTILITIES:
Public water and sewer

APPLICANT'S JUSTIFICATION:
To continue the driving range and miniature golf and sales and repair shop

PLANNING COMMISSION'S COMMENTS:
No comments.

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

HEALTH DEPARTMENT'S COMMENTS:
Property is served by public water and sewer; Health Department has no comment.

HIGHWAY DEPARTMENT'S COMMENTS:
The existing entrance is adequate for the request. Should the driving range and miniature golf and sales and repair shop increase in size and capacity, the entrance may need to be re-evaluated.

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. 3546 Stuarts Draft Highway (TM # 75-68C) is currently a Service Authority water and sewer customer.
5. If the use remains the same, the Service Authority has no additional comments.

ENGINEERING'S COMMENTS:

Less than 10,000 square feet – ok.

SECTION 25-74L – PASSIVE RECREATIONAL FACILITIES REQUIRING A BUILDING AND ACTIVE RECREATIONAL FACILITIES

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

The site has existing water, sewer, and onsite and trash removal.

There is an adequate plan for parking and crowd and traffic control in and around the site. Designated areas for pick-up and delivery of users are adequate to prevent traffic congestion both on and off site, thereby keeping waiting pedestrians out of vehicle passage ways and parking areas and preventing waiting vehicles from blocking access to and from parking areas or impeding traffic on adjoining streets.

The existing parking lot has provided adequate parking and traffic control for many years.

Approval by the Virginia Department of Transportation.

There is an approved entrance onsite.

The proposed size, the proposed recreational activities, the anticipated number of users, setbacks, parking facilities, lighting, hours of operation and landscaping, are appropriate for the area.

The existing facility has been operating since 1991 and has been appropriate for the area.

STAFF RECOMMENDATIONS

The Board approved a Special Use Permit in 1991 to have a driving range and miniature-golf facility. The applicants are leasing the property and requesting to continue the driving range and miniature golf, sales, and workshop. The applicants will have the same hours of operation and are not proposing any expansions to the facility. Staff recommends approval with the following conditions:

Pre-Condition:

None

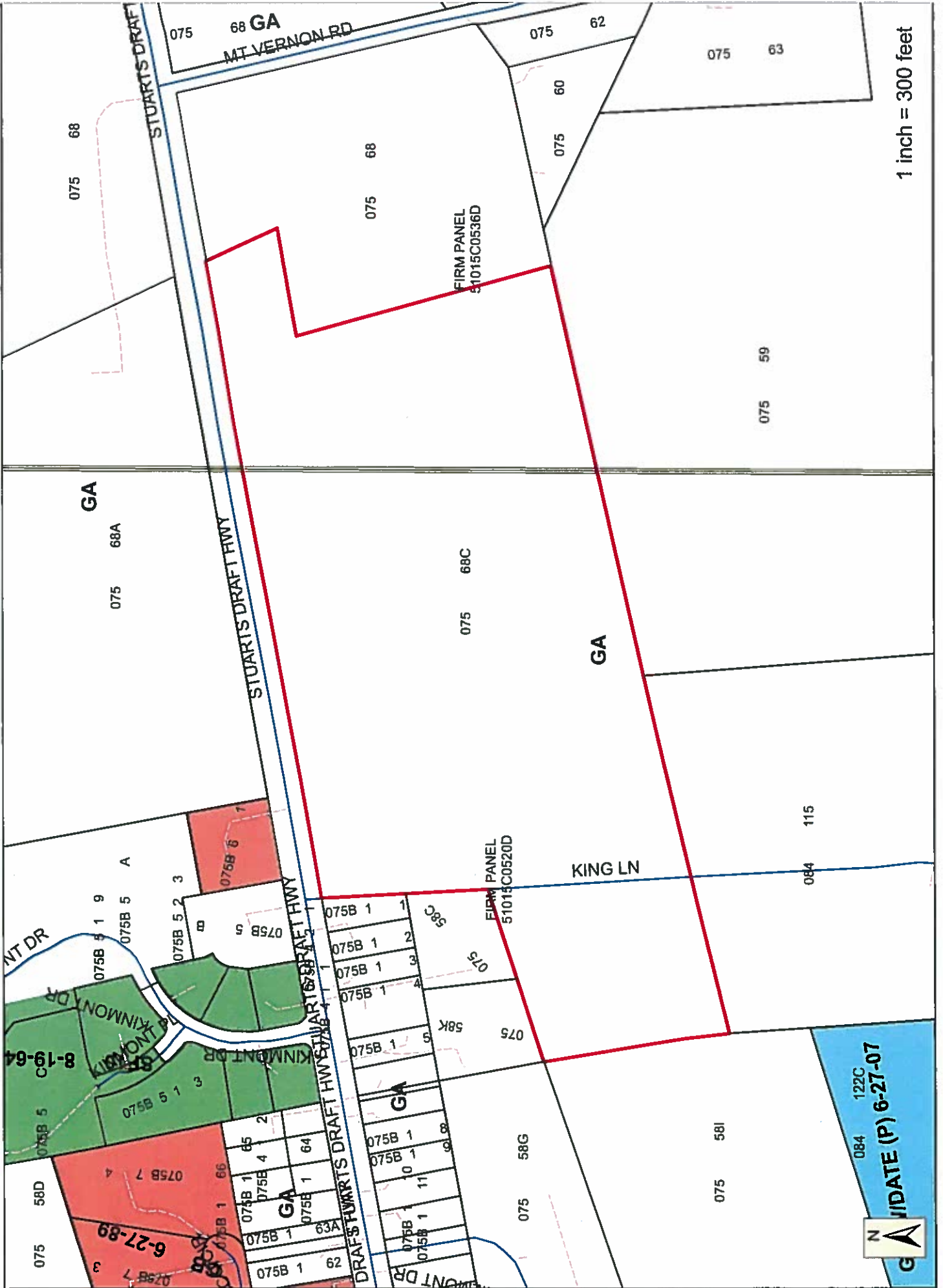
Operating Condition:

1. Hours of operation be 7:00 a.m. to 9:00 p.m.
2. Site be kept neat and orderly.



Kindia

Kindig / Coyner

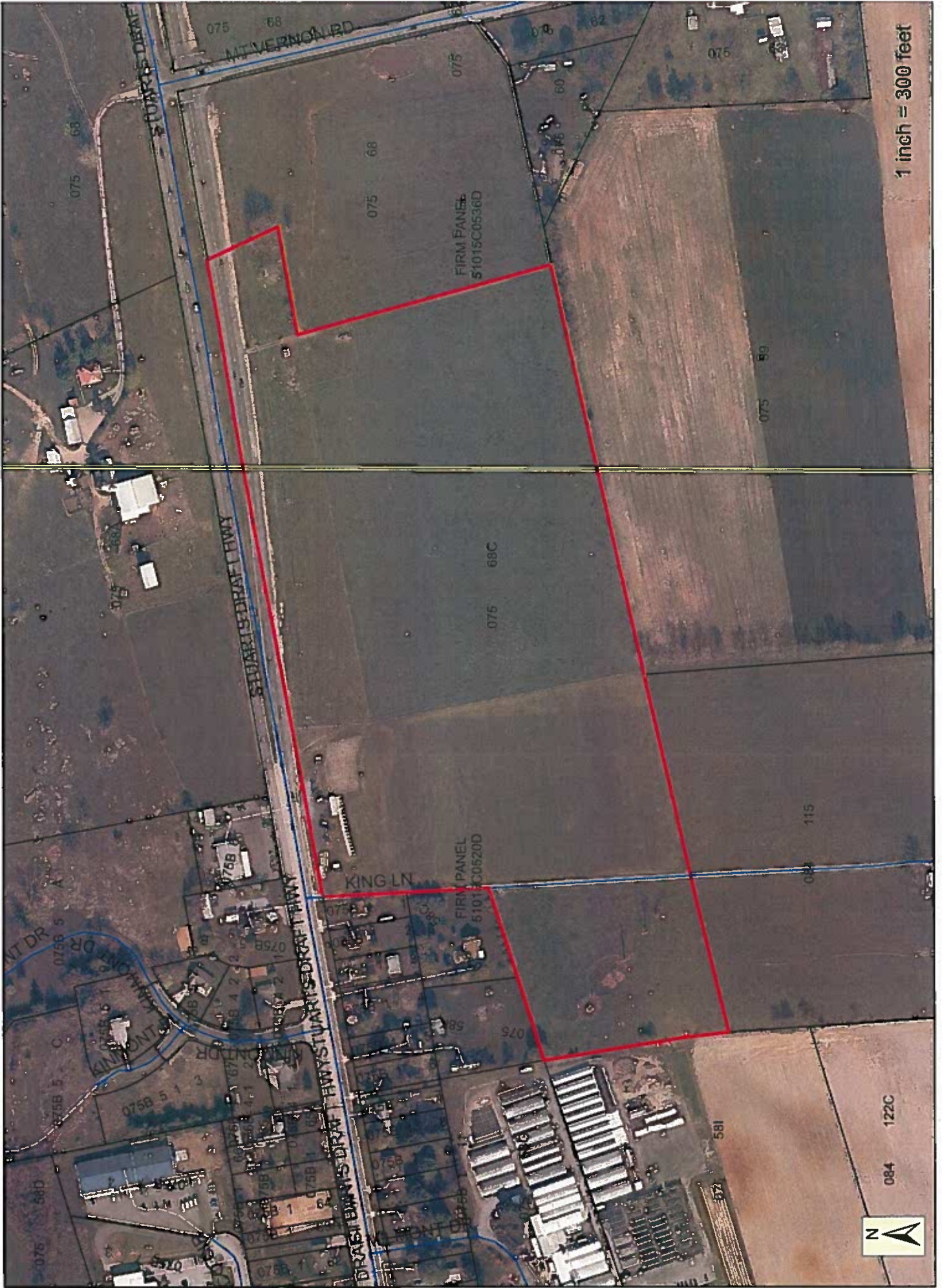


1 inch = 300 feet



GA
DATE (P) 6-27-07

Kindig / Coyner



1 inch = 300 feet



Kindig / Coyner



1 inch = 200 feet



075 1001

AGENDA ITEM # 4C
Date 11/2/17

PROPERTY OWNER:
Brent J. Warren

APPLICANT:
Same

LOCATION OF PROPERTY:
14 Birchwood Road, Staunton in the Wayne District

SIZE OF PROPERTY:
0.402 acres

VICINITY ZONING:
Single Family Residential surrounds the entire parcel

PREVIOUS ZONING OR S.U.P.:
02/48 Zoned Single Family Residential

LAND USE MAPS:
Urban Service Area – Medium Density Residential

UTILITIES:
Public water and sewer

APPLICANT'S JUSTIFICATION:
To construct an accessory building in the front yard

PLANNING COMMISSION'S COMMENTS:
No comments.

BUILDING INSPECTOR'S COMMENTS:
Obtain all necessary permits and inspection on any new structures in accordance with the Uniform Statewide Building Code.

HEALTH DEPARTMENT'S COMMENTS:
Property is served by public water and sewer; Health Department has no comment.

HIGHWAY DEPARTMENT'S COMMENTS:
The existing private entrance will be modified as approved by the active Land Use Permit #854-124839 to allow access to the proposed accessory building.

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. 14 Birchwood Road (TM # 66C-(6)-2) is currently a Service Authority water and sewer customer.
5. If there are no additional water and sewer demands associated with the request, the Service Authority has no additional comments.

ENGINEERING'S COMMENTS:

Less than 10,000 square feet. Maintain positive drainage.

SECTION 25-134F - ACCESSORY BUILDINGS OR OTHER ACCESSORY STRUCTURES LOCATED IN THE FRONT YARD

The proposed location of the accessory building or structure would not appear out of character with other buildings and uses on the adjoining and surrounding properties; would not be aesthetically damaging to the character of the surrounding properties; or would not adversely and substantially affect the fair market value of surrounding properties.

There is an existing accessory building in the front yard two (2) lots east of the property.

The accessory building or structure must meet the front setback requirement of this article.

The proposed location of the accessory building will meet the front setback requirement.

STAFF RECOMMENDATIONS

The applicant is requesting to construct a 24' x 24' accessory building in the front yard on his property. The applicant's home was constructed in 2012 on a corner lot which requires a larger setback from public streets. The lot also has a retaining wall and deeded access easement for the adjoining neighbor. The applicant has no other area on the lot to build the accessory building and meet all setback

requirements. There is a small accessory building located in the front yard on a parcel to the east in the same neighborhood.

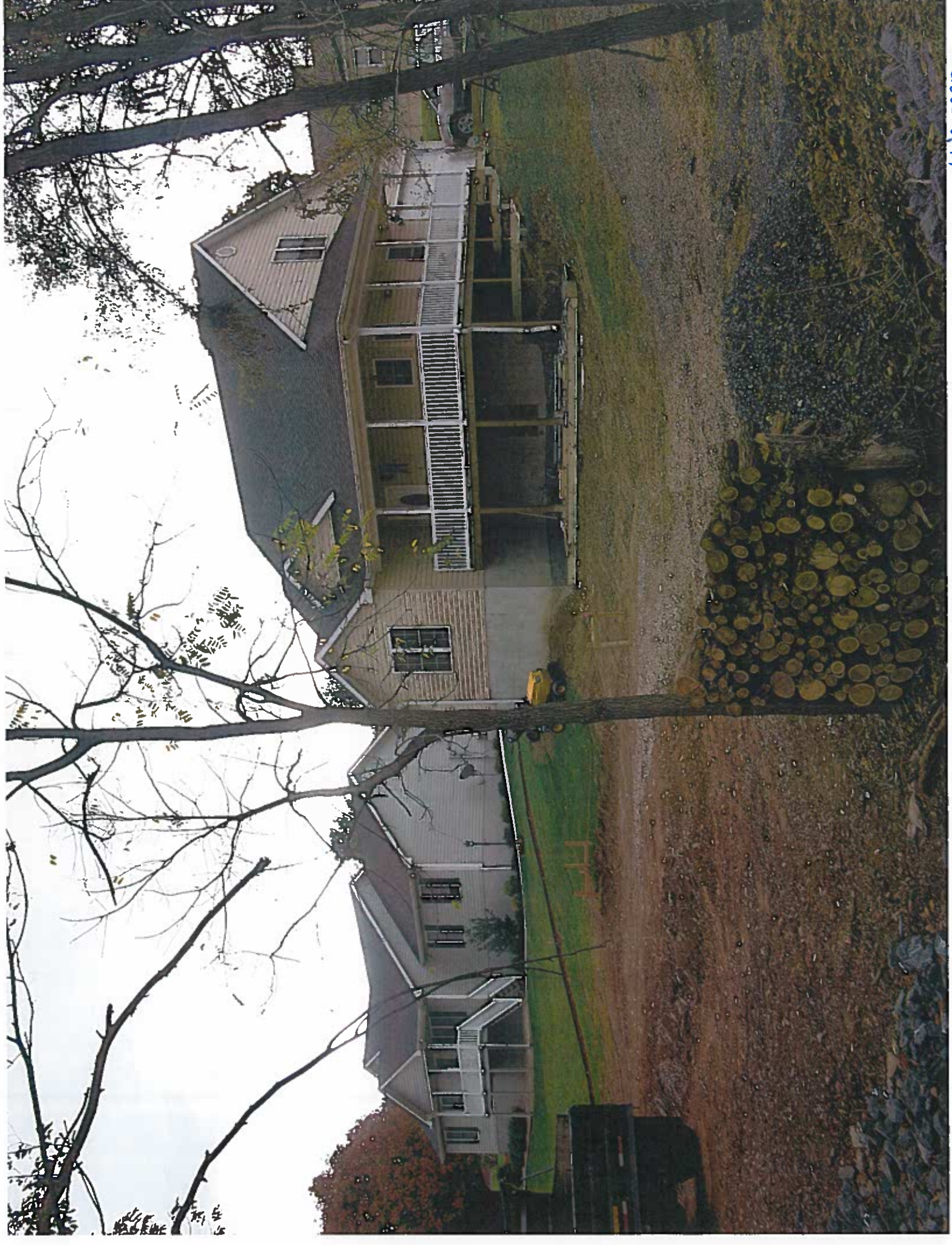
If the Board feels that the request would be compatible with the area and not appear out of character, staff would recommend the following conditions:

Pre-Conditions:

None

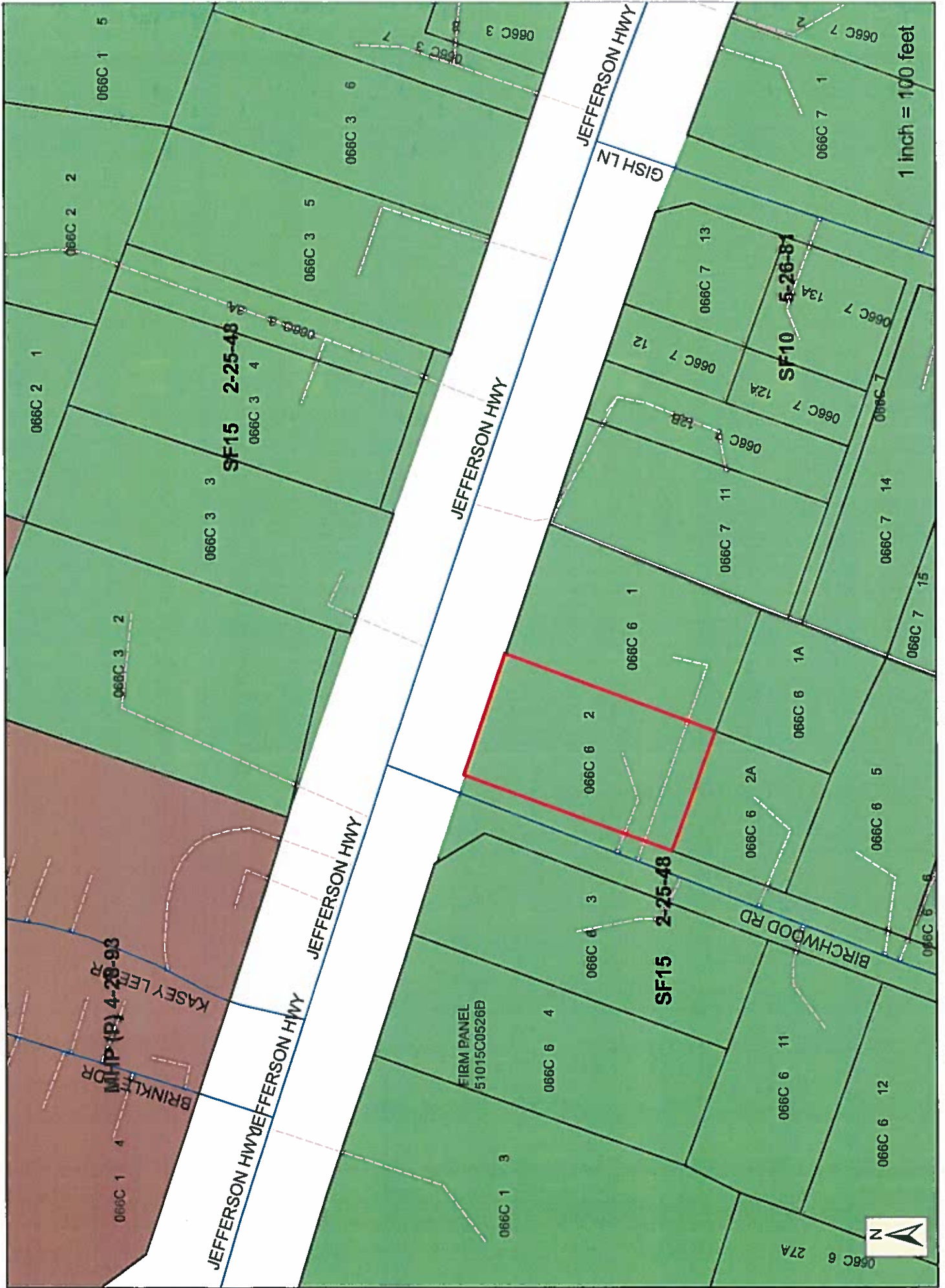
Operating Conditions:

1. Be permitted to construct the 24' x 24' accessory structure in the front yard as shown on the survey.
2. Obtain all necessary permits and inspections.
3. Site be kept neat and orderly.
4. No junk or inoperable vehicles, equipment, or parts of vehicles or equipment be kept outside.



