



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: February 28, 2019
SUBJECT: Regular Meeting and Viewing

The Regular Meeting of the Augusta County Board of Zoning Appeals will be held on **Thursday, March 7, 2019, 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, March 7, 2019, 1:30 P.M.

1. CALL TO ORDER

2. DETERMINATION OF A QUORUM

3. MINUTES

Approval of the Called and Regular Meeting of February 7, 2019

4. PUBLIC HEARINGS

- A. A request by James L. or Trent R. Shreckhise, agents for Shreckhise Landscape and Design for a Special Use Permit to construct a new building for a landscape business office and storage on property owned by Rebecca R. Shreckhise, Trust Agreement, located at 967 Keezletown Road, Weyers Cave in the Middle River District.
- B. A request by Tyler or Charissa Wines, for a Special Use Permit to use two classrooms within the church for piano lessons open to the public on property owned by Bridge Christian Church, located at 1275 Goose Creek Road, Fishersville in the Wayne District.
- C. A request by Seth A. Liskey, for a Special Use Permit to have weddings and special events within the barn and to construct a building for weddings and special events and to use a portion of the building for short term rentals on property owned by Phillip A. or Brenda S. Liskey, located at 264 Wise Hollow Road, Bridgewater in the North River District.
- D. A request by William Diehl, agent for Buckhorn 1811, LLC, for a Special Use Permit to have weddings, special events, and to display and sell plants, flowers, and miscellaneous garden supplies, and to operate a farmers market on property owned by Yoder Investments, LLC, located at 2487 Hankey Mountain Highway, Churchville in the North River District.
- E. A request by John R., III or Julie N. Hooe, for a Special Use Permit to have a short term vacation rental on property they own, located at 879 Frog Pond Road, Staunton in the Pastures District.
- F. A request by Tommy Bowles, agent for Greenville Baptist Church, for a Special Use Permit to construct an accessory building more than the 1,200 square foot total aggregate allowed on property they own, located at 57 Church Street, Greenville in the Riverheads District.
- G. A request by Stacy Johnson, agent for 1 Tribe, LLC, for a Special Use Permit to provide overnight accommodations and farm related workshops and therapy on property owned by Kimball E. Stowers, Trustee, located at 1082 Todd Road, Mt. Sidney in the North River District.

- H. A request by Stacy Johnson, agent for 1 Tribe, LLC, for a Special Use Permit to operate a short term campground and to construct short term cabins and a yurt for weekend retreats and workshops and to continue to use the dwelling for workshops and therapy on property owned by Kimball E. Stowers, Trustee, located at 877 Todd Road, Mt. Sidney in the North River District.

5. OLD BUSINESS

6. MATTERS TO BE PRESENTED BY THE PUBLIC

7. MATTERS TO BE PRESENTED BY THE ZONING ADMINISTRATOR

- A. A request by M.C. Shirley, for a Special Use Permit to have a motor vehicle repair business on property owned by Eddie D. and Sandra F. Shirley, located at 28 Tractor Lane, Lyndhurst in the South River District. – **90 DAY EXTENSION OF TIME REQUEST**

8. STAFF REPORT

18-25	RE & CE Properties, LC
18-26	Destiny Family Center
18-27	James S. or Sandra G. Berry – Withdrawn
18-28	Rising Sun Real Estate, LLC
18-29	Anecito Perez Samano – Denied

9. ADJOURNMENT

Agenda Item # 4A

Date 3/7/19

PROPERTY OWNER:

Rebecca R. Shreckhise, Trust Agreement

APPLICANT:

James L. or Trent R. Shreckhise, agents for Shreckhise Landscape and Design

LOCATION OF PROPERTY:

967 Keezletown Road, Weyers Cave in the Middle River District

SIZE OF PROPERTY:

14.816 acres

VICINITY ZONING:

General Agriculture to the north, east, west, and Single Family Residential to the south

PREVIOUS ZONING OR S.U.P.:

12/95 Zoned General Agriculture

LAND USE MAPS:

Urban Service Area – Medium Density Residential

UTILITIES:

Private well and public sewer

APPLICANT'S JUSTIFICATION:

To construct a new building for a landscape business office and storage

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:

Health Department has no issues (property served by public water and sewer).

HIGHWAY DEPARTMENT'S COMMENTS:

The existing business utilizes a privately maintained paved shared driveway. The intersection at Keezletown Road is currently in need of maintenance as it is experiencing rutting and severe alligator cracking. Additionally, there are boulders present at the throat of the intersection that may need to be removed to allow a widened shoulder to accommodate the truck turning movements.

An additional access point south of the existing driveway, between an existing residence and several townhomes, is proposed. VDOT understands this entrance will not have an

intense volume of traffic, primarily being used for deliveries and the existing residential uses. This entrance will need to meet the requirements of a low volume commercial entrance (serving less than 50 vehicles per day) and will need to be widened to accommodate truck movements.

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. Currently the property is served by a 1-1/2 inch meter for nursery/irrigation use – this is being billed as water only. The existing house/office on the property is served by a private well and a public sewer connection – this is being billed a flat rate sewer only connection.
5. As previously discussed with Service Authority Engineering Department staff, the proposed building will need to have a separate water and sewer connection. A meter sizing form must be submitted prior to payment for the connection to determine the meter size. It is understood that the connection points for the water and sewer are being reviewed by the applicant. The proposed locations should be discussed with Service Authority Engineering Department staff once selected as this could impact the hook-up fee (cost of the physical connection).

