



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
DATE: August 30, 2018
SUBJECT: Regular Meeting and Viewing

The Regular Meeting of the Augusta County Board of Zoning Appeals will be held on **Thursday, September 6, 2018, 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 **8:00 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, September 6, 2018, 1:30 P.M.

1. CALL TO ORDER

2. DETERMINATION OF A QUORUM

3. MINUTES

Approval of the Called and Regular Meeting of August 2, 2018

4. PUBLIC HEARINGS

- A. A request by Andrew Crummett, agent for Pennwood D, LLC, for a Special Use Permit to have short term vacation rentals on property they own, located at 382 McKamy Springs Road, Middlebrook in the Riverheads District.
- B. A request by Krista Prevetie, for a Special Use Permit to operate a spa on property owned by Robert L. Whitson, located at 28 Hangers Mill Road, Churchville in the Pastures District.
- C. A request by Gary Teter, agent for Jollett Springs Mobile Home Park, LLC, for a Variance from the Floodplain Ordinance in order to replace a fire damaged dwelling on property they own, located at 31 S. Jollett Lane, Grottoes in the Middle River District.
- D. A request by Atlantic Coast Pipeline, LLC, for a Special Use Permit to have a contractor storage yard and outdoor storage of food trucks on property owned by Scotland Land Company, LLC, located on the north side of West Augusta Road, east of the intersection of West Augusta Road and Deerfield Valley Road, West Augusta in the Pastures District.

5. OLD BUSINESS

- A. A request by Wanda H. Caraway, for a Special Use Permit to have a kennel and be allowed to breed 3-4 litters a year on property she owns, located at 427 Baynes Road, Waynesboro in the Wayne District. - **TABLED AT THE JULY 5, 2018 MEETING**

6. MATTERS TO BE PRESENTED BY THE PUBLIC

7. MATTERS TO BE PRESENTED BY THE ZONING ADMINISTRATOR

- A. A request by James Potter, agent for Redeeming Life Ministries, for a Special Use Permit to have a day care operation within a church on property it owns, located in the eastern quadrant of the intersection of Hammond Lane and Christians Creek Road, in the Beverley Manor District. – **ONE YEAR EXTENSION OF TIME REQUEST**

- B. A request by Rusty K. and Kari G. Davis, for a Special Use Permit to use an existing barn for weddings and special events on property they own, located at 106 Zion Church Road, Waynesboro, in the Wayne District. – **THREE MONTH EXTENSION OF TIME REQUEST**

8. STAFF REPORT

17-55	William E. Sipe, Jr.
17-56	James Lee Kindig and Lucy K. Coyner
17-57	Brent J. Warren
17-58	Claude H. or Peggy G. Smith

9. ADJOURNMENT

PROPERTY OWNER:

Pennwood D, LLC

APPLICANT:

Andrew Crummett, agent for Pennwood D, LLC

LOCATION OF PROPERTY:

382 McKamy Springs Road, Middlebrook in the Riverheads District

SIZE OF PROPERTY:

6.754 acres

VICINITY ZONING:

General Agriculture surrounds the entire parcel

PREVIOUS ZONING OR S.U.P.:

12/95 Zoned General Agriculture

LAND USE MAPS:

Agricultural Conservation Area

UTILITIES:

Private well and private septic

APPLICANT'S JUSTIFICATION:

To have short term vacation rentals

PLANNING COMMISSION'S COMMENTS:

No comments.

BUILDING INSPECTOR'S COMMENTS:

After review, our office has no conditions.

HEALTH DEPARTMENT'S COMMENTS:

Approved three (3) bedroom septic servers the residence. Total occupancy is not to exceed six (6) people. The Health Department has no issues with the request.

HIGHWAY DEPARTMENT'S COMMENTS:

The existing driveway has a circular driveway; both entrances to the state road meet the requirements for a low volume commercial entrance. While new requests for circular driveways (two entrances) are not typically viewed favorably, VDOT will not require any modifications to the existing entrance configuration unless it is later deemed to be a safety hazard.

SERVICE AUTHORITY'S COMMENTS:

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

ENGINEERING'S COMMENTS:

No expected Stormwater impact. Ok.

SECTION 25-74R – SHORT-TERM RENTALS, BED AND BREAKFASTS, AND VACATION RENTALS

There is no more than one principal dwelling, or part thereof, operating as a bed and breakfast or short-term rental per parcel.

The applicant is requesting to lease the principal dwelling on the property for short term vacations.

There is no more than one detached accessory dwelling unit operating as a bed and breakfast or short-term rental per parcel.

There are no other dwellings on the property.

The lot is at least five (5) acres in area, unless the Board of Zoning Appeals determines that operation of the use on a smaller acreage will be compatible with neighboring properties.

The parcel contains 6.754 acres.

The owner of record's primary residence is the principal dwelling or accessory dwelling unit.

The owner states the dwelling is her primary residence.

The Building Inspection Department has indicated that either a Building permit is not required, or can be issued for the use once the Special Use Permit has been approved.

Building Inspection comments state no permits or inspections are required for the request.

If the principal and/or detached accessory dwelling unit is not connected to public sewer, the Virginia Department of Health has confirmed that the sewage disposal system is adequate for the proposed use.

The dwelling is connected to an existing septic system approved for a three (3) bedroom dwelling.

All parking shall be accommodated on-site.

All parking will be on-site.

STAFF RECOMMENDATIONS

The applicant is requesting to lease the existing three (3) bedroom dwelling on a short term basis. The owner travels throughout the year and would like to be allowed to rent the property when she is not there. The applicant has been leasing the property and advertising on Airbnb for several months and was not aware that a Special Use Permit was needed for this use. The applicant will not be providing meals.

Staff feels that a short term vacation rental within an existing structure would not be out of character with the rural area and recommends approval of the request with the following conditions:

Operating Conditions:

1. Be permitted to use the existing three (3) bedroom dwelling for short term vacation rentals.
2. Be limited to six (6) persons maximum occupying the home.
3. Site be kept neat and orderly.
4. The property must remain the applicant's primary residence.



Pennwood D, LLC

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GA 12-13-95

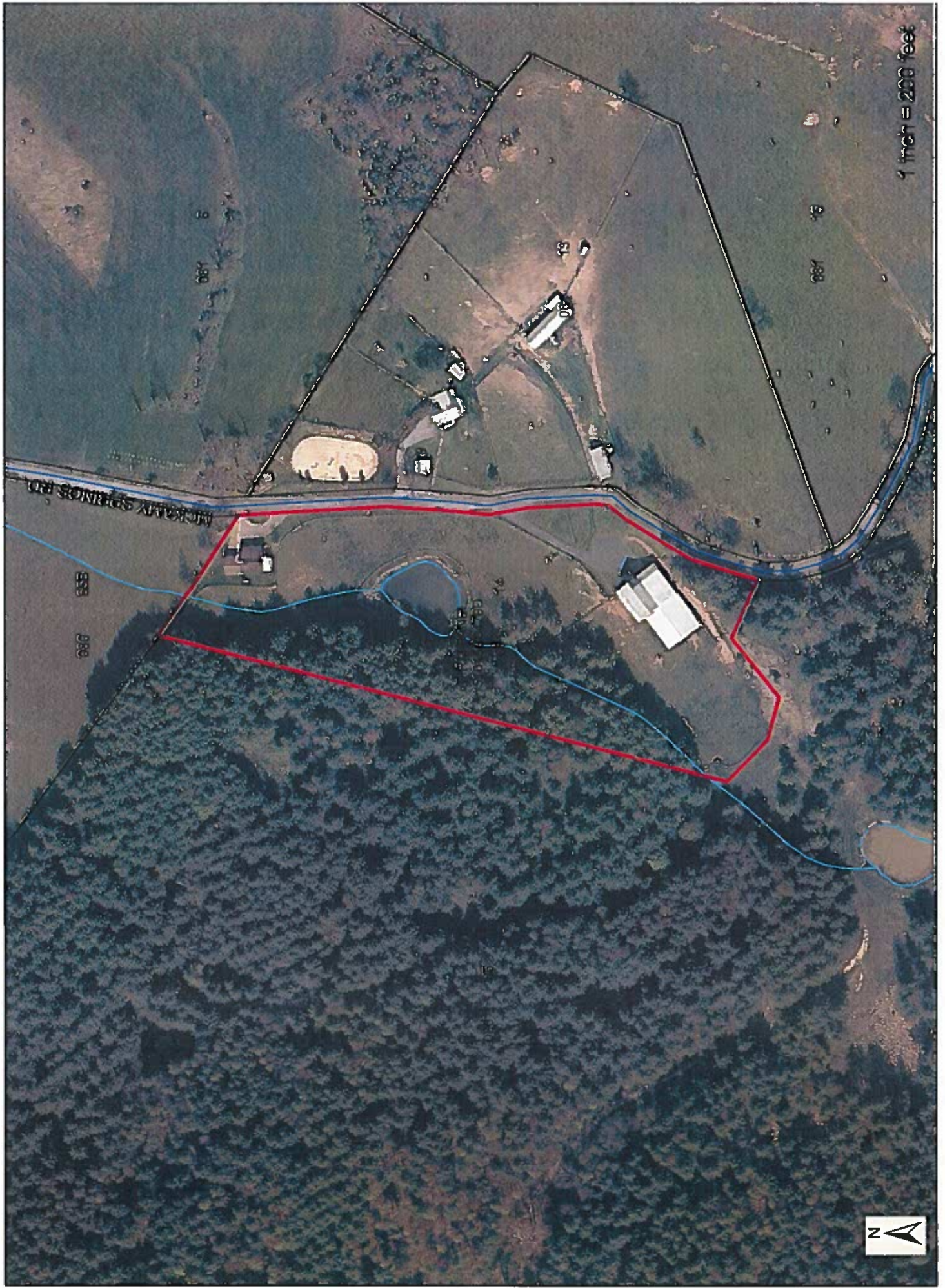
081 15

MCKAMY SPRINGS RD



1 inch = 200 feet

Pennwood D, LLC



AGENDA ITEM # 4B

Date 9/6/18

PROPERTY OWNER:

Robert L. Whitson

APPLICANT:

Krista Prevette

LOCATION OF PROPERTY:

28 Hangers Mill Road, Churchville in the Pastures District

SIZE OF PROPERTY:

7.5 acres

VICINITY ZONING:

General Agriculture surrounds the entire parcel

PREVIOUS ZONING OR S.U.P.:

12/95 Zoned General Agriculture

01/15 Administrative Permit for sale of produce, flowers, etc.

LAND USE MAPS:

Rural Conservation Area

UTILITIES:

Private spring and private septic

APPLICANT'S JUSTIFICATION:

To operate a spa

PLANNING COMMISSION'S COMMENTS:

No comments.

BUILDING INSPECTOR'S COMMENTS:

1. Provide handicapped parking and approved handicapped parking signage.
2. Provide approved handicapped building access.

HEALTH DEPARTMENT'S COMMENTS:

The drainfield is currently sized for a four (4) bedroom dwelling only. Owner/applicant was advised to seek the services of a professional engineer to determine if the existing drainfield can handle the sewage flows as well as addressing the strength of sewage from the proposed business.

HIGHWAY DEPARTMENT'S COMMENTS:

The existing entrance geometry is adequate for a low volume commercial entrance capable of serving up to 50 vehicle trips per day (enter/exit). However, the sight distance required is not currently available. It appears that if significant trimming and/or tree removal is performed, the sight line could be daylighted to achieve the required sight

distance (looking right, the driver should be able to see the Rt. 250 intersection). VDOT is available to meet the applicant on-site to specifically discuss the vegetation, and any other obstruction, that would be required to be removed.