11/17/2020

Warren



Warren



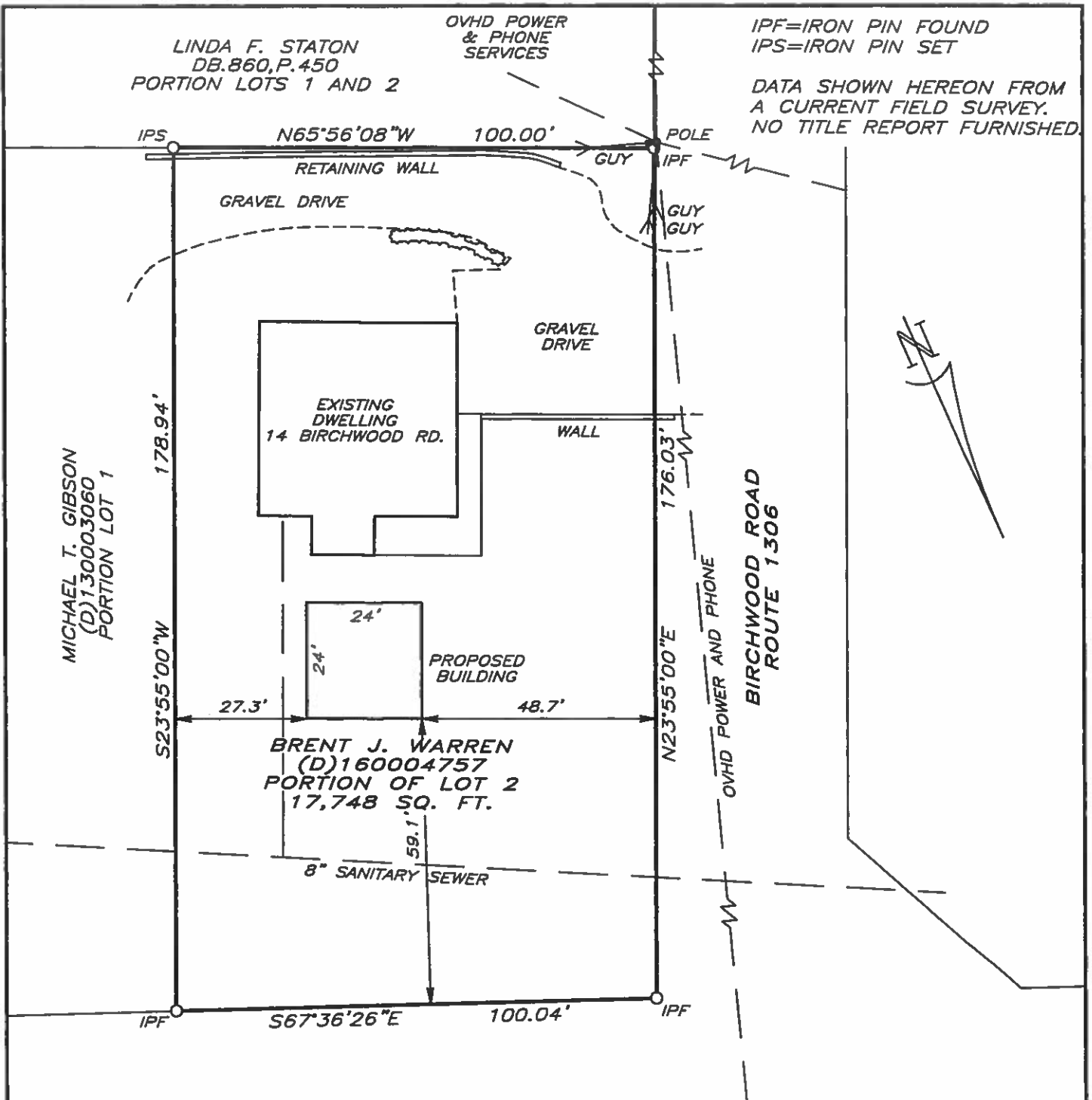
Warren

LINDA F. STATON
DB.860,P.450
PORTION LOTS 1 AND 2

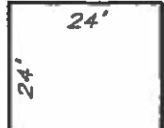
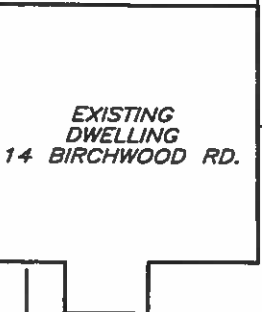
OVHD POWER
& PHONE
SERVICES

IPF=IRON PIN FOUND
IPS=IRON PIN SET

DATA SHOWN HEREON FROM
A CURRENT FIELD SURVEY.
NO TITLE REPORT FURNISHED



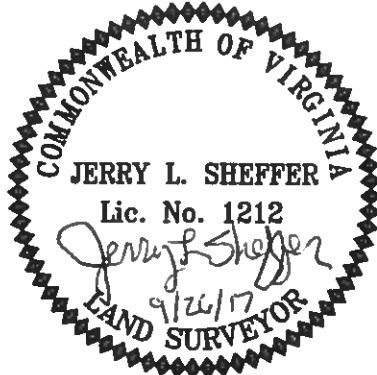
MICHAEL T. GIBSON
(D)130003060
PORTION LOT 1



BRENT J. WARREN
(D)160004757
PORTION OF LOT 2
17,748 SQ. FT.

JEFFERSON HIGHWAY
ROUTE 250

BIRCHWOOD ROAD
ROUTE 1306



PLAT SHOWING
PROPOSED ACCESSORY BUILDING
PORTION OF LOT 2, WILSON HEIGHTS
WAYNE DISTRICT, AUGUSTA COUNTY, VIRGINIA
SCALE 1" = 30'
JULY 26, 2017
REVISED SEPTEMBER 26, 2017
HAMRICK ENGINEERING, P.C.
ENGINEERS - SURVEYORS - PLANNERS
156 LAUREL HILL ROAD, VERONA, VIRGINIA

AGENDA ITEM # 4D

Date 11/2/17

PROPERTY OWNER:

Claude H. or Peggy G. Smith

APPLICANT:

Robert Huff, agent for Lingo Networks, LLC

LOCATION OF PROPERTY:

1680 Middlebrook Road, Staunton in the Riverheads District

SIZE OF PROPERTY:

116.01 acres

VICINITY ZONING:

General Agriculture surrounds entire parcel

PREVIOUS ZONING OR S.U.P.:

12/95 Zoned General Agriculture

05/17 SUP approved to construct a new telecommunications facility

LAND USE MAPS:

Rural Conservation Area

UTILITIES:

None

APPLICANT'S JUSTIFICATION:

To move the location of the telecommunications tower approved on May 4, 2017

PLANNING COMMISSION'S COMMENTS:

No comments.

BUILDING INSPECTOR'S COMMENTS:

Obtain all necessary permits, inspections and Certificates of Occupancy in accordance with the Uniform Statewide Building Code.

HEALTH DEPARTMENT'S COMMENTS:

No comments.

HIGHWAY DEPARTMENT'S COMMENTS:

VDOT does not anticipate a significant impact to adjacent roadways. The existing private entrance is adequate to serve the telecommunication tower. All efforts shall be made to keep mud and debris, generated by construction, off State Route 252. If entrance upgrades are required to accommodate construction traffic, a VDOT land use permit will be required.

SERVICE AUTHORITY'S COMMENTS:

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

ENGINEERING'S COMMENTS:

The move will have little impact to SWM, though the access roadway is likely to be longer, we have no significant concerns that could not be addressed at the site plan stage.

SECTION 25-68.5B – WIRELESS TELECOMMUNICATION FACILITIES

New wireless telecommunication towers or base stations over one hundred ninety-nine feet (199'), new towers or base stations that are to be lighted or, existing towers or base stations that will add new lighting, existing facilities expanded higher than one hundred ninety-nine feet (199'), existing facilities where a collocation or expansion would result in a substantial change to the facility, facilities otherwise permitted by Administrative Permit but where objections have been received, and facilities where setback requirements cannot be met or the recommendations of the consultant cannot be met may be permitted by Special Use Permit provided that the applicant must demonstrate that no existing telecommunication tower or base station can be utilized to reasonably achieve the applicant's radio frequency coverage objectives.

Documentation was provided showing there are no existing towers that can meet the applicant's coverage objectives.

The location (latitude and longitude), structure height, name, address, and telephone number of the structure owner of all potential collocatable structures within a three-mile radius of the proposed structure, and written discussion and documentation of why those opportunities were rejected.

The applicants found no structures to have potential for co-location within a three-mile radius.

Propagation predictions and coverage objective from a committed carrier including hand-off sites.

Propagation studies show the tower will provide the required coverage for Lingo Networks.

No wireless telecommunications facility may be approved and no building permit issued until the first telecommunications service provider is identified.

Lingo Networks will be the first telecommunications service provider operating on this tower.

Towers and base stations shall be visually as innocuous as possible and maintain a galvanized steel finish unless otherwise required by the Federal Aviation Administration (FAA). Antennas shall be of a neutral, nonreflective color with no logos. The design of accessory structures and equipment shall, to the extent possible, use materials, colors, textures, screening, and landscaping that will blend the facilities with the natural setting.

The tower will be standard galvanized finish.

Base Stations shall be set back a distance equal to one hundred ten percent (110%) of the height of the structure from all adjacent property lines and a distance equal to one hundred fifty percent (150%) of the height of the structure from any dwelling.

The site plan shows the closest property line to be three hundred eighty-eight (388') from the proposed tower site and there are no dwellings within close proximity.

All towers or base stations will be designed to collapse within the lot lines in case of structure failure as the result of various hazards including high wind.

The tower is designed to collapse within the lot lines.