ENGINEERING'S COMMENTS:

Requires a site plan. If new impervious area is greater than 10,000 square feet then Erosion and Sediment Control Plans and Stormwater Calculations will be required.

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 applicant operates an existing landscape business on the property and currently has outdoor display of nursery stock, trees, and mulch that are normally stored outside.

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 resides in the existing dwelling on premise. The landscape office is currently inside the dwelling.

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

Businesses are more appropriate in Business zoned districts, however, agricultural support businesses are often located within the farming community.

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 frontage on Keezletown Road which is a state maintained road.

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

There is an approved entrance and the 14.816 acre parcel has safely accommodated all traffic associated with the business 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 construction of a new building for office and storage space for an existing business should be compatible with the neighboring properties.

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.

The applicants are proposing to construct a new building for office/storage approximately 1,500 square feet.

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

The existing dwelling is currently connected to public sewer and a private well. Public water is available to the site.

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

The office will have smoke detectors and fire extinguishers.

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.

All items displayed for sale are setback well over twenty-five (25') feet from the edge of pavement.

STAFF RECOMMENDATIONS

The applicants are requesting to construct a 26' X 38' building with a 22' X 24' attached garage to be used as a business office and storage area for the existing landscape business on the property. The applicants have been operating their landscape business at this location for many years with the existing office inside the home. Staff has not received any concerns or complaints from the adjacent properties regarding the business operation.

The business has grown and the office space within the home is no longer adequate; therefore, the applicants would like to move the office into a separate location on the property within close proximity of their display area. The applicants are proposing no change in the operation of the business or business hours. Staff does not feel that the construction of a new building accessory to the existing landscape business would be out of character with the surrounding area and recommends approval with the following operating 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 obtain building permit and provide a copy to Community Development.

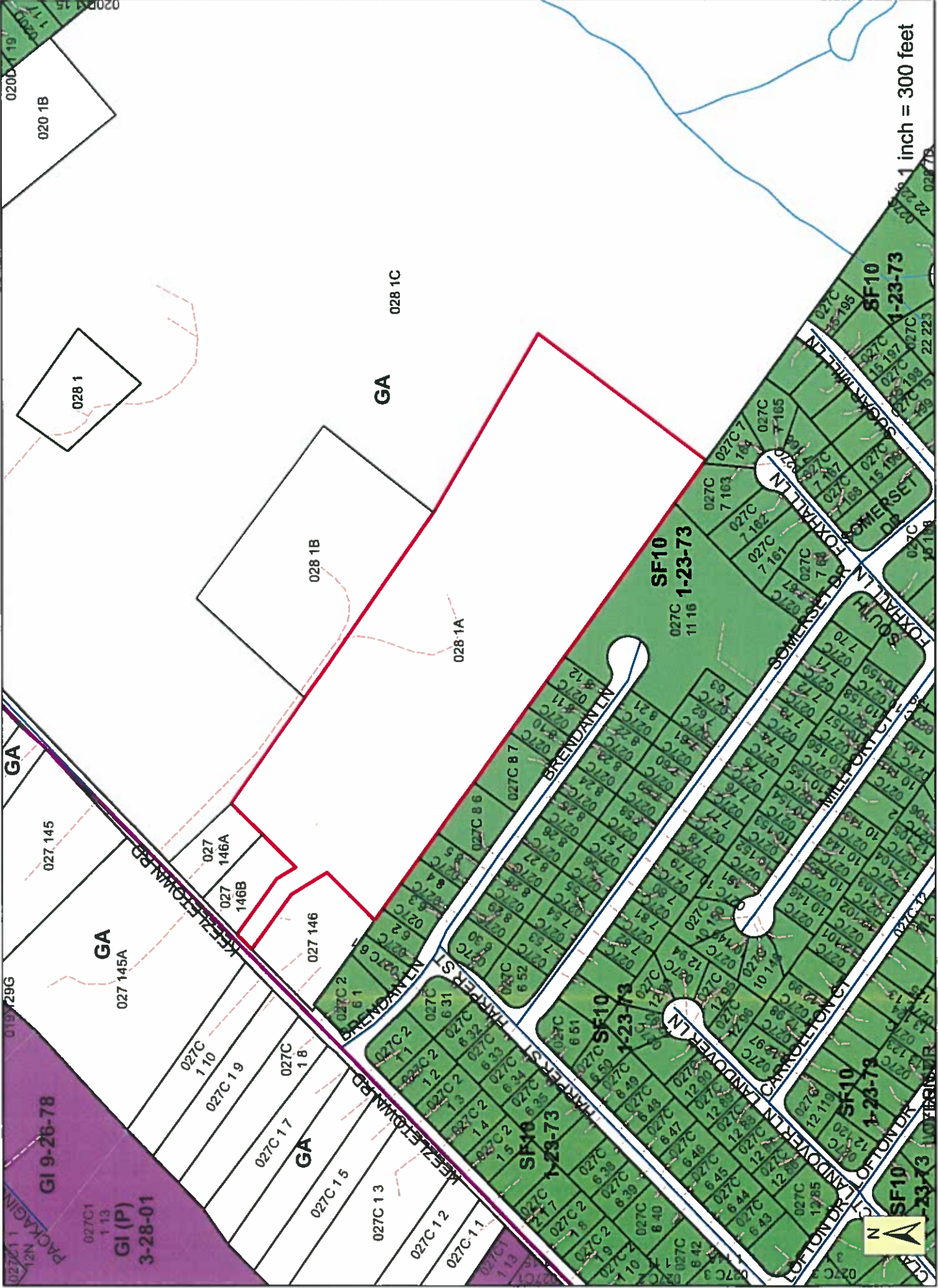
Operating Conditions:

1. Applicant be allowed to construct a 26' X 38' office building with a 22' X 24' attached garage.
2. No junk or inoperable vehicles, equipment, or parts of vehicles or equipment be kept outside.
3. Site be kept neat and orderly.
4. No further expansions.