SERVICE AUTHORITY'S COMMENTS:

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

ENGINEERING'S COMMENTS:

No anticipated Stormwater impact. Ok.

SECTION 25-74I - LIMITED BUSINESSES AND INDUSTRIES IN AGRICULTURE ZONES

Where outside storage is not prohibited, all outside storage areas will be adequately shielded or screened from view.

No outdoor storage is proposed.

The operator will be a resident on the premises unless the board of zoning appeals determines that such residency is not appropriate in the specific case, taking into account the nature of the business and the character of the neighboring properties.

The applicant does not reside on premise but she is the owner's daughter and is leasing to own the property.

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

The spa should be appropriate for the agriculture area.

The business shall have direct access on to a state maintained road and approval by the Virginia Department of Transportation or the expected traffic on a private road or easement can be accommodated by the access proposed.

The property has direct access to Hangers Mill Road which is a State maintained road.

On-site traffic flow will adequately and safely accommodate all traffic to and from the public highways.

The 7.5 acres should safely accommodate traffic to and from the public highways.

Only pre-existing structures will be utilized unless the board of zoning appeals finds that proposed new construction will be not only compatible with neighboring properties, but will also be a substantial benefit to neighboring properties.

The applicant will be using an existing cottage on the property. No new construction is proposed.

Reasonable limitations are imposed on the enlargement or expansion of the business. Business structures larger than four thousand (4,000) square feet or accumulated expansions by more than fifty percent (50%) shall not be permitted unless the board finds that a larger structure or expansion is not only compatible with neighboring properties, but will also be a substantial benefit to neighboring properties.

No expansions or enlargements are requested.

Evidence that the business will be connected to public sewer or that an onsite sewage disposal system can be approved for the business use.

There is an existing system onsite.

There are adequate provisions set forth for the protection of fire, environmental and other hazards.

There are smoke detectors onsite.

All items displayed for sale or stored on site shall be set back at least twenty-five feet (25') from the edge of the pavement of any adjoining roads, and in no case shall a display or storage area be within the right-of-way of any road.

There will be no items stored or displayed outside.

STAFF RECOMMENDATIONS

The applicant is requesting to operate a spa facility within an existing guest cottage on the property and in the garden areas when requested. The applicant is leasing to own the property from her father and will be using herbs and nut oils produced on the farm. She will be providing services such as facials, massage therapy, and she will also be teaching the benefits of the herbs and oils used during these sessions. The applicant will have one (1) assistant to help with the facials. There will be no walk-in customers coming to the site. All services will be provided by appointment only, Monday thru Sunday. Staff feels that a small spa facility within an existing structure would not be out of character with the area and would recommend approval with the following conditions:

Pre-Conditions:

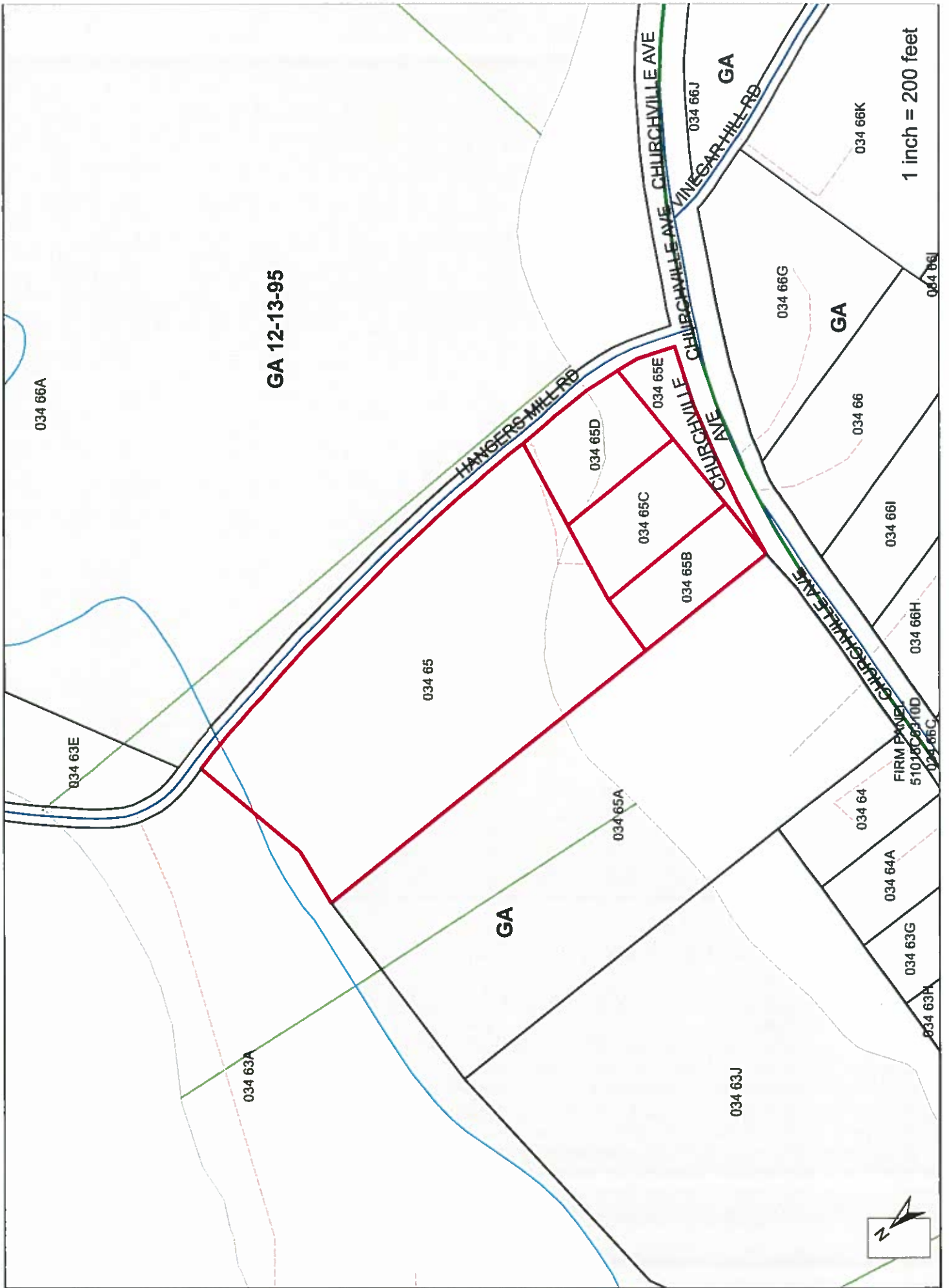
1. Obtain letter of approval from Building Inspection.
2. Obtain VDOT approval and provide a copy to Community Development.

Operating Conditions:

1. Be permitted to operate a spa facility within the existing guest cottage and outside in the garden areas.
2. Be limited to one (1) employee.
3. Site be kept neat and orderly.



Whitson

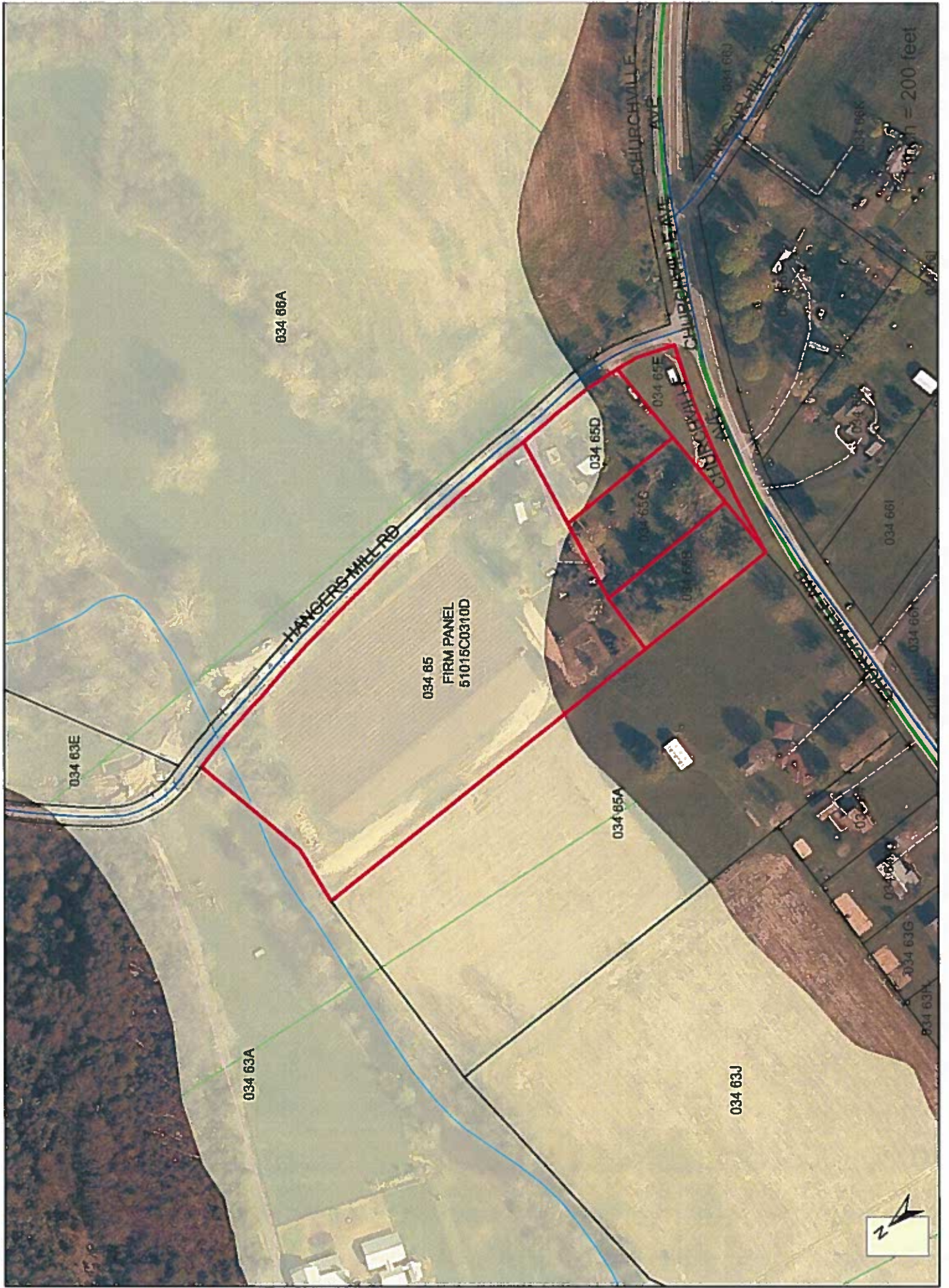


GA 12-13-95

1 inch = 200 feet



Whitson



Date 9/10/18

PROPERTY OWNER:
Jollett Springs Mobile Home Park, LLC

APPLICANT:
Gary Teter, agent for Jollett Springs Mobile Home Park, LLC

LOCATION OF PROPERTY:
31 S. Jollett Lane, Grottoes in the Middle River District

SIZE OF PROPERTY:
23.200 acres

VICINITY ZONING:
Single Family Residential and General Agriculture to the north, General Agriculture to the south, east, and west.