Written, technical evidence from a professional engineer that the existing or proposed structure meets structural integrity standards.

The applicant submitted documents showing the tower will be designed to meet all standards.

Towers and base stations shall not be artificially lighted unless required by the Federal Aviation Administration (FAA).

The tower report stated the tower is not near an airport, therefore, no lighting is required.

Wireless telecommunications facilities shall be enclosed by security fencing not less than six feet (6') in height and shall also be equipped with an appropriate anti-climbing device unless determined by the county not to be warranted.

The site plan shows security fencing no less than six (6') feet.

Monopoles and other single-pole structures, standing alone, shall be secured by anti-climbing devices.

The tower will be a lattice style structure.

Collocation space on new wireless telecommunications facilities shall be reasonably available to other telecommunication service providers including limited facilities of the County and its agencies.

Collocation space is available to other service providers including the County and its agencies.

Approval for a highway entrance can be obtained from the Virginia Department of Transportation.
VDOT has approved this site.

Federal Aviation Administration (FAA) hazard determination report and documentation that the request presents no hazard to any airport.
The tower report indicates the tower does not require registration and is not near any airport.

Federal Communications Commission (FCC) environmental compliance report prepared in accordance with the National Environmental Policy Act of 1969 (NEPA) and report describing the impact on historic resources prepared in accordance with Section 106 of the National Historic Preservation Act of 1966 (NHPA).
Phase I NEPA report has been submitted.

Color photo simulations showing to scale representations of the proposed structure and associated facilities as it would appear viewed from the closest residential property or properties and from adjacent roadways.
Copies of photo simulation was submitted with the application.

No signs other than those listed below may be placed on the antenna support structure or other components comprising the wireless telecommunications facility unless required by the Federal Communications Commission (FCC).
No other signs are proposed.

No advertising of any type may be placed on a tower or other components comprising the wireless telecommunications facility unless the advertising was pre-existing on a base station structure.
No advertising is requested.

STAFF RECOMMENDATIONS

The property owner is requesting that the tower the Board approved in May, 2017 be moved to the other side of the fence. The applicant is stating this is approximately one hundred (100') feet from the approved location. The proposed location will still meet all setback requirements and there are no other modifications requested. Staff recommends approval with 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. Applicant will submit all necessary information and a bond, irrevocable letter of credit, or appropriate surety to comply with Section 25-68.7 "Bonding" of the Augusta County Zoning Ordinance.

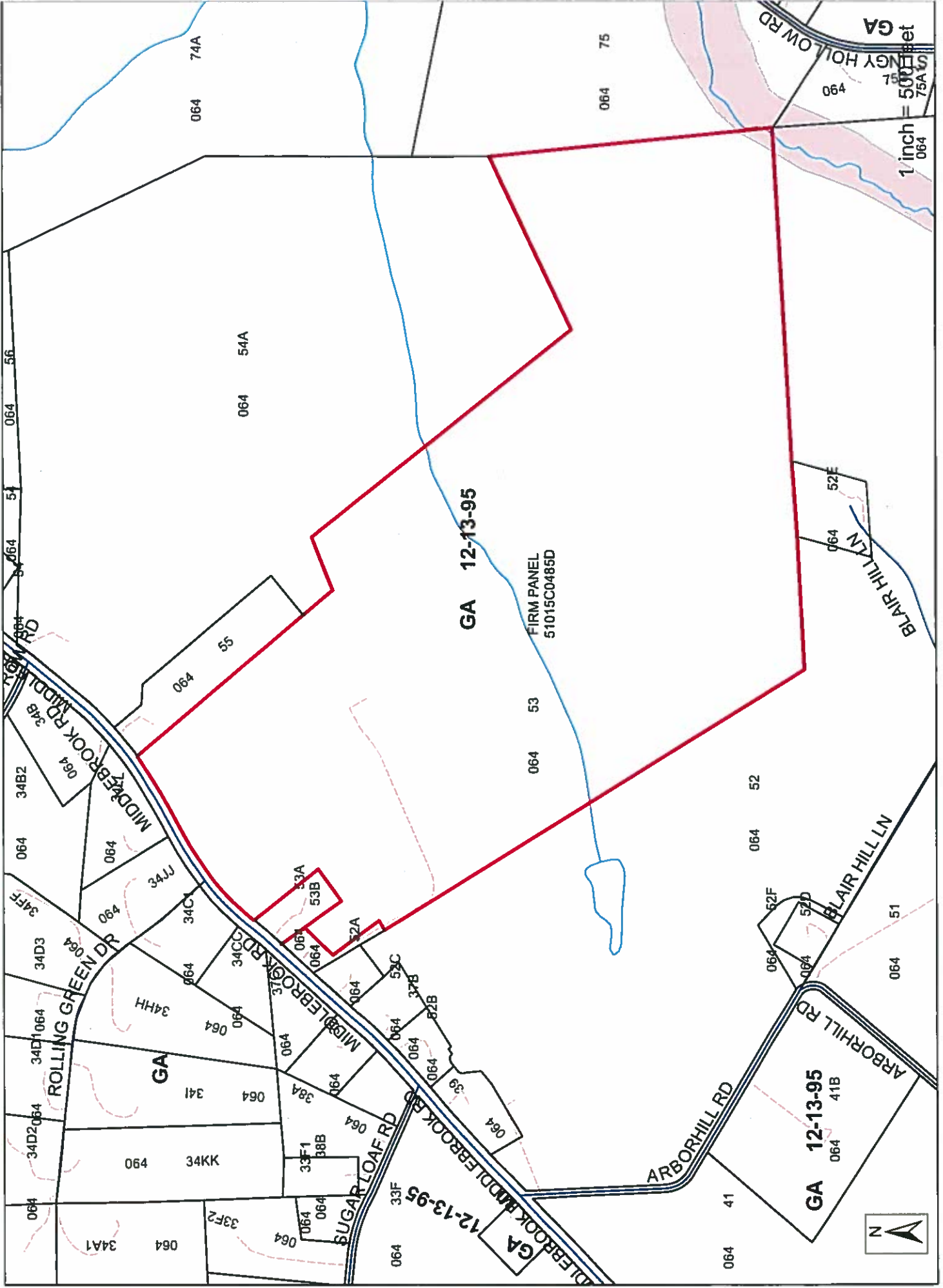
Operating Conditions:

1. Be permitted to construct a one hundred ninety-five (195') foot self-supportive/lattice style telecommunications tower with a four (4') foot lightning rod not to exceed one hundred ninety-nine (199') feet.
2. Tower design will allow a minimum of four (4) co-locators.
3. No additional landscaping or buffering is required.
4. The applicant will notify the Augusta County Community Development Department within thirty (30) days of the date the tower is no longer used for telecommunications purposes. The tower shall be disassembled and completely removed from the site within ninety (90) days of such notification. Pursuant to Section 15.2-2309, paragraph 6 of the Code of Virginia: "The applicant shall provide bond with appropriate surety in the amount of \$25,000 to insure compliance with this stipulation. The applicant will ensure the bond shall remain in effect until at least six (6) months following notice to the Augusta County Community Development Department that wireless telecommunications have been discontinued.
5. The applicant will comply with all FCC regulations.
6. The applicant will not unreasonably deny the telecommunications providers the opportunity to co-locate on this tower.