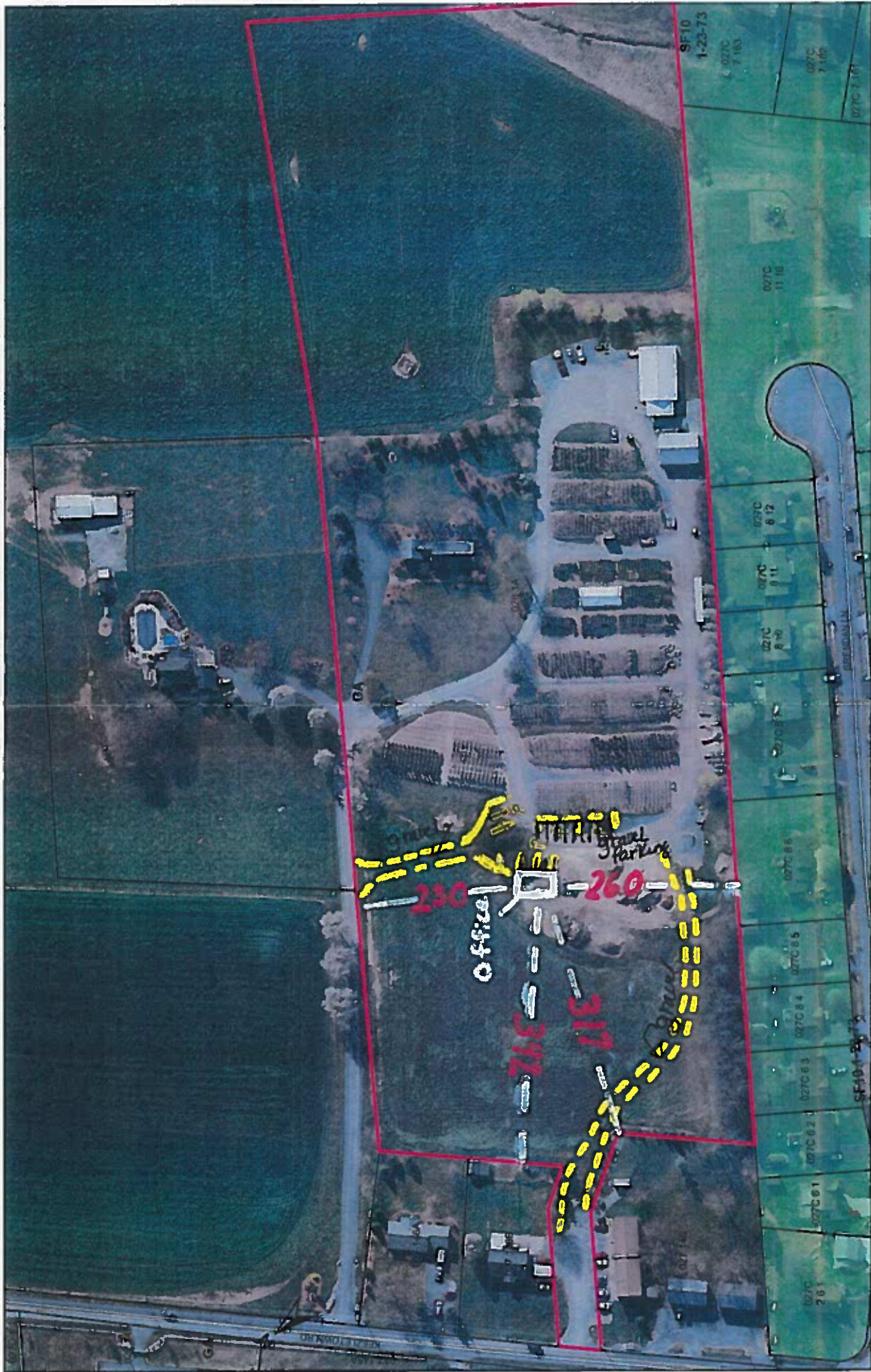
Shreckhise

Rebecca R. Shreckhise, Trust Agreement



Rebecca R. Shreckhise, Trust Agreement





1 inch = 100 feet

Shreckhise

PROPERTY OWNER:
Bridge Christian Church

Agenda Item # 4B
Date 3/7/19

APPLICANT:
Tyler or Charissa Wines

LOCATION OF PROPERTY:
1275 Goose Creek Road, Fishersville in the Wayne District

SIZE OF PROPERTY:
2.122 acres

VICINITY ZONING:
Single Family 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:
Community Development Area – Low Density Residential

UTILITIES:
Private well and septic

APPLICANT'S JUSTIFICATION:
To use two classrooms within the church for piano lessons open to the public

PLANNING COMMISSION'S COMMENTS:
No comments.

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

HEALTH DEPARTMENT'S COMMENTS:
The applicant is advised to contact the septic system design engineer to determine if the septic system is adequately designed for the proposal.

HIGHWAY DEPARTMENT'S COMMENTS:
The existing entrance that serves the church is adequate for the requested use.

SERVICE AUTHORITY'S COMMENTS:
The request has no impact on the public water and sewer facilities. The Service Authority has no comments.