PREVIOUS ZONING OR S.U.P.:
01/74 Zoned Manufactured Home Park

LAND USE MAPS:
Urban Service Area – Medium Density Residential

UTILITIES:
Spring and private septic

APPLICANT'S JUSTIFICATION:
Variance from the Floodplain Ordinance in order to replace a fire damaged dwelling

PLANNING COMMISSION'S COMMENTS:
No comments.

BUILDING INSPECTOR'S COMMENTS:
1. Obtain all necessary permits and inspections in accordance with the Uniform Statewide Building Code.
2. Home must be elevated above the floodplain in accordance with the Building Code.

HEALTH DEPARTMENT'S COMMENTS:
The Health Department has no comment on the Variance request.

HIGHWAY DEPARTMENT'S COMMENTS:
VDOT has no objections to the Variance. The internal streets are privately maintained.

SERVICE AUTHORITY'S COMMENTS:
The site for the proposed double-wide is not served by public water or sewer. The Service Authority has no comments.

ENGINEERING'S COMMENTS:

Insignificant increase in Stormwater runoff. Floodplain Development Plan meets ordinance requirements.

STAFF RECOMMENDATIONS

The applicant is requesting to replace a fire damaged manufactured home located within the floodplain. EGS and Associates has submitted a Floodplain Development Plan as required by Section 25-475 of the Zoning Ordinance. The plan shows the proposed manufactured home placed on engineered piers to allow flood waters to pass below the home structure, and the finished floor will be 2.50 feet **above** the base flood elevation.

The applicant is requesting a Variance from Section 25-477 that requires existing structures in the floodplain to be reconstructed out of the floodplain if sufficient area exists on the parcel. If there is not sufficient area out of the floodplain on the parcel the home can be reconstructed or enlarged if the owners submit a Floodplain Development Plan and reconstruct within full compliance with the statewide Building Code. The applicant does not have sufficient area outside of the floodplain. The applicant's Floodplain Development Plan shows the new home will cause no impact to the floodplain or adjacent properties.

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 feels the applicant has met the conditions required by the Floodplain Ordinance to replace an existing home in the floodplain.

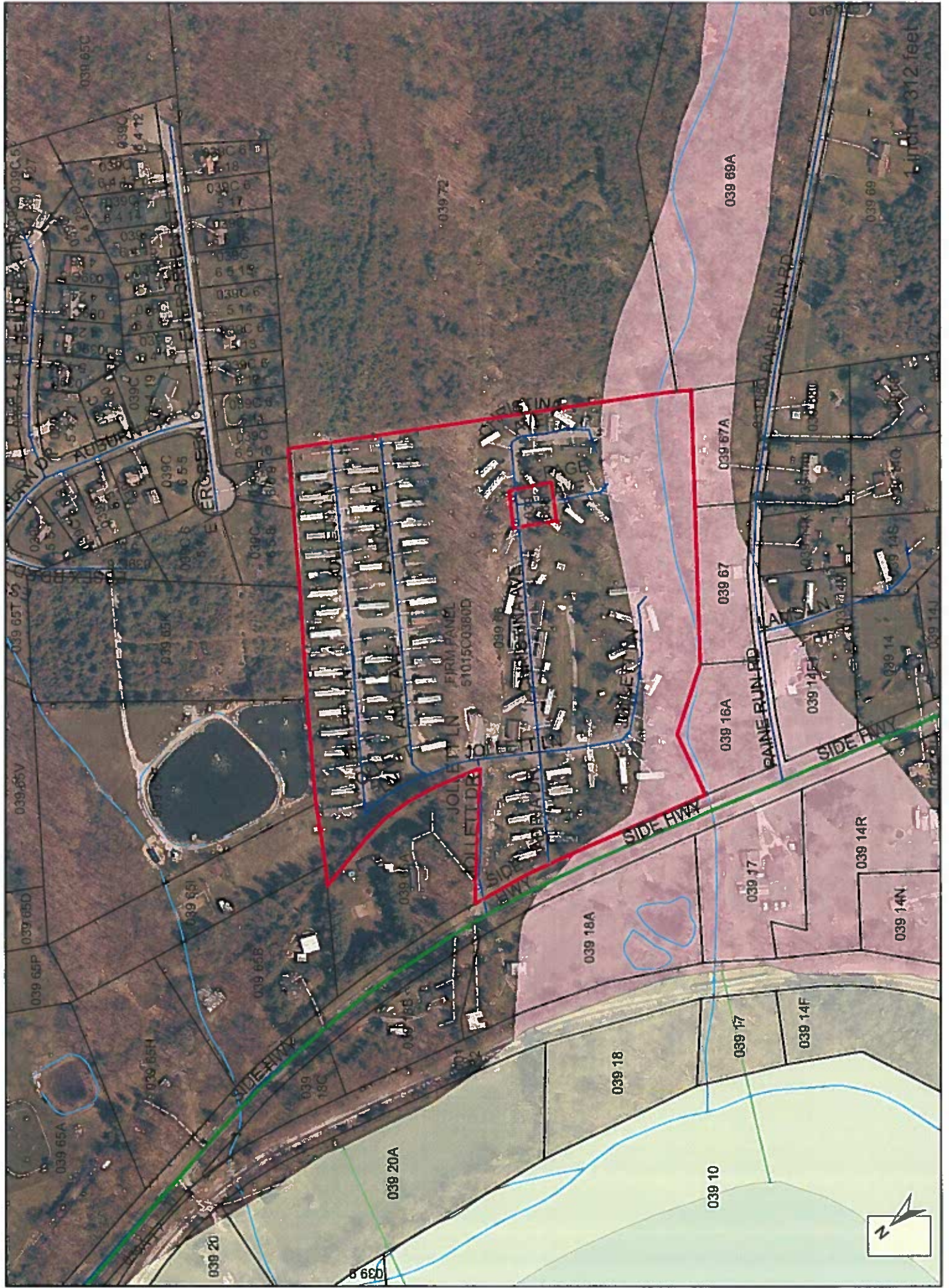
If the Board is satisfied the applicant meets the above standards and desires to approve the Variance, then staff would recommend the following conditions:

Pre-Conditions:

1. Obtain a Floodplain Development Permit and submit a copy to the Community Development Department.
2. Obtain a Building Permit.



Jollett Springs Mobile Home Park, LLC



PROPERTY OWNER:
Scotland Land Company, LLC

APPLICANT:
Atlantic Coast Pipeline, LLC

LOCATION OF PROPERTY:
On the north side of West Augusta Road, east of the intersection of West Augusta Road and Deerfield Valley Road, West Augusta in the Pastures District.

SIZE OF PROPERTY:
58.61 acre portion of approx. 581 acres

VICINITY ZONING:
General Agriculture surrounds the entire parcel

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

LAND USE MAPS:
Agricultural Conservation Area

UTILITIES:
None

APPLICANT'S JUSTIFICATION:
To have a contractor storage yard and outdoor storage of food trucks

PLANNING COMMISSION'S COMMENTS:
No comments.

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

HEALTH DEPARTMENT'S COMMENTS:
Portable toilets to serve the storage yard. Health Department has no issues with the storage of the food trucks on the property. I would like to note that all food trucks are required to be permitted by the Health Department. Also, the food trucks will need to dispose of waste water at an approved dump station and obtain water from an approved source. This is discussed with the food truck owner as part of the permitting process.

HIGHWAY DEPARTMENT'S COMMENTS:
The proposed storage yard, much like the rest of the pipeline construction, is expected to have an impact on traffic (See Traffic Impact Analysis). Three paved entrances are proposed to serve the laydown site. Each entrance is capable of achieving intersection

sight distance after removal of brush and/or fences as applicable, all within the property for which the special use permit is being considered. A maintenance of traffic plan will be required prior to VDOT permit issuance. Based on the TIA provided, turn lanes are not expected to be required by VDOT unless it is deemed prudent as part of the maintenance of the traffic plan. These comments do not constitute approval of the project drawings accompanying the application; the site plan will be reviewed in detail if SUP is approved.

The food trucks are expected to serve existing traffic on-site. VDOT understands that they will not be available to the general public, so the food trucks are not expected to generate any additional traffic to the site.

SERVICE AUTHORITY'S COMMENTS:

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

ENGINEERING'S COMMENTS:

Requires a full Erosion and Sediment Control and Stormwater Management Plan. Post construction Stormwater will be required to be maintained for the duration of the project, then may be removed.

SECTION 25-74I - LIMITED BUSINESSES AND INDUSTRIES IN AGRICULTURE ZONES

Where outside storage is not prohibited, all outside storage areas will be adequately shielded or screened from view.

The applicants are proposing a privacy fence along Deerfield Valley Road and West Augusta Road for screening.

The operator will be a resident on the premises unless the board of zoning appeals determines that such residency is not appropriate in the specific case, taking into account the nature of the business and the character of the neighboring properties.

The operator does not reside on premise but there will be twenty-four (24) hour security onsite.

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

The request would not be appropriate in a residentially zoned area and there are no large industrial zoned parcels in the vicinity. Laydown yards are sometimes needed in an agriculture area for construction projects on a short term basis.

The business shall have direct access on to a state maintained road and approval by the Virginia Department of Transportation or the expected traffic on a private road or easement can be accommodated by the access proposed.

The property has direct access to West Augusta Road and Deerfield Valley Road which are both State maintained roads.

On-site traffic flow will adequately and safely accommodate all traffic to and from the public highways.

The fifty-eight (58) acre portion of the property proposed for the laydown yard should safely and adequately accommodate all traffic onsite. The applicant is proposing three (3) entrances to be determined by VDOT.

Only pre-existing structures will be utilized unless the board of zoning appeals finds that proposed new construction will be not only compatible with neighboring properties, but will also be a substantial benefit to neighboring properties.

The applicant will be utilizing office trailers and food trailers. The site will be a material storage yard which is not recognized as a structure.

Reasonable limitations are imposed on the enlargement or expansion of the business. Business structures larger than four thousand (4,000) square feet or accumulated expansions by more than fifty percent (50%) shall not be permitted unless the board finds that a larger structure or expansion is not only compatible with neighboring properties, but will also be a substantial benefit to neighboring properties.

No structures are requested. This will be a fifty-eight (58) acre temporary storage yard for two (2) years.

Evidence that the business will be connected to public sewer or that an onsite sewage disposal system can be approved for the business use.

No connections are required for construction laydown yards. Public sewer is not available to this site. The applicant will be using portable toilets onsite.

There are adequate provisions set forth for the protection of fire, environmental and other hazards.

The vehicles and trailers will be equipped with fire extinguishers and the applicant has DEQ permits.

All items displayed for sale or stored on site shall be set back at least twenty-five feet (25') from the edge of the pavement of any adjoining roads, and in no case shall a display or storage area be within the right-of-way of any road.

The storage areas and office trailers will be setback at least fifty (50') feet from Deerfield Valley Road and West Augusta Road.