Smith

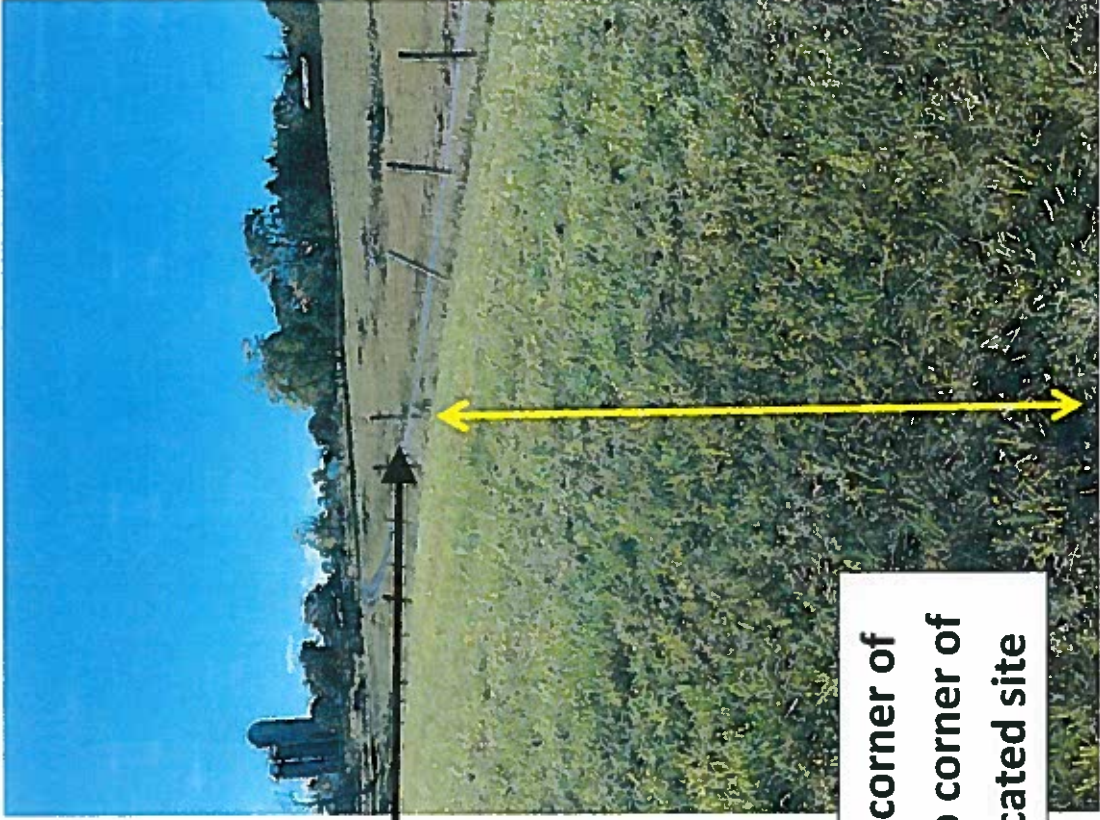
Smith



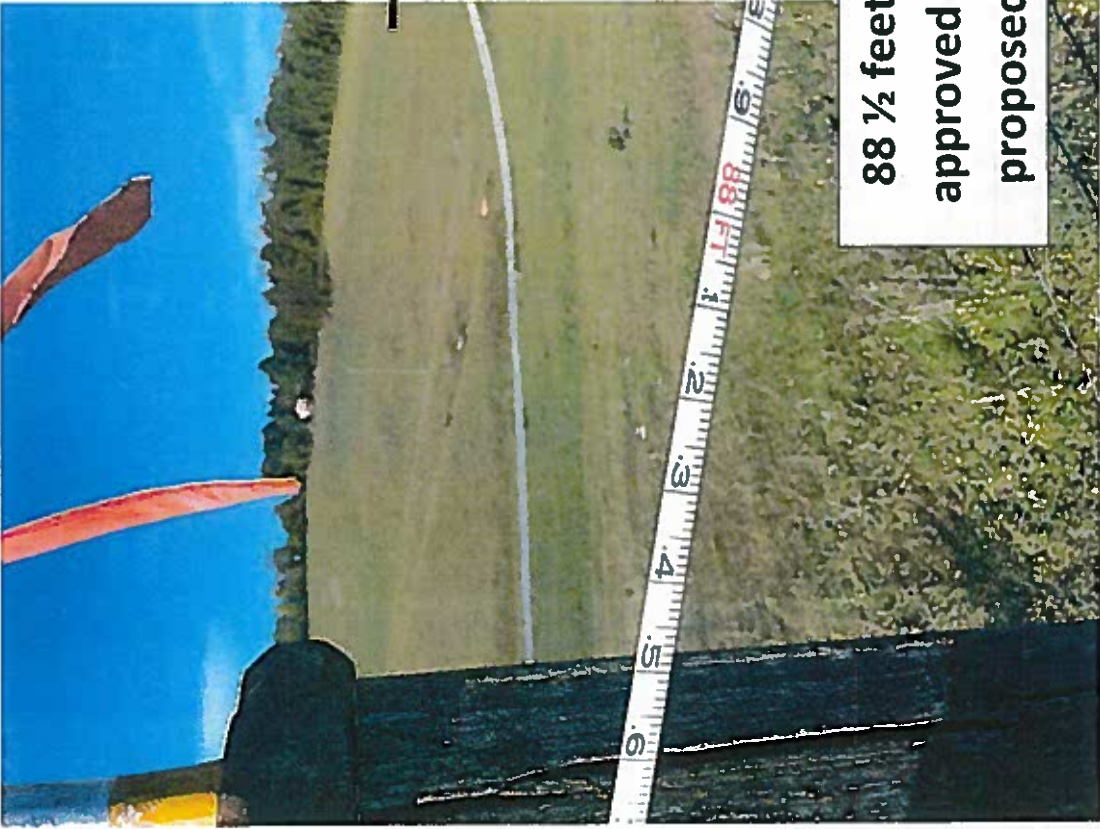
1 inch = 500 feet
 GA 75A 75

Smith





88 1/2 feet from corner of approved site to corner of proposed/relocated site



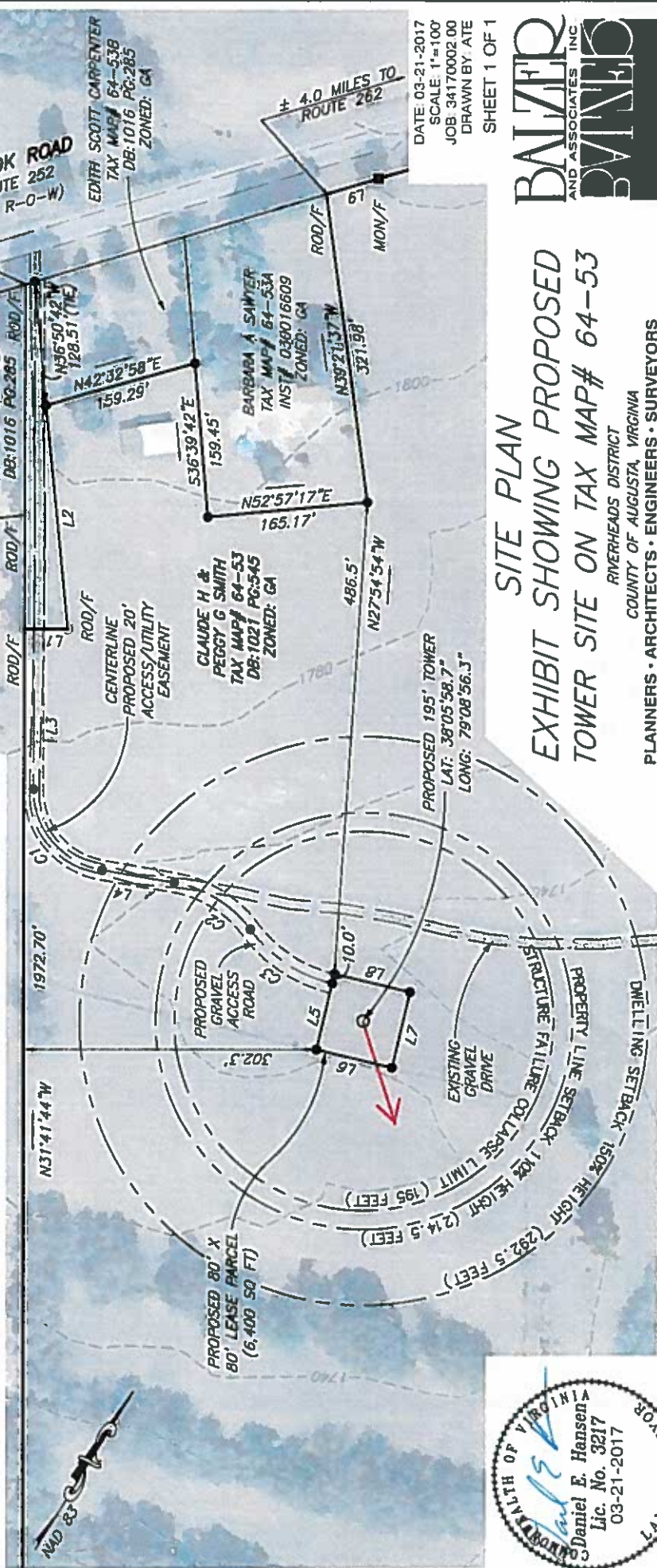
LINE	BEARING	DISTANCE
L1	N58°18'16"E	44.37'
L2	N37°20'42"W	231.92'
L3	S31°41'44"E	523.28'
L4	N68°00'24"E	75.42'
L5	S18°10'00"E	80.00'
L6	N71°50'00"E	80.00'
L7	N18°10'00"W	80.00'
L8	S71°50'00"W	80.00'
L9	N41°27'18"E	55.98'