ENGINEERING'S COMMENTS:
Less than 10,000 square feet. 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 requested.

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 applicants are requesting to use two (2) classrooms inside the existing church for piano lessons. No dwelling on the property.

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

Businesses are more appropriate in Business zoned areas, however, piano lessons provided within the church should be compatible with the surrounding 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 Goose Creek Road which is a state maintained road.

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

Using the existing entrances and parking area for the church.

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 applicants will be utilizing two (2) classrooms inside the existing church.

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 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.

The church is served by an existing well and septic. The Health Department is advising the applicant to contact the system design engineer to determine if the system is adequate for this use.

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

Existing smoke detectors and fire extinguishers.

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.

Nothing will be displayed for sale.

STAFF RECOMMENDATIONS

The applicants are requesting to use two (2) classrooms inside the existing church for piano lessons open to the public. The piano lessons will be given Monday – Friday between the hours of 4:00 p.m. and 6:00 p.m. The applicants currently have twenty-five (25) students signed up for lessons. Staff feels this is a low impact request and recommends approval with the following conditions:

Pre-Condition:

1. Provide documentation from the septic system design engineer that the existing system is adequately designed for the use.

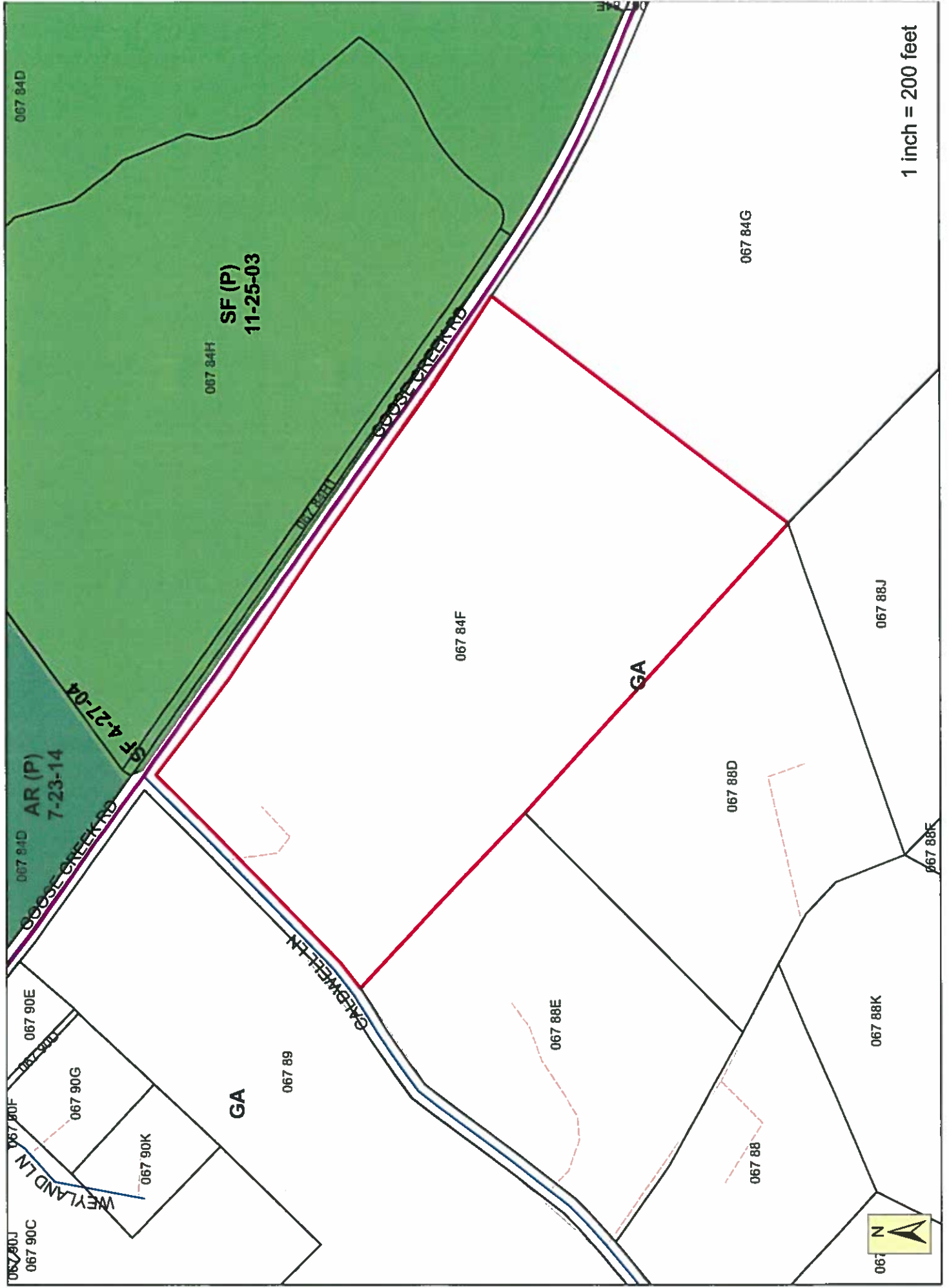
Operating Conditions:

1. Be allowed to use two (2) of the existing classrooms in the church for piano lessons open to the public.
2. Hours of operation be Monday – Friday 4:00 p.m. to 6:00 p.m.