STAFF RECOMMENDATIONS

The applicants are proposing to utilize approximately 58.61 acres of the combined 581 acres to have a laydown storage yard for equipment, pipe, office trailers, and materials to be used in the construction of the Atlantic Coast Pipeline Project. The applicants are also requesting to have two (2) food trucks onsite to provide food for the workers when they are at the site. The site will be a temporary storage yard for approximately two (2) years. The applicants are proposing a privacy fence along Deerfield Valley Road and West Augusta Road to screen the storage areas and all natural vegetation will remain. The

material storage and office trailers will be setback at least fifty (50') feet from the roads bordering the site. If the Board feels the request is compatible and desires to approve the Special Use Permit, staff would recommend the following conditions:

Pre-Conditions:

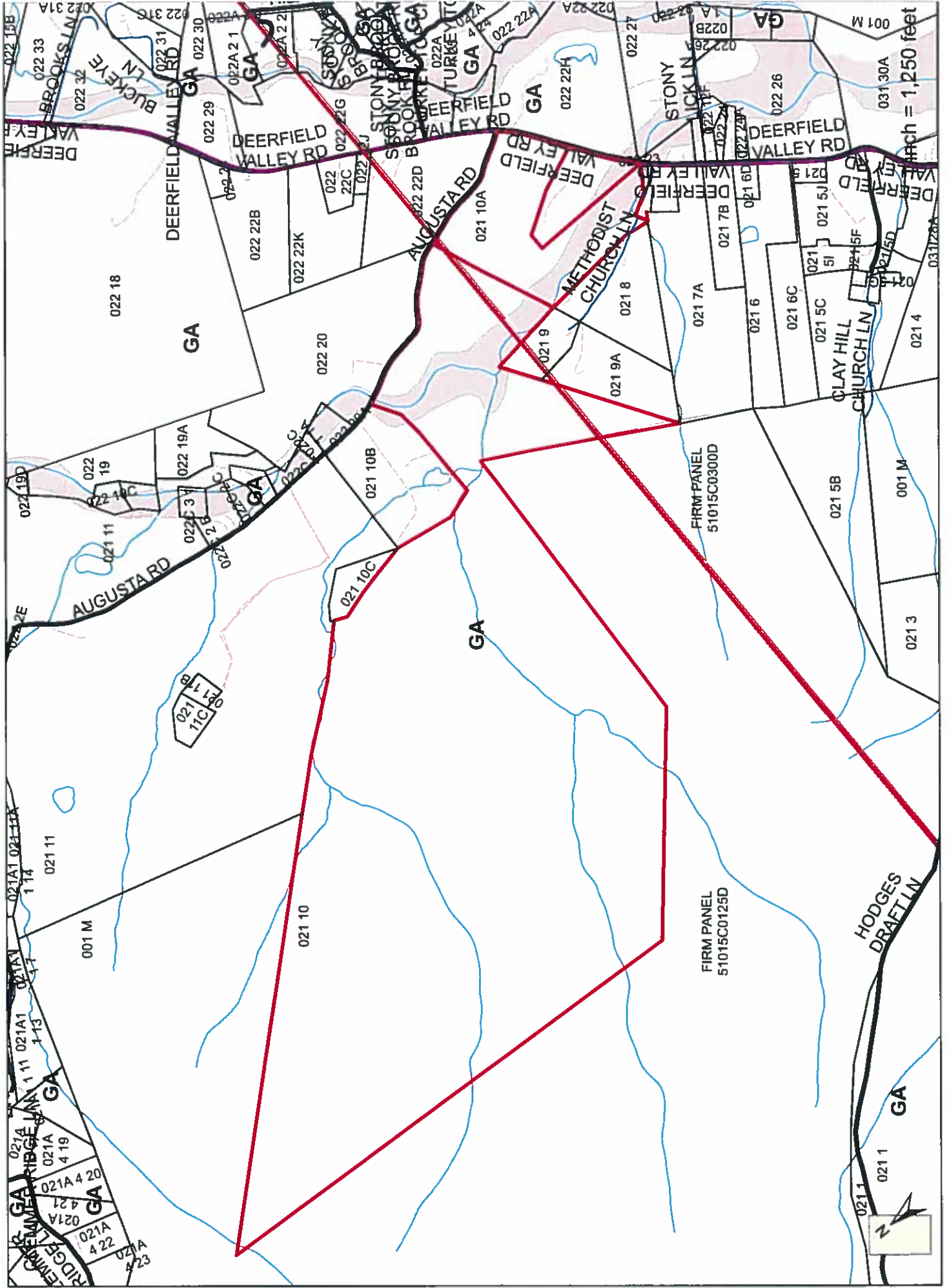
1. Submit site plan meeting the requirements of Section 25-673 "Site Plan Contents" of the Augusta County Zoning Ordinance to be approved by all appropriate departments and/or agencies.
2. The storage area be screened by a six (6') foot high opaque privacy fence and must be maintained at all times.
3. Submit reclamation plan and bond.

Operating Conditions:

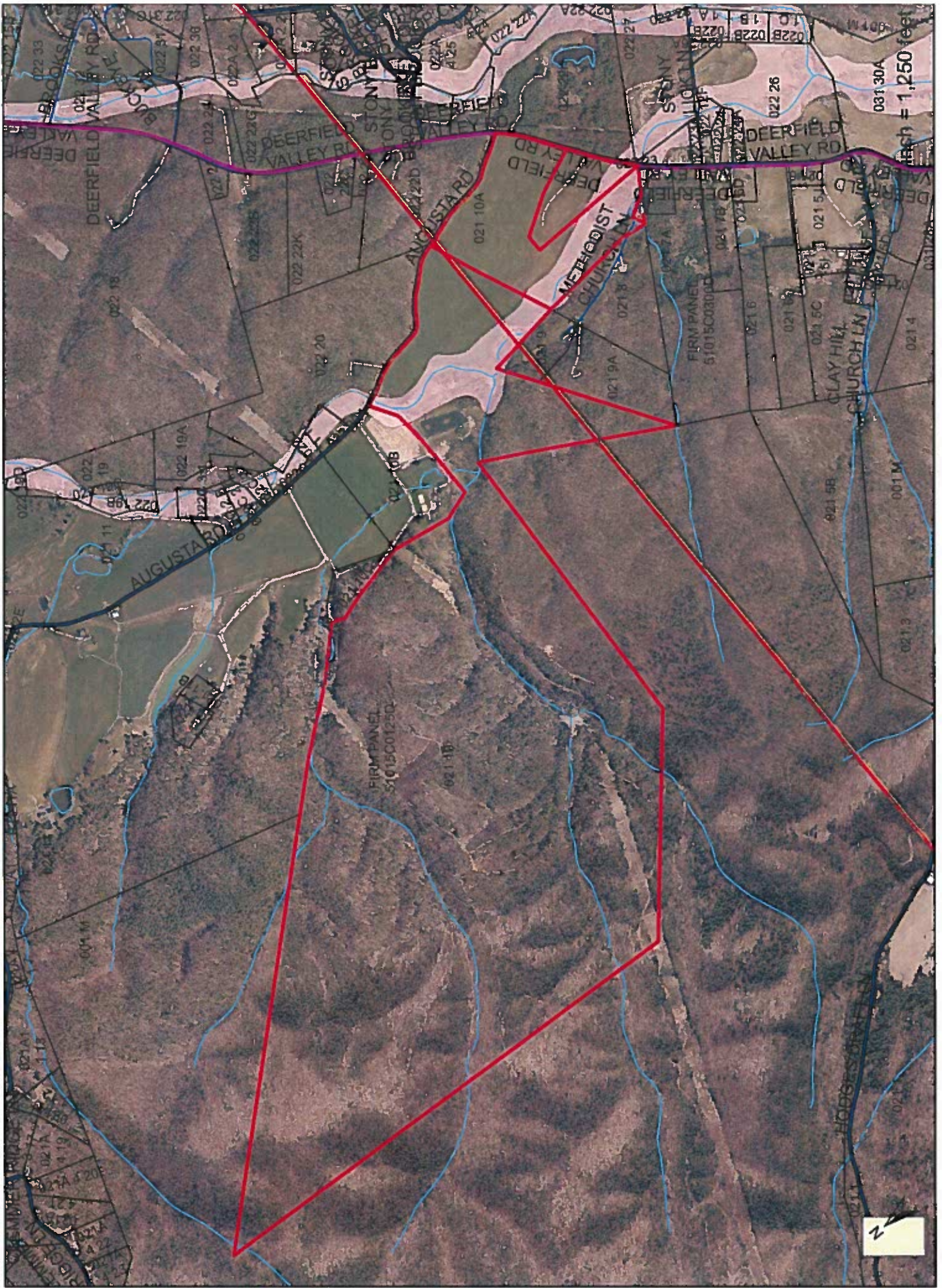
1. Applicant obtain Placement permits for the office trailers and provide a copy to Community Development.
2. Be allowed to keep two (2) food trailers onsite.
3. All equipment, machinery, pipe, and trailers be kept in the designated areas as shown on the site plan.
4. No junk or inoperable vehicles, equipment, or parts of vehicles or equipment be kept outside.
5. Site be kept neat and orderly.
6. Any new outdoor lights over 3,000 lumens require site plan submittal and must meet the ordinance requirements of Article VI.A Outdoor Lighting.
7. Permit be issued for **two (2) years**.



Scotland Land Company, LLC

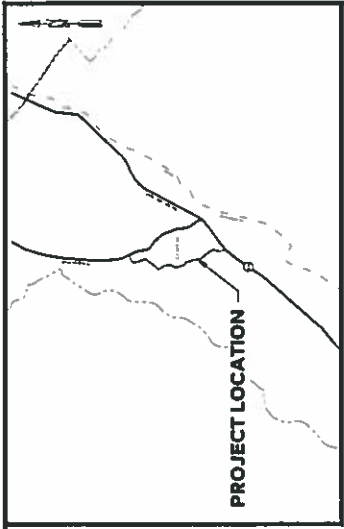


Scotland Land Company, LLC



DATE	PROJECT NO.	SCALE
06/20/2018	13835-15	1" = 2000'

PROJECT NO.	13835-15
DATE	06/20/2018



LOCATION MAP
 SCALE 1" = 2000'

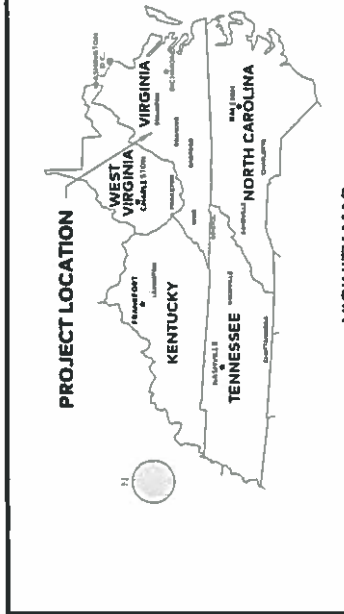


THOMPSON & LITTON
 EST. 1954

726 Auburn Avenue
 Radford, Virginia 24141

P: (540) 633-1877
 F: (540) 633-1876

www.T-L.com



VICINITY MAP

ATLANTIC COAST PIPELINE, LLC CONTRACTOR YARD SPREAD 4

WEST AUGUSTA, VIRGINIA

PREPARED FOR
ATLANTIC COAST PIPELINE, LLC

SHEET INDEX

DRAWING NUMBER	DESCRIPTION
T001	COVER
C001	UTILITY LOCATIONS
C002	SHORT DISTANCE PROFILES
C003	TEMPORARY TRAFFIC CONTROL

DRAWING NUMBER	DESCRIPTION
PROJ001-INTERMEDIATE	PROJ001-INTERMEDIATE
T&E MAP PARCEL ID 011-10	T&E MAP PARCEL ID 011-10
WEST AUGUSTA, VA 24489	WEST AUGUSTA, VA 24489
AREA 3184 ACRES	AREA 3184 ACRES
ZONING: CA	ZONING: CA
DISTRICT: 01212	DISTRICT: 01212
SOURCE: AUGUSTA COUNTY OS & A	SOURCE: AUGUSTA COUNTY OS & A
COMPREHENSIVE PLAN	COMPREHENSIVE PLAN