CURVE	RADIUS	ARC LENGTH	CHORD	BEARING	CHORD LENGTH
C1	85.00'	119.12'	S71°50'40"E		109.61'
C2	125.00'	94.44'	N89°39'01"E		92.21'
C3	150.00'	103.54'	S88°28'48"E		101.49'

LEGEND

- R/F ROD FOUND
- M/F MONUMENT FOUND
- POINT

- NOTES:**
- THIS EXHIBIT COMPILED FROM PRIOR FIELD SURVEY AND PLATS OF RECORD. SUCH AS:
 - AERIAL IMAGERY TAKEN FROM GOOGLE EARTH.
 - PER VDOT, CURRENT ENTRANCE MEETS SIGHT AND STOPPING DISTANCE REQUIREMENTS. ENTRANCE WILL NEED TO BE A STANDARD R-E-Y TYPE. THE CURRENT ENTRANCE MEETS THIS STANDARD.
 - THIS FACILITY SHALL BE ENCLOSED BY SECURITY FENCING NOT LESS THAN SIX FEET (6') IN HEIGHT AND SHALL ALSO BE EQUIPPED WITH AN APPROPRIATE ANTI-CLIMBING DEVICE UNLESS DETERMINED BY THE COUNTY NOT TO BE WARRANTED.
 - CO-LOCATION SPACE SHALL BE SECURED BY ANTI-CLIMBING DEVICES UNLESS DETERMINED BY COUNTY. TO NOT BE WARRANTED. FACILITIES OF THE COUNTY AND ITS AGENCIES.
 - NO ADVERTISING MAY BE PLACED ON THE TOWER OR OTHER COMPONENTS OF THE FACILITY.
 - NO SIGN WARNING OF ELECTROMAGNETIC ENERGY EMISSIONS SHALL BE POSTED PURSUANT TO FCC REGULATIONS.
 - PER VDOT, CURRENT ENTRANCE MEETS SIGHT AND STOPPING DISTANCE REQUIREMENTS. ENTRANCE WILL NEED TO BE A STANDARD R-E-Y TYPE. THE CURRENT ENTRANCE MEETS THIS STANDARD.
 - SECURITY FENCE OR OTHER APPROVED LOCATION, NO OTHER SIGN, INCLUSIVE OF ADVERTISEMENT, MAY BE PLACED ON THE STRUCTURE OR OTHER COMPONENTS OF THE FACILITY UNLESS REQUIRED BY THE FCC.
 - THIS FACILITY SHALL MEET SETBACK REQUIREMENTS FOR PRIMARY STRUCTURES FOR THE ZONING DISTRICT.
 - LANDSCAPE SCREENING IS TO BE INSTALLED PER REQUIREMENTS OUTLINED IN SECTION 25-68.6 OF THE AUGUSTA COUNTY ZONING ORDINANCE. SITE PLAN SHALL BE APPROVED BY AUGUSTA COUNTY STAFF PER ARTICLE LVIII.



SITE PLAN
EXHIBIT SHOWING PROPOSED
TOWER SITE ON TAX MAP# 64-53
 RIVERHEADS DISTRICT
 COUNTY OF AUGUSTA, VIRGINIA
 PLANNERS • ARCHITECTS • ENGINEERS • SURVEYORS
 ROANOKE • RICHMOND • NEW RIVER VALLEY • STAUNTON • HARRISONBURG
 1561 Commerce Road • Suite 401 • Verona, Virginia 24482 • Phone (540) 248-3220 • Fax (540) 248-3221

COMMONWEALTH OF VIRGINIA
 Daniel E. Hansen
 Lic. No. 3217
 03-21-2017
 LAND SURVEYOR

BALZER
 AND ASSOCIATES INC
BALZER
 REFLECTING TOMORROW

DATE 03-21-2017
 SCALE 1"=100'
 JOB 34170002.00
 DRAWN BY ATE
 SHEET 1 OF 1

MIDDLEBROOK ROAD
 STATE ROUTE 252
 (VARIABLE R-O-W)

± 5.1 MILES TO MIDDLEBROOK

± 4.0 MILES TO ROUTE 262

EDITH SCOTT CARPENTER
 TAX MAP# 64-53B
 DB:1016 PG:285
 ZONED: GA

BLAIR B. JR &
 JOSEPHINE W. HANGER
 TRUSTEES
 TAX MAP# 64-52A
 INST# 110004430
 ZONED GA
 EX 20'
 RIGHT-OF-WAY PER
 DB:1016 PG:285 ROD/F

THOMAS L HANGER
 TAX MAP# 64-52
 INST# WF020016111
 ZONED: GA

CLAUDE H &
 PEGGY G SMITH
 TAX MAP# 64-53
 DB:1021 PG:545
 ZONED: GA

BARBARA A SAWYER
 TAX MAP# 64-53A
 INST# 038016609
 ZONED: GA

PROPOSED 195' TOWER
 LAT: 38°05'58.7"
 LONG: 79°08'56.3"

PROPOSED 80' X 80' LEASE PARCEL (6,400 SQ FT)

PROPOSED GRAVEL ACCESS ROAD

EXISTING GRAVEL DRIVE

STRUCTURE FAILURE COLLAPSE LIMIT (195 FEET)

PROPERTY LINE SETBACK (214.5 FEET)

DWELLING SETBACK (150' HEIGHT (232.5 FEET))

PROPOSED 20' ACCESS/UTILITY EASEMENT

CENTERLINE

ROD/F

MON/F

MOV/F

N56°50'42"W 128.51'(7E)

N42°32'58"E 159.29'

S36°39'42"E 159.45'

N52°57'17"E 165.17'

N39°24'37"W 321.98'

N27°54'54"W 486.5'

N31°41'44"W 1972.70'

N37°20'42"W 231.92'