Pr:199

Bridge Christian Church



1 inch = 200 feet

Bridge Christian Church



Bridge Christian Church



PROPERTY OWNER:
Phillip A. or Brenda S. Liskey

Agenda Item # 4C

Date 3/7/19

APPLICANT:
Seth A. Liskey

LOCATION OF PROPERTY:
264 Wise Hollow Road, Bridgewater in the North River District

SIZE OF PROPERTY:
62.24 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:
Private well and private septic

APPLICANT'S JUSTIFICATION:
To have weddings and special events within the barn and to construct a building for weddings and special events and to use a portion of the building for short term rentals

PLANNING COMMISSION'S COMMENTS:
No comments.

BUILDING INSPECTOR'S COMMENTS:

1. Obtain all necessary permits, inspections and Certificates of Occupancy in accordance with the Uniform Statewide Building Code.
2. Bedroom not allowed in a farm building as farm buildings are exempt from code. Bedroom will need to be in a code complying structure.

HEALTH DEPARTMENT'S COMMENTS:
The Health Department issued a septic permit on 2/5/2019 for a max of 200 guests with a 1 bedroom guestroom and 6 employees (960 gpd septic system). The owners are advised to contact the VA Department of Health's Office of Drinking Water to determine if the water supply will need to be regulated.

HIGHWAY DEPARTMENT'S COMMENTS:

Wise Hollow Road has recently been surface treated as a rural rustic road and is posted with a 35 mph speed limit. The existing entrance is paved and meets the requirements of a moderate volume commercial entrance capable of serving the proposed traffic.

SERVICE AUTHORITY'S COMMENTS:

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

ENGINEERING'S COMMENTS:

Appears to be greater than 10,000 square feet of disturbance with the drainfield. Submit Stormwater Management Plan.

SECTION 25-74R – SHORT-TERM RENTALS, BED AND BREAKFASTS, AND VACATION RENTALS AND 25-74T - SPECIAL EVENT FACILITIES AND MEETING PLACES

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 construct a new 50' X 104' building for weddings and special events and would like to convert a portion into a one (1) bedroom suite for short term rental.

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

There will be only one (1) detached accessory dwelling unit 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 property contains 62.24 acres.

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

The property owner resides in the principal dwelling on the property.

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.

A Building Permit will be needed for new construction and renovations.

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 Health Department comments state that a septic system was approved for the new building and the one (1) bedroom suite on 2/5/2019

All parking shall be accommodated on-site.

All parking will be on site.

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

Businesses are more appropriate in business zoned areas, however, a limited number of special events may be compatible with the 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 applicants are requesting one hundred four (104) events per year with up to two hundred fifty (250) attendees, and to construct a 50' X 104' building with a finished one (1) bedroom suite for short term rentals which could 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 special event facility with limited short term rental should not result in a clustering of businesses.

The business shall have frontage on a state maintained road or the expected traffic on a legal right of way easement can be accommodated by the intersection with the state maintained road per approval by the Virginia Department of Transportation.

The property has access to Wise Hollow 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 62.24 acre site should adequately and safely accommodate all traffic to and from the public highway.

Only pre-existing structures will be utilized unless the board of zoning appeals finds that proposed new construction will be compatible with neighboring properties.

The applicant would like to construct a new 50' X 104' building beside the existing barn for weddings and special events and convert a portion of the building into a one (1) bedroom suite for short term rental which may not be compatible with neighboring properties.

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 compatible with neighboring properties.

The applicant is requesting to construct a building 50' X 104' (5,200) square feet, which is larger than the four thousand (4,000) square foot limitation.

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

The Health Departments comments state a new septic system was approved on 2/5/19 for up to two hundred (200) attendees and a one (1) bedroom apartment.

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

The applicant will install smoke detectors and fire extinguishers in the new building and the existing barn.

STAFF RECOMMENDATIONS

The applicant is requesting to have weddings, special events, and short term rental on his parent's property. He does not reside on premise, however, his mother and father reside in the principal dwelling on the property. He is requesting to construct a 50' X 104' (5,200 square feet) building on the property beside the existing barn for the events and would like to convert approximately one thousand (1000) square feet of the new building into a one (1) bedroom suite to provide overnight accommodations. The suite can also be used as a dressing room for the wedding party if needed. The new building will have separate restroom facilities for the events and a food prep area will be provided. The applicant is proposing one hundred four (104) events per year with up to two hundred fifty (250) attendees and would like to be allowed to have outdoor amplified music during the events. The Health Department comments state that the applicant has received approval for up to two hundred (200) attendees, the one (1) bedroom suite, and up to six (6) employees. The applicant would also like to renovate and use the existing barn for events if needed. The applicant would like to utilize portable restroom facilities until the new building is constructed and the septic has been installed. The parking for the events will be in the field adjacent to the barn and will remain grass. Staff feels that limited weddings, and special events with overnight accommodations in a rural setting would not be out of character, however, staff is concerned that the number of events requested and the construction of a large building used for business use may have a negative impact on the neighboring properties. If the Board feels the request is compatible and desires to approve the Special Use Permit, staff would recommend the following conditions:

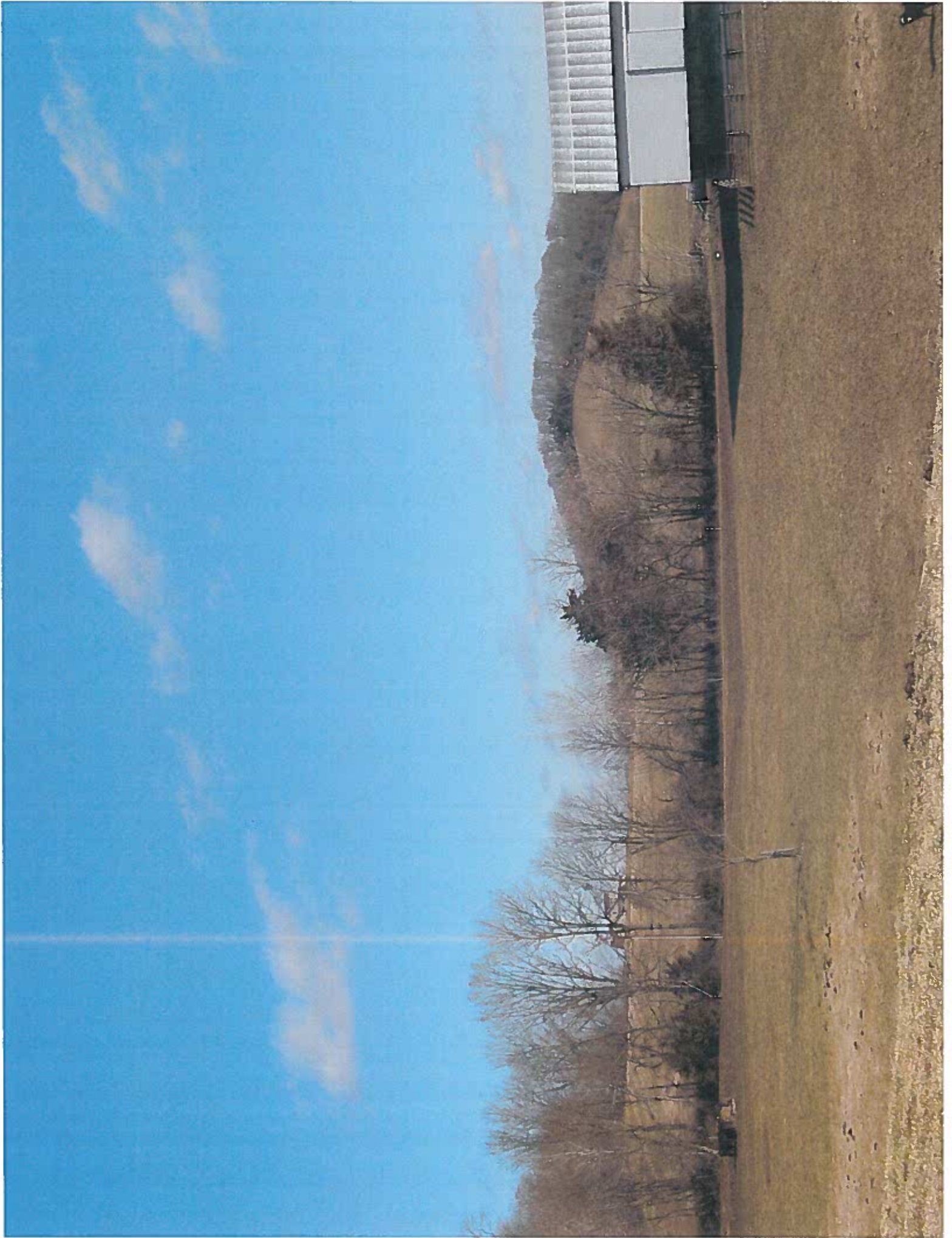
Pre-Conditions:

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 including Erosion and Sediment Control and Stormwater Management Plan.
2. Provide a copy of the Health Department approval to Community Development.
3. Applicant obtain a building permit for the 50' X 104' building and the barn renovations and provide a copy to Community Development.

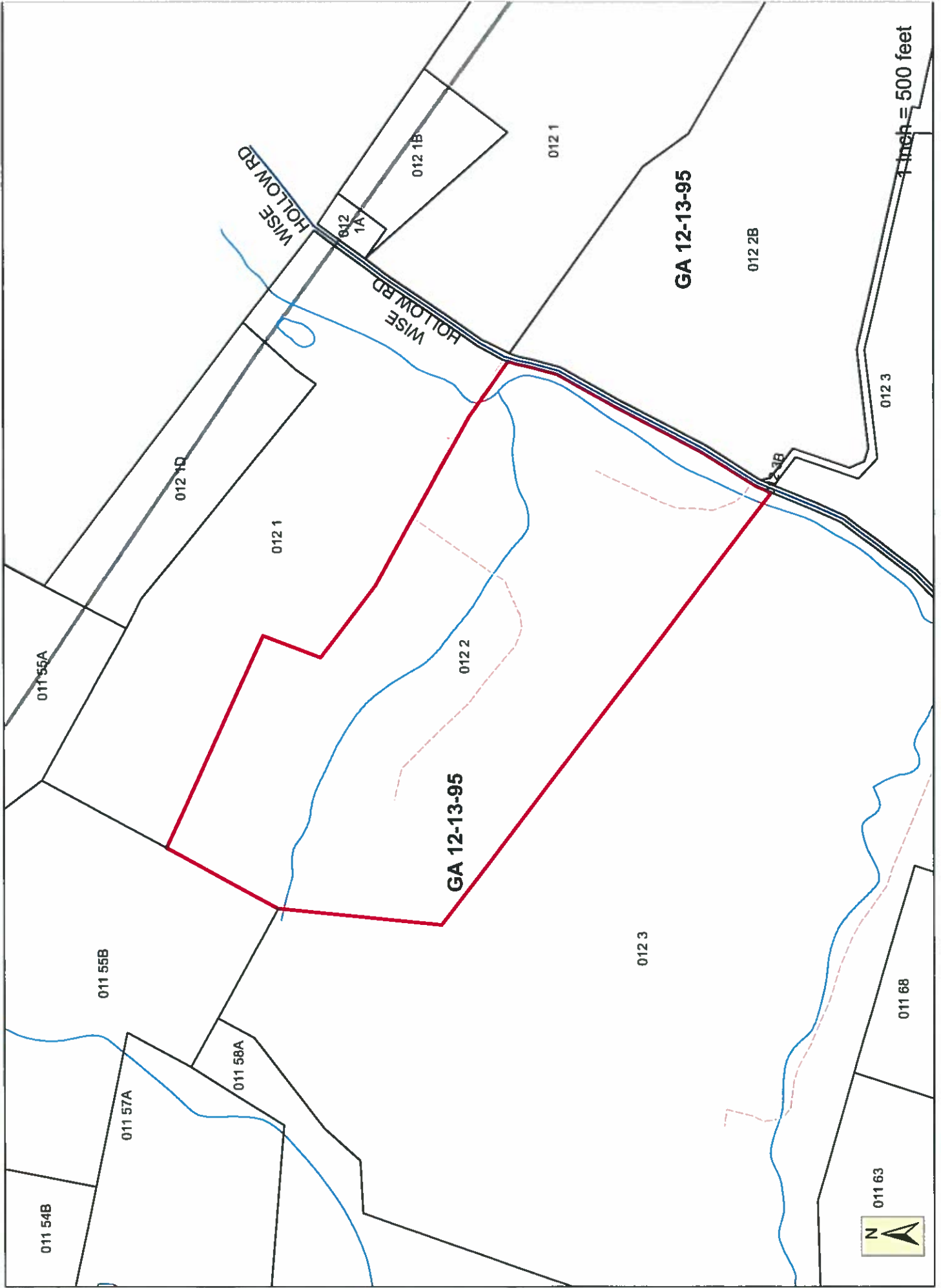
Operating Conditions:

1. Be permitted to construct a 50' X 104' building to be used for weddings and special events.
2. Be permitted to convert up to one thousand (1,000) square feet in the new building into a one (1) bedroom suite not to exceed a maximum of two (2) occupants.
3. Applicant will install a sewage treatment system approved by the Health Department within **two (2) years**.
4. Be permitted to operate for **two (2) years** using a portable restroom trailer until the septic system is installed.
5. Be limited to thirty (30) 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. Applicant or designated agent be onsite during all events.
8. No outdoor amplified music after 9:00 p.m.
9. All events cease by 10:00 p.m. and all persons off of the property by 11:00 p.m. except for overnight guests.
10. Owner must reside on premises.
11. Any new outdoor lights over 3,000 lumens require site plan submittal and must meet the ordinance requirements of Article VI.A Outdoor Lighting.
12. Site be kept neat and orderly.





Liskey



Liskey



50' x 104' Building for Weddings/events and short-term rentals Liskey



Agenda Item # 4D
Date 3/7/19

PROPERTY OWNER:
Yoder Investments, LLC

APPLICANT:
William Diehl, agent for Buckhorn 1811, LLC

LOCATION OF PROPERTY:
2487 Hankey Mountain Highway, Churchville in the North River District

SIZE OF PROPERTY:
4.894 acres

VICINITY ZONING:
General Agriculture surrounds the entire parcel

PREVIOUS ZONING OR S.U.P.:
09/77 SUP approved for hotel, restaurant, and catering
12/95 Zoned General Agriculture
04/81 SUP approved for sales of gifts and crafts

LAND USE MAPS:
Rural Conservation Area

UTILITIES:
Private well and septic

APPLICANT'S JUSTIFICATION:
To have weddings, special events, and to display and sell plants, flowers, and miscellaneous garden supplies, and to operate a farmers market

PLANNING COMMISSION'S COMMENTS:
No comments.

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

HEALTH DEPARTMENT'S COMMENTS:
The applicant will need to have a Professional Engineer address if the existing drainfield for the property can handle the proposed use.

HIGHWAY DEPARTMENT'S COMMENTS:
The existing entrances serving the Bed & Breakfast are adequate for the requested use. No outdoor advertising (permanent or temporary) shall be within the right-of-way or sight lines of the entrances.

SERVICE AUTHORITY'S COMMENTS:

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

ENGINEERING'S COMMENTS:

Less than 10,000 square feet. Ok.

SECTION 25-74I - LIMITED BUSINESSES AND INDUSTRIES IN AGRICULTURE ZONES AND SECTION 25-74T - SPECIAL EVENT FACILITIES AND MEETING PLACES

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

The applicant is requesting to display and sell plants and vegetables on the side covered porch.

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 resides on premise.

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

Businesses are more appropriate in Business zoned areas. Selling plants and vegetables and having limited weddings and events should be appropriate for the agriculture areas.

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 frontage on Route 250 (Hankey Mountain Highway) which is state maintained.

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

The 4.894 acre parcel has safely and adequately accommodated all traffic to and from the public highways for many years.

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.

No new construction is requested. They are using the existing bed and breakfast onsite for weddings, special events, and outdoor display and sales of plants and vegetables.

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 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.

The existing structure is connected to a well and septic system. Health Department comments state a professional engineer will have to certify adequacy.

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

There are smoke detectors and fire extinguishers 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.

All display areas for plants are setback over twenty-five (25') feet from the edge of pavement.

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.

Using an existing bed and breakfast for an event facility and the outdoor display and sales of vegetables and bedding plants should not be out of character with the neighboring properties.

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

The permitting of weddings and special events, farmers market, and outdoor display of plants should not result in a clustering of businesses.