AUGUSTA COUNTY APPROVAL
 SIGNATURE

GENERAL NOTES

- THE PROPERTY IS SHOWN IN THE PLAN SET OF "ATLANTIC COAST PIPELINE, LLC CONTRACTOR YARD SPREAD 4" WHICH IS A PORTION OF THE PROPERTY ACQUIRED BY "ATLANTIC COAST PIPELINE, LLC" FROM "ATLANTIC COAST PIPELINE, LLC" BY DEED DATED 06/20/2018. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.
- THE CONTRACTOR SHALL CONTACT THE UTILITY COMPANIES AND OBTAIN ALL NECESSARY INFORMATION REGARDING THE LOCATION AND DEPTH OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.
- ALL EXISTING UTILITIES SHALL BE PROTECTED AND NOT TO BE MOVED OR DELETED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.
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ISSUED FOR REVIEW

PROJECT NO. 13835-15

JUNE 20, 2018



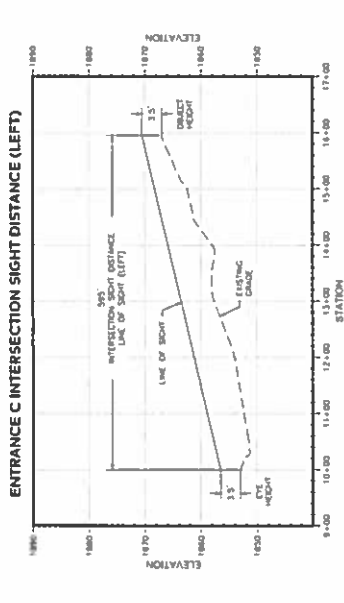
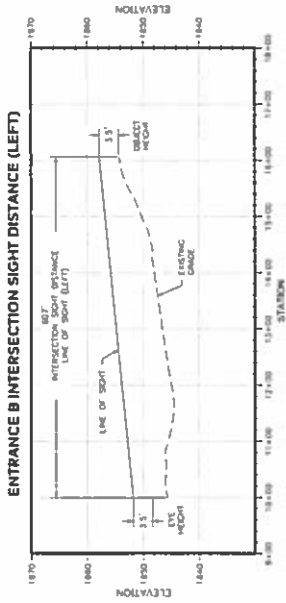
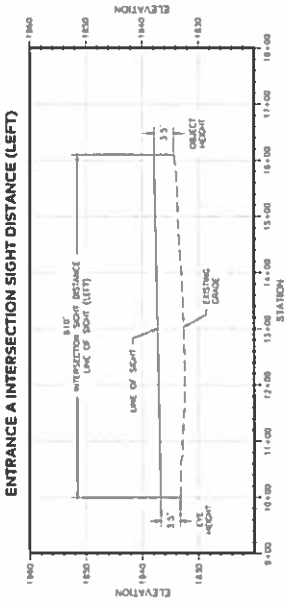
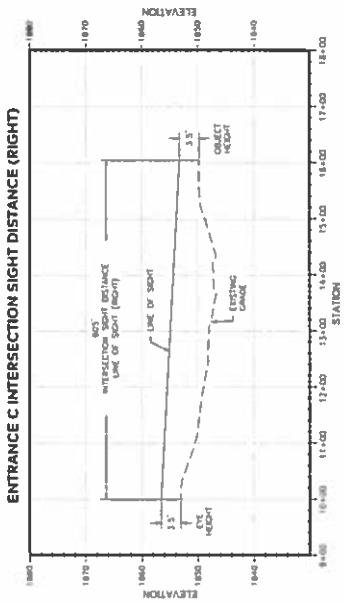
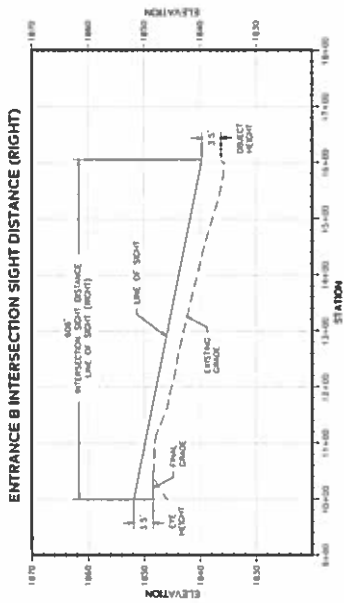
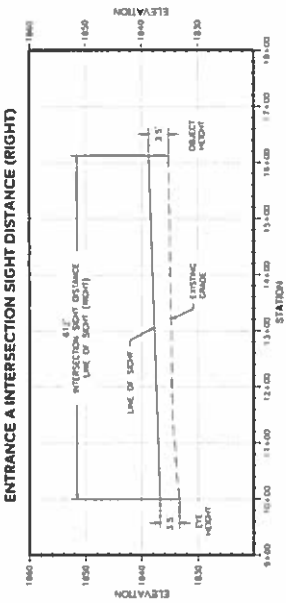
ATLANTIC COAST PIPELINE, LLC
CONTRACTOR YARD SPREAD &
SIGHT DISTANCE PROFILES

Project No.	13835-15
Contract No.	13835-15
Drawn	ECB
Checked	AVL
Date	10/27/2018

Project No.	13835-15
Contract No.	13835-15
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Date	10/27/2018



C201



NOTE:
 DEERFIELD VALLEY ROAD (ENTRANCE A) HAS A POSTED SIGHT DISTANCE OF 55' WHICH IS LESS THAN THE REQUIRED SIGHT DISTANCE OF 617'. THEREFORE, THE SIGHT DISTANCE OF 617' IS BEING USED FOR THE DESIGN OF THIS ROAD. THE SIGHT DISTANCE OF 617' IS BEING USED FOR THE DESIGN OF THIS ROAD. THE SIGHT DISTANCE OF 617' IS BEING USED FOR THE DESIGN OF THIS ROAD. THE SIGHT DISTANCE OF 617' IS BEING USED FOR THE DESIGN OF THIS ROAD.

VERTICAL SCALE: 1" = 10'
 HORIZONTAL SCALE: 1" = 100'



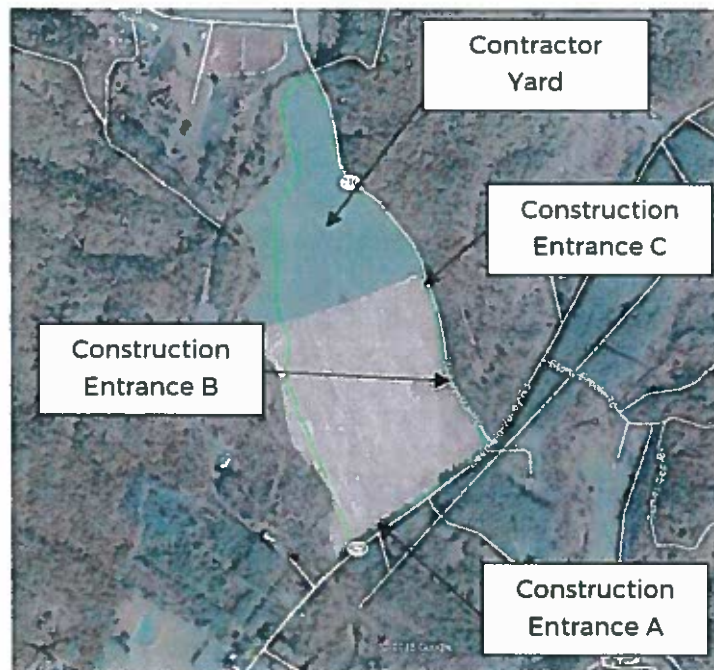
MEMO

TO: Atlantic Coast Pipeline, LLC
FROM: WSP
SUBJECT: Atlantic Coast Pipeline, LLC Contractor Yard Traffic Impact Analysis
DATE: June 27, 2018

Project Background

WSP has been tasked with conducting a traffic impact analysis and turn lane evaluation of the Contractor Yard at the intersection of County Road 629 Deerfield Valley Road and W Augusta Road near Augusta, VA. Two gravel parking lots will be constructed in the contractor yard to accommodate parking for employees working on the pipeline and storage for trailers. Each parking lot will have a new construction entrance connecting the parking lots to County Route 629 Deerfield Valley Road and W Augusta Road, respectively. There will also be a third entrance directly into the construction site. The Contractor Yard layout can be seen in Figure 1.

FIGURE 1: CONTRACTOR YARD SITE LOCATION



WSP USA
Suite 300
277 Bendix Road
Virginia Beach VA 23452

Tel +1 757 466-1732
Fax +1 757 466-1493
wsp.com



Data Collection and Existing Traffic

Two 2-hour peak period (AM & PM) turning movement counts (4 hours total) were taken at the intersection of Route 629 Deerfield Valley Road and W Augusta Road from 5:30 – 7:30 AM and 5:00 – 7:00 PM in May 2018. Two 48-hour weekday continuous tube counts were counted in May 2018 along Route 629 Deerfield Valley Road west of W Augusta Road and along W Augusta Road north of Route 629 Deerfield Valley Road. These counts were utilized to determine the existing conditions and can be seen in Figures 2 through 4.

FIGURE 2: 5:30-6:30 AM Existing Traffic Counts

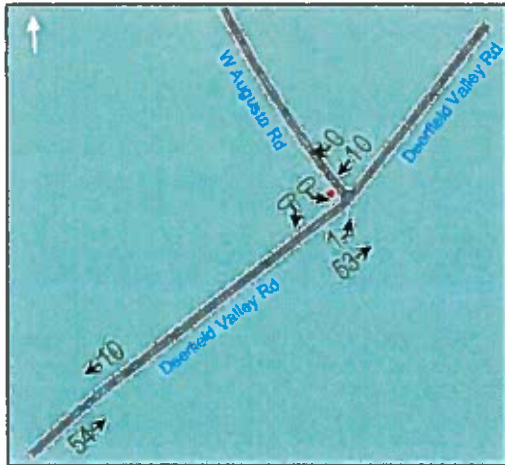


FIGURE 3: 6:30-7:30 AM Existing Traffic Counts

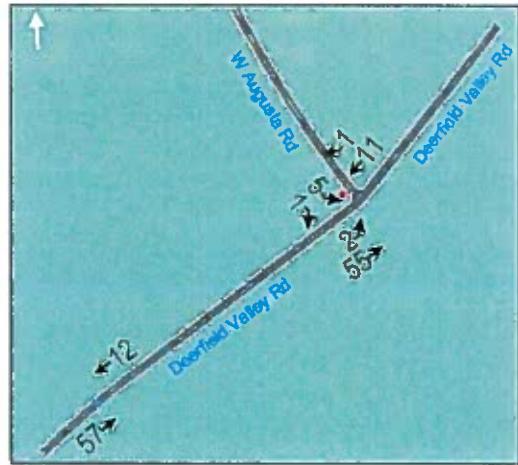
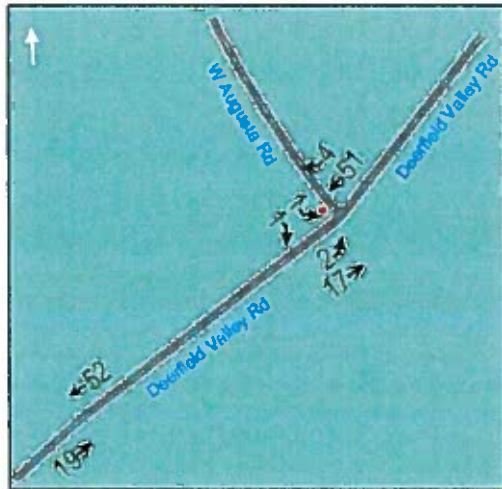


FIGURE 4: 5:30-6:30 PM Existing Traffic Counts





Proposed Traffic Distribution and Volume

Trip generation estimates were determined based upon Atlantic Coast Pipeline, LLC estimate of site usage, which was provided to WSP by Atlantic Coast Pipeline, LLC. Approximately 250 workers' cars and trucks will be coming into the contractor yard in the morning between 5:30 – 6:30 am. About 30 of those vehicles which consist of office personnel, security personnel, etc. will stay at the yard for the day, approximately 130 people will depart the site on 4-5 buses towards the pipeline, leaving their vehicles parked, and the remaining 90 vehicles will return to the roadway and head towards the pipeline between 6:30 – 7:30 am. These 90 vehicles and 4-5 busses will return to the contractor yard in the evening between 5:30 – 6:30 pm. This estimated trip generation for the site can be seen in Table 1.