S31°41'44"E 523.28'

N68°00'24"E 75.42'

S18°10'00"E 80.00'

N71°50'00"E 80.00'

N18°10'00"W 80.00'

S71°50'00"W 80.00'

N41°27'18"E 55.98'



Project Name:
ARBOR HILL TOWER

Location:
1680 MIDDLEBROOK ROAD



Description/Notes:

- Legend:
- Approved Site
 - Proposed Site
 - Proposed Gravel Site/Access Road
 - Property Lines
 - Existing Gate
 - Existing Fence

Source: Augusta County, Virginia 10/04/10/09
Imagery: 2015 VBIMP
Date: October 24, 2017

THOMAS L HANGER
TAX MAP#: 64-52
INST#: JF-020016111
ZONED: GA

BLAIR B JR & JOSEPHINE
W HANGER TRUSTEES
TAX MAP#: 64-52A
INST#: 110004430

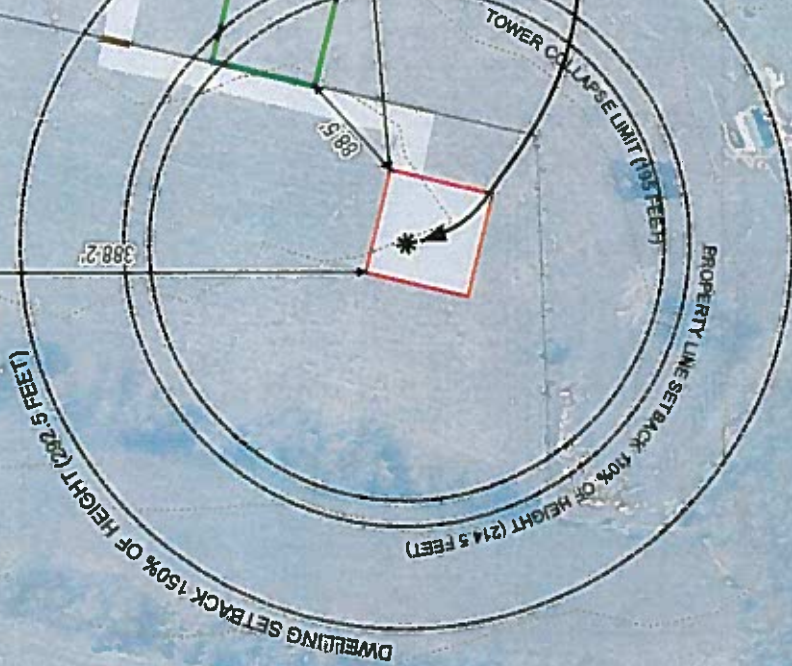
EXISTING 20' RIGHT-OF-WAY PER DB: 10110 PG: 285

EDITH SGOTT
CARPENTER
TAX MAP#: 64-53B
DB: 1016 PG: 285

CLAUDE H &
PEGGY SMITH
TAX MAP#: 64-53
DB: 1021 PG: 545
ZONED: GA

BARBARA A SAWYER
TAX MAP#: 64-53A
INST#: 030016609
ZONED: GA

PROPOSED RELOCATION
LAT: 38°05'57.8"N
LONG: 79°08'54.3"W



SITE PLAN EXHIBIT SHOWING PROPOSED RELOCATION OF APPROVED TOWER SITE ON TAX MAP# 64-53



AGENDA ITEM # 5A

TABLED

Date 11/2/17

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 a campground located in 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 eighty-eight (88) acre 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 systems 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 Floodplain Ordinance prohibits the keeping of recreational vehicles for more than 180 days.**

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, however, the Floodplain Ordinance prohibits the keeping of recreational vehicles more than 180 days.

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. Sites are limited by the Floodplain Ordinance to no more than 180 days.

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 and a secondary access through Bears Den Trail. 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.

NOVEMBER STAFF COMMENTS:

The Board tabled the request to allow the applicant and Headwaters to meet and discuss their concerns. The applicants have met with Headwaters and are working on an agreement with them to meet their conditions.

Staff has concerns granting campsites for extended stay and seasonal use in the floodpool district in violation of the current Floodplain Ordinance. **Section 25-476 of the Floodplain Ordinance prohibits "B. The keeping of recreational vehicles that are not fully licensed or ready for highway use or the keeping of any recreational vehicle for a period of more than 180 days."** However, staff feels that the approval of short-term campsites and special events would be compatible and would recommend the following:

Pre-Condition:

1. Submit a copy of the signed agreement with Headwaters to Community Development.

Operating Conditions:

1. Submit a Floodplain Development Plan for any development within the floodpool to Community Development.
2. Obtain all necessary building permits for the 50' x 80' pavilion and proposed additions to the store.
3. No outdoor music after 11:00 p.m.
4. Be permitted to have special events open to the public.
5. The existing campsites be limited to short-term campsites only.
6. All extended stay and seasonal sites be moved to the new area within one (1) year.

AGENDA ITEM # 5B

TABLED

Date 11/2/17

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 of this size.

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 through Bears Den Trail.

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.

NOVEMBER STAFF COMMENTS:

The Board tabled the request to allow the applicant and Headwaters to meet and discuss their concerns. The applicants have met with Headwaters and are working on an agreement with them to meet their 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. Submit a copy of the signed agreement with Headwaters to Community Development.

Operating Conditions:

1. Be permitted to have two hundred (200) campsites on this lot.
2. Obtain all necessary permits and inspections to comply with the Uniform Statewide Building Code.
3. No outdoor amplified music after 11:00 p.m.
4. Site be kept neat and orderly.

EXTENSION OF TIME REQUEST

AGENDA ITEM # 7A
Date 11/2/17

PROPERTY OWNER:

J.R. Ridenour

APPLICANT:

Bill Henson, agent for Meade Mobile Home Park, LC

LOCATION OF PROPERTY:

79 and 85 Meade Park Circle, Verona, in the North River District

SIZE OF PROPERTY:

4.835 acres

VICINITY ZONING:

Single Family Residential to the north and west; General Business to the east; General Business and Manufactured Home Park to the south

PREVIOUS ZONING OR S.U.P.:

09/62 BOS approved expansion of existing mobile home park

10/97 Zoned Manufactured Home Park

07/13 SUP approved to replace non-conforming mobile home with a larger unit

09/14 SUP approved to replace two non-conforming manufactured homes with larger units

12/14 SUP approved to replace two non-conforming manufactured homes in a manufactured home park with larger units

LAND USE MAPS:

Urban Service Area – Business

UTILITIES:

Public water and sewer

APPLICANT'S JUSTIFICATION:

To replace non-conforming manufactured homes within a manufactured home park with larger units.

The applicant is requesting another one (1) year Extension of Time.

The applicant states that they have not found a new home for this lot yet and would like to have one (1) more year. Staff recommends approval.

AGENDA ITEM # 7B
Date 11/2/17

EXTENSION OF TIME REQUEST

PROPERTY OWNER:

Lester P. and Mary A. Witmer

APPLICANT:

Same

LOCATION OF PROPERTY:

188 Coffman Road, Weyers Cave, in the North River District

SIZE OF PROPERTY:

50.480 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

UTILITIES:

Private well and septic

APPLICANT'S JUSTIFICATION:

To construct a new building and use a portion of it for a concrete pumping business

The applicant is requesting a one (1) year Extension of Time.

NOVEMBER 2016 STAFF COMMENTS:

The applicant recently finished constructing the dwelling and would like to be allowed to wait until Spring to start constructing the new shop. Staff recommends approval.

The applicant is requesting another one (1) year Extension of Time.

The applicant has not started constructing the new building due to funding. Staff recommends approval.