TABLE 1: CONTRACTOR YARD TRIP GENERATION

Item	Enter	Exit	% Trucks
AM 5:30 – 6:30	250		15%
AM 6:30 – 7:30		95	15%
PM 5:30 – 6:30	95		15%

It was assumed that 50% of contractor yard trips will utilize Entrance A on Route 629 Deerfield Valley Road, 25% of contractor yard trips will utilize Entrance B on W Augusta Road and 25% will utilize Entrance C on W Augusta Road.

Of the vehicles using each entrance, they were distributed along the roadway based on the same distribution as existing traffic. This traffic split in each peak hour, as seen in Table 2, helped to determine what direction the cars and trucks were traveling to or coming from in each peak period, depending on if they were traveling to or leaving from the site. The trip generation volumes for the contractor yard for each peak can be seen in Figures 5 through 7.

TABLE 2: EXISTING VEHICLE PERCENTAGE SPLIT

	Northbound	Southbound
AM 5:30 – 6:30	84%	16%
AM 6:30 – 7:30	83%	17%
PM 5:30 – 6:30	26%	74%

FIGURE 5: 5:30-6:30 AM
AM Trip Generation Volumes

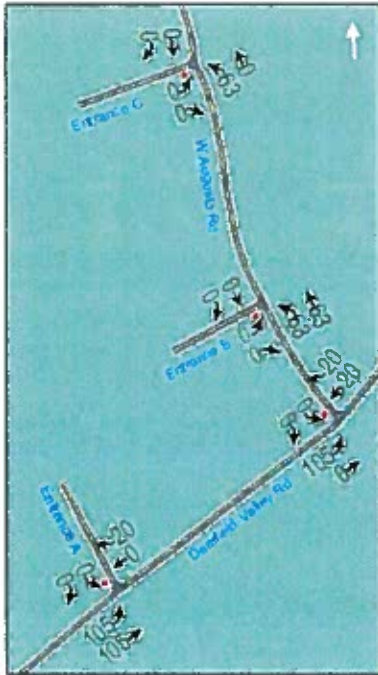


FIGURE 6: 6:30-7:30 AM
AM Trip Generation Volumes

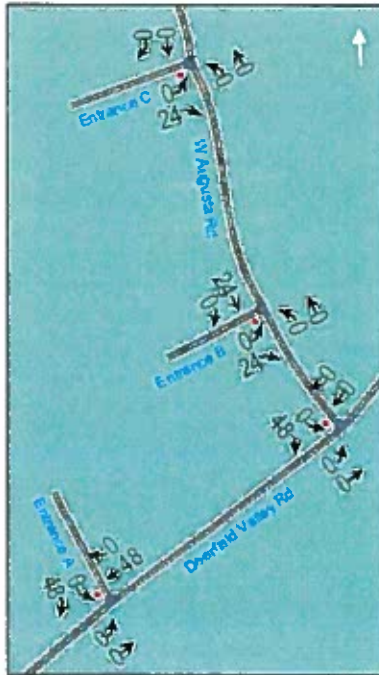
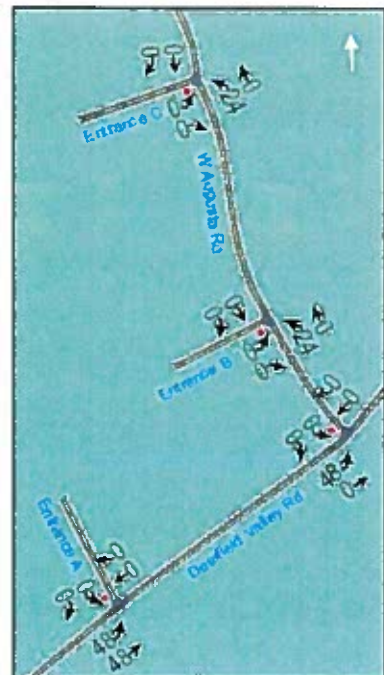


FIGURE 7: 5:30-6:30 PM
PM Trip Generation Volumes



During the AM 6:30 - 7:30 time period, vehicles are assumed to travel outbound to the southwest on Deerfield Valley Road towards the pipeline site. During the PM 5:30 - 6:30 time period, vehicles are assumed to travel inbound from the southwest on Deerfield Valley Road from the pipeline site.

The estimated peak period traffic volumes for both existing and Contractor Yard traffic are shown in Figures 8 through 10.

FIGURE 8: 5:30-6:30 AM

AM Inbound Estimated Traffic

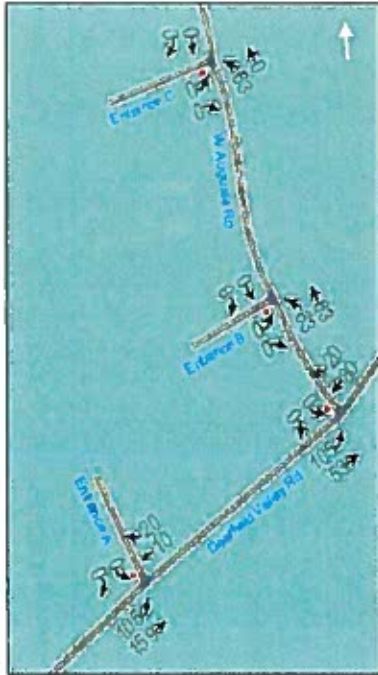


FIGURE 9: 6:30-7:30 AM

AM Outbound Estimated Traffic

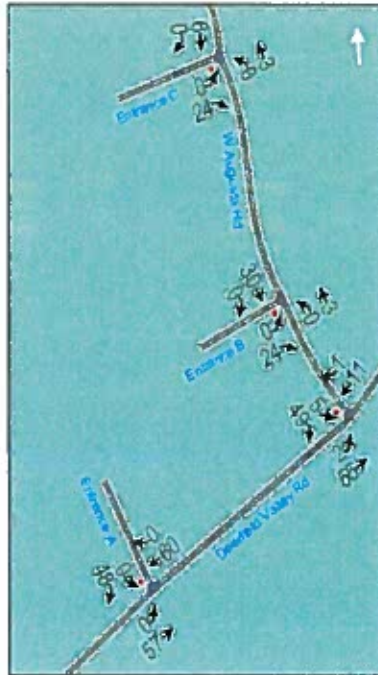
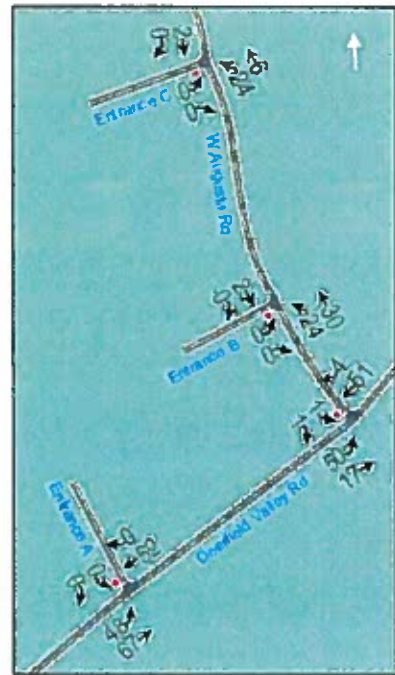


FIGURE 10: 5:30-6:30 PM

PM Inbound Estimated Traffic



Left Turn Lane Warrants

Using the traffic volumes from Figures 8 through 10 and the Virginia Department of Transportation Road Design Manual (VDOT RDM) Appendix F "Access Management Design Standards for Entrances and Intersections" requirements, WSP conducted a left turn lane warrant analysis to evaluate the requirement for left turn lanes at Deerfield Valley Road & Entrance A and at Deerfield Valley Road & W Augusta Road.

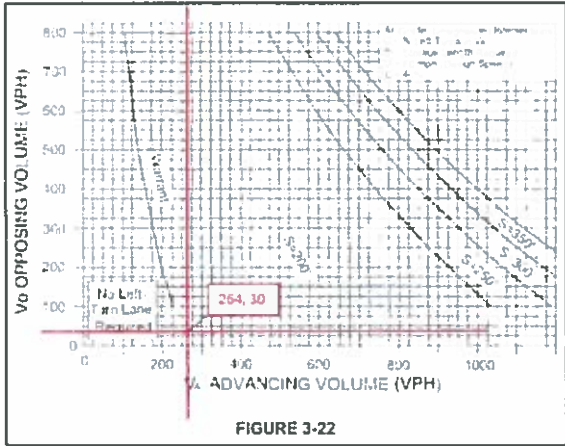
According to the VDOT RDM Appendix F, advancing volume and opposing volumes (in vehicles per hour [vph]), speed and percent left turns are used to determine whether a left turn storage lane is warranted on two-lane highways. Below are turn lane warrant figures for the AM Peak 5:30-6:30 am, AM Peak 6:30-7:30 am, and PM Peak 5:30-6:30 pm for Deerfield Valley Road & Entrance A as well as Deerfield Valley Road & W Augusta Road. The turn lane warrant figures are differentiated by the percent left turn traffic as well as the design speed of the facility. The speed limit for each roadway is 55 mph, with a design speed of 60 mph. During the inbound peaks, AM Peak (5:30-6:30 am) and PM peak (5:30-6:30 pm), the percent left turns onto W Augusta Road are 66 and 75 percent, respectively. The RDM includes figures with a maximum of 40 percent left turns which is generally an indication that there is a heavy left turn movement. However, in this case, even a modest number of left turns results in a high percentage of left turns because the approaching volume is low. The 40 percent graph was nonetheless utilized in this analysis. The higher the left turn percentage, the lower the volume threshold at which a turn bay is warranted.

The volumes of W Augusta Road and Entrance B and Entrance C are so low and have an opposing volume of zero or two, and therefore do not meet a left turn lane warrant. Thus, warrant graphs are not included. The turn lane warrants for Deerfield Valley Road and Entrance A and Deerfield Valley Road and W Augusta Road can be seen in Figures 11 through 13.



FIGURE 11: AM PEAK 5:30-6:30 AM TURN LANE WARRANTS

Entrance A



Deerfield Valley Road & W Augusta Road

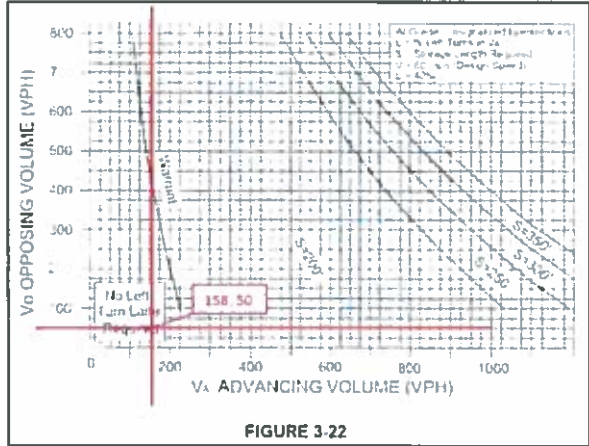
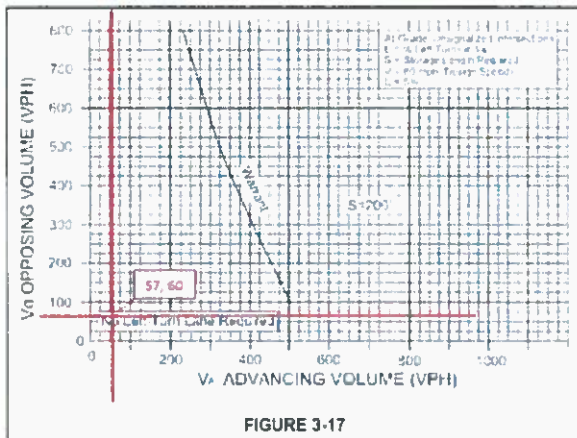


FIGURE 12: AM PEAK 6:30-7:30 AM TURN LANE WARRANTS

Entrance A



Deerfield Valley Road & W Augusta Road

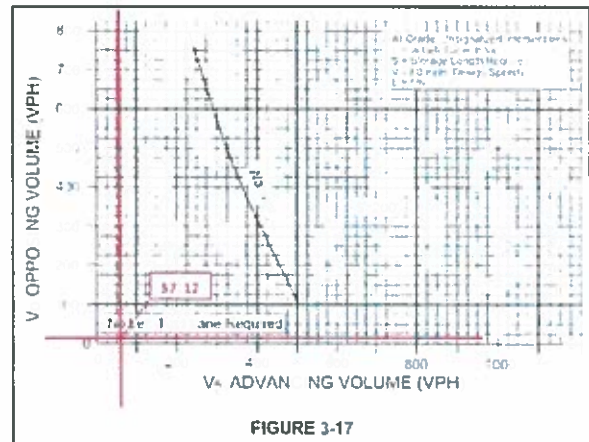
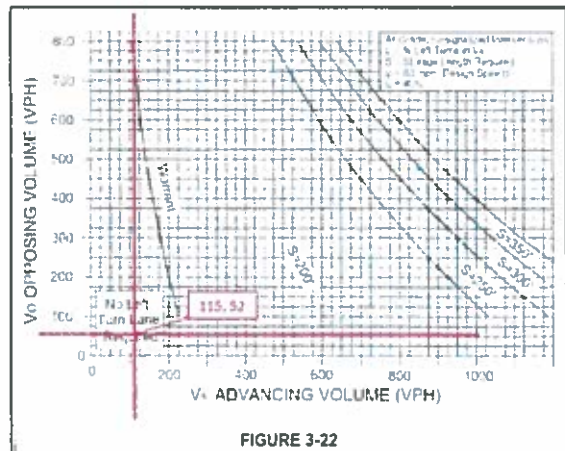
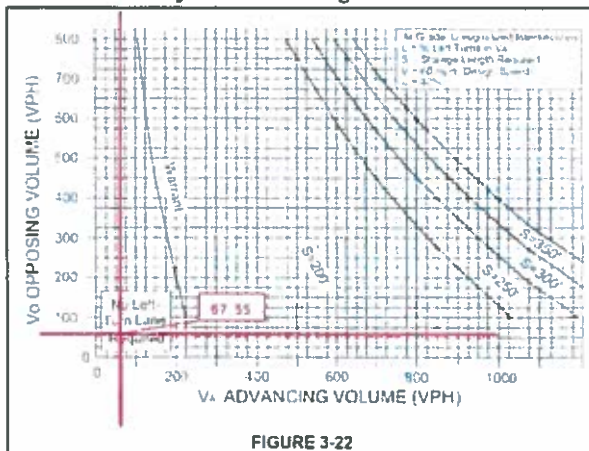


FIGURE 13: PM PEAK 5:30-6:30 PM TURN LANE WARRANTS

Entrance A



Deerfield Valley Road & W Augusta Road

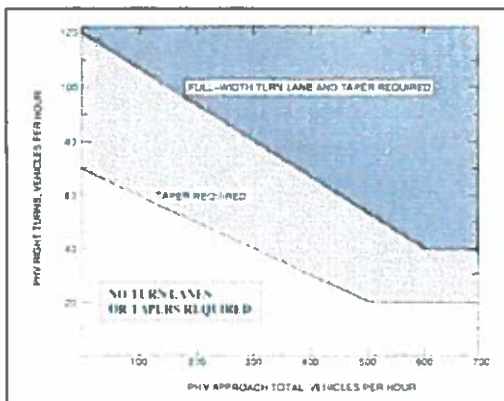




Right Turn Lane Warrants

WSP conducted a right turn lane warrant analysis using the VDOT RDM Appendix F criteria to evaluate the requirement for right turn lanes at Deerfield Valley Road & Entrance A and at Deerfield Valley Road & W Augusta Road. During all three peak periods, all right turns are under 30 vph with low approach volumes, which indicates that a right turn lane is not warranted.

FIGURE 14: RIGHT TURN LANE WARRANTS



Operations

Intersection operations were evaluated at Entrance A, Deerfield Valley Road / W Augusta Road, Entrance B and Entrance C with the added trips. Table 4 provides average delay anticipated for the worst movement at each intersection based on stop-control operations and maintaining the existing geometry of Deerfield Valley Road and W Augusta Road (no additional turn lanes). The results show that all intersections/entrances are expected to operate with negligible delay as stop-controlled intersections as well as with the existing geometry (no added turn lanes).

TABLE 4: CRITICAL (WORST) MOVEMENT DELAY (SEC/VEH)

	Entrance A	Deerfield Valley Rd & W Augusta Rd	Entrance B	Entrance C
AM 5:30 – 6:30	3.4 (NE Through)	5.3 (NE Through)	3.9 (NB Through)	0.3 (NB Lefts In)
AM 6:30 – 7:30	8.9 (SB Rights Out)	8.6 (SE Left-Right)	8.7 (EB Rights Out)	8.6 (EB Rights Out)
PM 5:30 – 6:30	3.3 (NE Through)	9.1 (SE Left-Right)	3.3 (NB Through)	5.8 (NB Through)

Conclusion

Turn lane warrants are established not only to establish improved traffic flow and reduce delay for vehicles, but also to address potential safety issues that may arise when a vehicle is stopped in the through lane on a roadway waiting to make a turn. As seen in Figure 11, the left turn into Entrance A for the AM Peak 5:30-6:30 am falls slightly to the right of the warrant line (if it were extended below 100 opposing vehicles) for a left turn lane. However, this is a result of the small existing volume. A small amount of left turns results in a significant percentage of left turns to advancing volume lowering the warrant threshold. In addition, the operational analysis indicates acceptable delays for the worst movements as shown in Table 4. Because of the results of the warrant analysis, the low total volume of traffic, and the operational analysis, and considering that this site is temporary and will only be used for this purpose a limited amount of time, a left turn lane at this location is not necessary.

For the remaining peak hours, Entrance A did not meet turn lane warrants. The intersection of Deerfield Valley Road & W Augusta Road did not meet turn lane warrants in any peak hour. Entrances B and C did not have enough existing traffic along W Augusta Road to provide a warrant analysis. Thus, turn lanes are not necessary at these locations.

John Wilkinson

From: dobataf@aol.com
Sent: Tuesday, August 28, 2018 6:51 PM
To: John Wilkinson
Subject: Dominion Pipe Yard

I strongly object to the Dominion Pipe Yard in the middle of prime food production land just off Rt. 250 in West Augusta at 717 West Augusta Road. This farm land has not been zoned for such use. It is inappropriate to locate such heavy use where there is no transportation for so many vehicles and possible temporary living quarters. The roads will not support such use. We taxpayers should not have to maintain special roads for Dominion activities.

Barbara Tafuni
19 Jordan Place
Churchville

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John Wilkinson

From: bncum51@gmail.com
Sent: Tuesday, August 28, 2018 7:04 PM
To: John Wilkinson
Subject: ACP

I do not want a storage site built in Augusta County on our prestigious farm land. It has been proven that this pipeline is not necessary and will only benefit the stockholders in Dominion. It has no benefit for our county. Please stop them before it is too late!

Sent from my iPhone

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John Wilkinson

From: Betty Simmons <B.C.Simmons1@outlook.com>
Sent: Tuesday, August 28, 2018 9:15 PM
To: John Wilkinson
Subject: zoning permit for Atlantic Coast Pipeline

Thank you for your past support in keeping Augusta County protected by the zoning laws previously established.

I understand that Dominion has again requested a special use permit to allow them to bring large equipment and supplies to an area which is zoned agriculture.

The project outlined by Dominion will take as much as two years to complete. The area will be negatively impacted. I ask you to please uphold the zoning measures in place and refuse special permit to Dominion anywhere in Augusta County.

Dominion should follow the zoning regulations without having special privileges and special permits since they will bring devastation to our beautiful farmlands and other areas.

Sincerely,

Betty Simmons
75 Goldfinch Lane
Lyndhurst, VA

Sent from [Mail](#) for Windows 10

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Sandy Bunch

From: helen Swats <garyswats@hotmail.com>
Sent: Tuesday, August 28, 2018 9:23 PM
To: Sandy Bunch
Subject: pipeline

Ms Bunch, Once again we as a community are asking for your help in trying to stop Dominion from making our county undesirable, We love our area and want so badly to stop Dominion from building this unhealthy dangerous and ugly pipeline. I consider myself very lucky to live in such a beautiful part of our county but Dominion is doing all it can to ruin it for everyone. Please stop them from building this construction yard, we do not need it or want it, Thanks again for your help, Helen Swats, Churchville, Va.

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John Wilkinson

From: John Geary <John.Geary@matrixmedicalnetwork.com>
Sent: Tuesday, August 28, 2018 9:46 PM
To: John Wilkinson
Subject: Regarding the ACP construction yard

Hello Mr. Wilkinson,

I wanted to take a moment to write a quick note requesting that you deny the special use permit for any heavy industry construction yard in western Augusta County. This yard is inconsistent with the Augusta County comprehensive plan. It would also be unfair to subject local residents to the noise and congestion associated with an industrial site that the people in western Augusta County have purposeful tried to avoid. As stated in my previous letter please compel Dominion Power to secure a site that is zoned for industrial applications. Please deny any special use permit to be placed in areas zoned for general agricultural. John Geary

Sent from my Verizon, Samsung Galaxy Tablet

Please note that on August 1, 2018, our email domain changed to @matrixmedicalnetwork.com

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Sandy Bunch

From: Donna Andrews <dandrews@brcliving.org>
Sent: Wednesday, August 29, 2018 10:59 AM
To: Sandy Bunch
Subject: West Augusta storage yard

Thank you for taking time to read my concerns about the proposed permit for Dominion to use the property in West Augusta as a storage yard for the pipeline. What an eyesore, danger, and interruption of life this would be for our community. I cannot even begin to imagine all of the potential danger the heavy traffic and equipment this would create on a road not designed in any way, to accommodate. This is such an intrusion of our lifestyle and I am very opposed to this being permitted.

Thank you for your past support of our community and I pray it will continue.

Best Regards,

*Donna Andrews
122 Turkey Top Circle
West Augusta, VA 24485*

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John Wilkinson

From: Andrews, Ron <Ronald.Andrews@amerigas.com>
Sent: Thursday, August 30, 2018 8:46 AM
To: John Wilkinson
Cc: Pam Carter
Subject: rezoning of 717 West AugustaRd.

Good morning Mr. Wilkinson And Pamela Carter. I have been a resident of West Augusta, Va. for past 39 years. I would request the Board of supervisors deny a rezoning request for property located at 717 West Augusta Rd. West Augusta, Va. 24485. Major concerns are safety, property values ,noise, and overall beauty of this valley. Rt. 629 could not safely handle this construction traffic especially during school year with buses and many students waiting on these buses early in morning and departures in late evening. I also have concerns with our groundwater and air quality due to construction vehicles, work being performed daily, and proximity to Ramsey's Draft river that flows adjacent to property. Also there are state bridges that could not safely and legally handle this truck traffic. Thank you for your time in reviewing this request.

Ron Andrews
122 Turkey Top Cr.
West Augusta, Va. 24485
540-333-1954

John Wilkinson

From: Jill Springer <dowlingja@gmail.com>
Sent: Thursday, August 30, 2018 9:44 AM
To: Sandy Bunch; John Wilkinson
Subject: Deny rezoning request for 717 West Augusta Road, West Augusta VA

Good morning Mr. Wilkinson And Ms. Bunch,

I have owned my home at 219 Turkey Top Circle in West Augusta, Va. since 2005. I would like to request the Board of supervisors deny a rezoning request for property located at 717 West Augusta Rd. West Augusta, Va. 24485. It was the very beauty of the valley in the proximity of the proposed construction staging site that attracted me to purchase property in Deerfield Valley Camps, and the idea of putting an intensive industrial use in this quiet agricultural landscape is beyond troubling to me.

Several years back, in approximately 2009, Route 629 was closed due to a major rock slide between 250 and the proposed site. The idea of bringing a substantial amount of heavy truck traffic, equipment, rest facilities, materials, and generally intensive and non-conforming uses into the vicinity of this sensitive area should not be considered without a study of how the volume of trucks and vibrations will affect this feature. During the road closure, residents fully realized the challenge of navigating in and out of the community via the one lane timber bridge on West Augusta Road. This state bridge cannot safely accommodate construction vehicles nor endure another period of sustained high volume use. My husband, a transportation planner for more than thirty years, does not believe that the proposed site and adjacent intersection can safely handle this construction traffic, especially during the school year when buses are transporting students at approximately the same times as workers will be arriving and departing.

In addition, I am concerned about environmental impacts associated with the maintenance and operations of construction vehicles, proposed work, and sanitation facilities in the proximity of Ramsey's Draft specifically and the George Washington National Forest in general.

I implore you to find a more appropriate and less impactful location for this facility. Zoning is established to protect the integrity of specific uses, and taxpayers who purchase property and abide by the laws and regulations should not be exposed to such a significantly non-conforming, obtrusive and unsafe change to our community.

Jill Springer

219 Turkey Top Circle

West Augusta VA

TABLED

PROPERTY OWNER:

Wanda H. Caraway

APPLICANT:

Same

LOCATION OF PROPERTY:

427 Baynes Road, Waynesboro in the Wayne District

SIZE OF PROPERTY:

21.894 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 kennel and be allowed to breed 3-4 litters a year

PLANNING COMMISSION'S COMMENTS:

No comments.

BUILDING INSPECTOR'S COMMENTS:

1. Provide approved handicapped building access including 1 minimum 36" wide door with lever door hardware.
2. Provide handicapped parking space with approved handicapped parking which connects to the required building access route.

HEALTH DEPARTMENT'S COMMENTS:

Kennel is personal dogs, Health Department has no comments.

HIGHWAY DEPARTMENT'S COMMENTS:

The existing entrance is adequate for the requested use. Should an expansion or additional traffic generated by the kennel operation be proposed in the future, contact

VDOT to verify if entrance is adequate. Advertisement on the right-of-way or within the line of sight for the entrance is not permissible.

SERVICE AUTHORITY'S COMMENTS:

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

ENGINEERING'S COMMENTS:

Utilizing existing structure. Ok.

ANIMAL CONTROL'S COMMENTS:

Water in pen outside was green. Dog feces and urine on floor in the house. Only four dogs have rabies vaccinations per Westwood Animal Hospital. One dog tag but 14 dogs on premises. Animal Control does not recommend this Special Use Permit as when we were on the property, it was not good conditions.

SECTION 25-74C - ANIMAL CARE FACILITIES

There is an adequate plan to keep the facility neat and clean, free of dirt, fecal accumulation, odors, and parasite infestation.

The applicant states they scoops the yard regularly. Animal Control comments state the inside was not being maintained or properly cleaned.

Adequate facilities will be constructed to ensure good ventilation and the maintenance of proper temperatures within healthful and comfortable limits for the animals.

The dogs are all kept inside the dwelling with both heat and air conditioning.

Fencing will be sturdy and well maintained and will be of sufficient strength and height to safely secure the animals.

The area behind the dwelling is completely fenced with four (4') foot high chain-link fence.

Exercise areas will provide adequate shelter from wind, rain, snow, and direct sunlight.

The dogs are allowed to go outside through a dog door. The dwelling provides adequate shelter.

There is an adequate plan to address safety from fire and other hazards, including alarm systems and suppression equipment when appropriate.

There are smoke detectors inside the dwelling.

Both the inside and outside facilities will be of proper size to accommodate the anticipated breeds and numbers of animals.

The dogs are all small Pomeranian/Poodle mixes. The dwelling and the fenced outside area are of proper size to accommodate the number of small dogs requested.

The site contains a minimum of five (5) acres. 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 when necessary to protect the neighboring properties and to accommodate the anticipated breeds and numbers of animals.

The property contains 21.894 acres.

The animals shall be confined within an enclosed building from 10 p.m. to 6 a.m. unless the board of zoning appeals is satisfied that keeping the anticipated animals outside during such hours will not be a nuisance to neighboring properties.

The dogs are all kept inside the dwelling between 10:00 p.m. and 6:00 a.m.

No structure occupied by animals, other than the principal dwelling of the owner/operator shall be closer than two hundred feet (200') from any lot line. No outside run or other outdoor area occupied by animals more than two (2) hours in any 24 hour period shall be nearer than five hundred feet (500') to any lot line. Nothing herein shall be deemed to limit the ability of the board of zoning appeals to require larger setbacks when necessary to accommodate the anticipated breeds and numbers of animals or to better protect neighboring properties.

The dogs are kept inside the dwelling and are not left outside for extended periods.

STAFF RECOMMENDATIONS

The applicant is requesting to have twelve (12) adult dogs on the property, and be allowed to breed and sell three (3) to four (4) litters per year. The applicant currently has ten (10) adult dogs and four (4) puppies under six (6) months old. The applicant advertises the dogs on Puppy Find and normally the dogs are purchased by eight (8) weeks old. There are several houses within close proximity, however, due to the fact that the dogs are kept inside the dwelling, the two hundred (200') foot setback requirement from all property lines does not apply. Animal Control comments state that only four (4) of the dogs were vaccinated for rabies and there was urine and feces on the floor inside the dwelling. Therefore, they are recommending the **request be denied** due to the poor living conditions.

Based on Animal Control's inspection report, staff is concerned that the applicant may not be able to provide adequate care and cleanliness for the twelve (12) dogs requested and for the puppies bred up to four (4) times per year. Due to these concerns and the close proximity of adjacent houses, Staff feels the request may not be compatible with the area. However, if the Board is satisfied that the request would be compatible and desires to approve the Special Use Permit as requested, staff would recommend the following conditions:

Pre-Condition:

1. Obtain letter of approval from Building Inspection.

Operating Conditions:

1. Maximum of **six (6)** adult dogs kept at this site at any time.
2. Dogs be kept inside from 10:00 p.m. until 6:00 a.m.
3. Be limited to no more than two (2) litters of puppies per year.
4. All dogs be confined within the fenced exercise area or inside the dwelling at all times.
5. Site be kept neat and orderly.
6. Animal Control to inspect the site every **six (6) months**.
7. Permit be issued for one (1) year and renewed if all conditions are met.

SEPTEMBER 6, 2018 COMMENTS:

The Board **conducted a site visit and then** tabled the request at the July 5, 2018, meeting in order to find out if all the dogs were vaccinated prior to the hearing. Staff received copies of vaccination records from Westwood Animal Hospital on **August 29, 2018** **showing only one (1) dog was current on the rabies vaccination and the other eleven (11) dogs' rabies vaccination expired on June 28, 2018.**

Staff continues to share the concerns of our Animal Control officers regarding adequate care of the animals, especially considering the fact that all but one (1) of the dogs still have **no current rabies vaccinations** as of August 29, 2018.

Staff would strongly recommend the Board consider a reduction of the number of dogs permitted on site and a limitation of breeding of animals.

EXTENSION OF TIME REQUEST

PROPERTY OWNER:
Redeeming Life Ministries

APPLICANT:
James Potter, agent for Redeeming Life Ministries

LOCATION OF PROPERTY:
In the eastern quadrant of the intersection of Hammond Lane and Christians Creek Road, in the Beverley Manor District

SIZE OF PROPERTY:
18.345 acres

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

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

LAND USE MAPS:
Rural Conservation Area

UTILITIES:
Private

APPLICANT'S JUSTIFICATION:
To have a day care operation within a church

The applicant is requesting a one (1) year Extension of Time. The site plan for the church has not been approved. They are requesting the Extension of Time to obtain approvals for construction of the church.

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

STAFF RECOMMENDATIONS

The applicants have started construction of the church and are requesting a year extension to establish the day care after the building is complete.

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

The applicants have completed the church and have received the Certificate of Occupancy. The applicants are working with Social Services to obtain the required licensing but they are needing some additional time to complete everything.

AGENDA ITEM # 7B

Date ~~9/12/18~~

EXTENSION OF TIME REQUEST

PROPERTY OWNER:

Rusty K. and Kari G. Davis

APPLICANT:

Same

LOCATION OF PROPERTY:

106 Zion Church Road, Waynesboro, in the Wayne District

SIZE OF PROPERTY:

50.799 acres

VICINITY ZONING:

General Agriculture and Rural Residential to the north; General Agriculture to the south, east, and west

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 use an existing barn for weddings and special events

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

STAFF COMMENTS

The applicant has been working with their engineer to complete the pre-condition. Staff would recommend approval of the request.

The Board of Zoning Appeals granted another one (1) year Extension of Time on October 5, 2017, in order for the applicant to install the septic system.

The applicant is requesting a three (3) month Extension of Time.

The applicant plans to start installing the septic system in October and should be completed within three (3) months.