The business shall have frontage on a state maintained road or the expected traffic on a legal right of way easement can be accommodated by the intersection with the state maintained road per approval by the Virginia Department of Transportation.

The property has frontage along Route 250 (Hankey Mountain Highway).

STAFF RECOMMENDATIONS

The Board issued a Special Use Permit in 1977 to have a hotel, restaurant, and catering business in the existing structure. The applicant is purchasing the property and would like to also be allowed to have limited weddings and special events, and to display and sell vegetables, flowers, and miscellaneous garden supplies. They would also like to operate a farmers market on Saturdays where the area farmers can setup tables and sell their produce. The applicant will be displaying the plants and vegetables and garden supplies under the side covered porch. The tables for the farmers market will be set up in the grassy area adjacent to the parking area. The farmers market and garden center will be open during the spring and fall. The garden center will be open 9:00 a.m. to 5:00 p.m. Monday thru Saturday and 11:00 a.m. to 4:00 p.m. on Sunday, and will be closed on Wednesday.

The applicant is requesting thirty (30) events per year that will include weddings, arts and craft shows, and vintage antique shows. The weddings will be held on the front porch or in the grassy area beside the inn. Receptions will be held in the dining room and they will offer catering for the wedding, but the kitchen facilities will not be available to the public, if using some other caterer. They will be using the existing restroom inside the inn for the events. The applicant is not proposing amplified music and the events will cease by 10:00 p.m. Staff feels that weddings, special events, and the operation of a farmers market and garden center on property currently used for commercial use would not have an increased negative impact on the neighboring properties and would recommend approval with the following conditions:

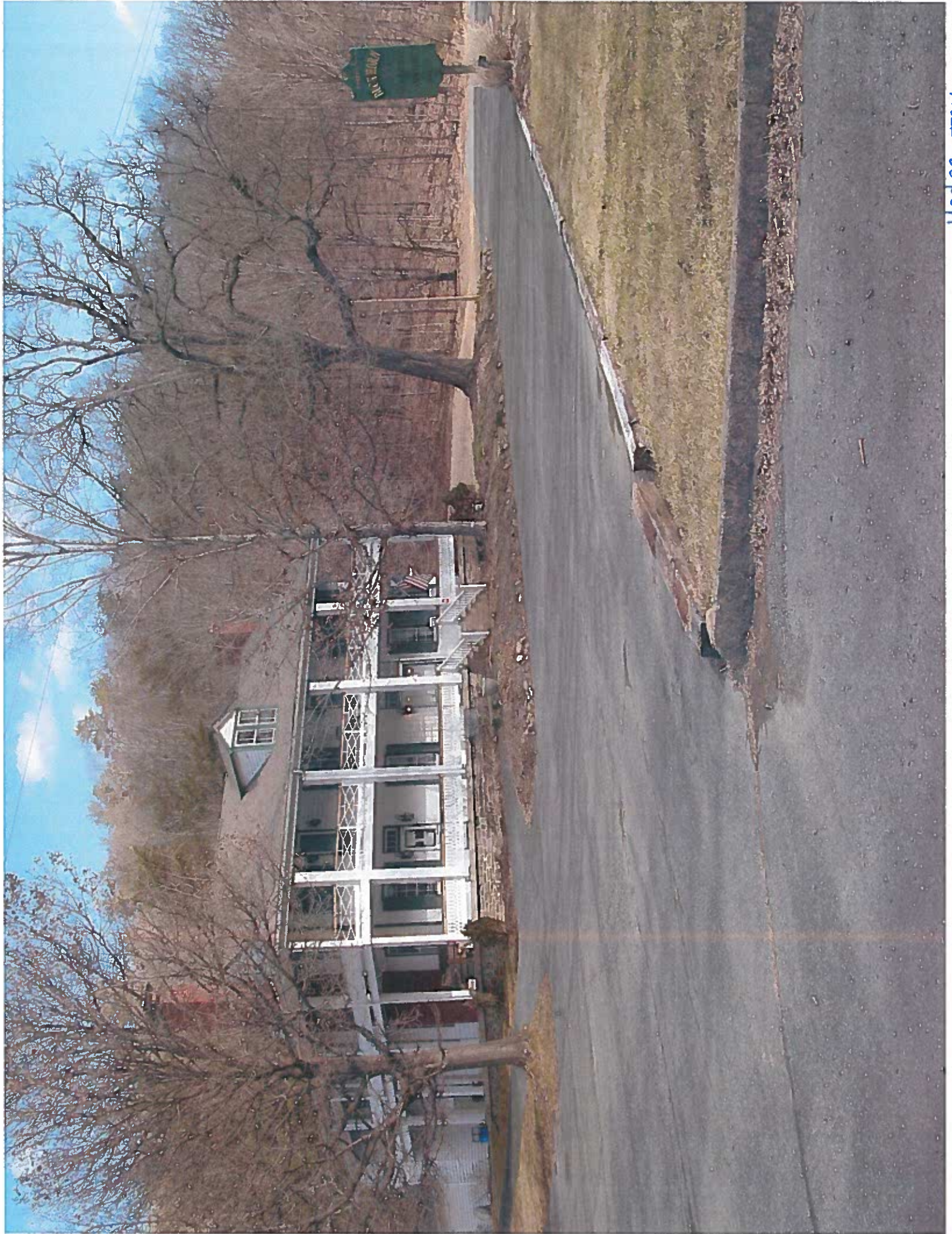
Pre-Condition:

1. Submit documentation that the existing septic system is adequate.

Operating Conditions:

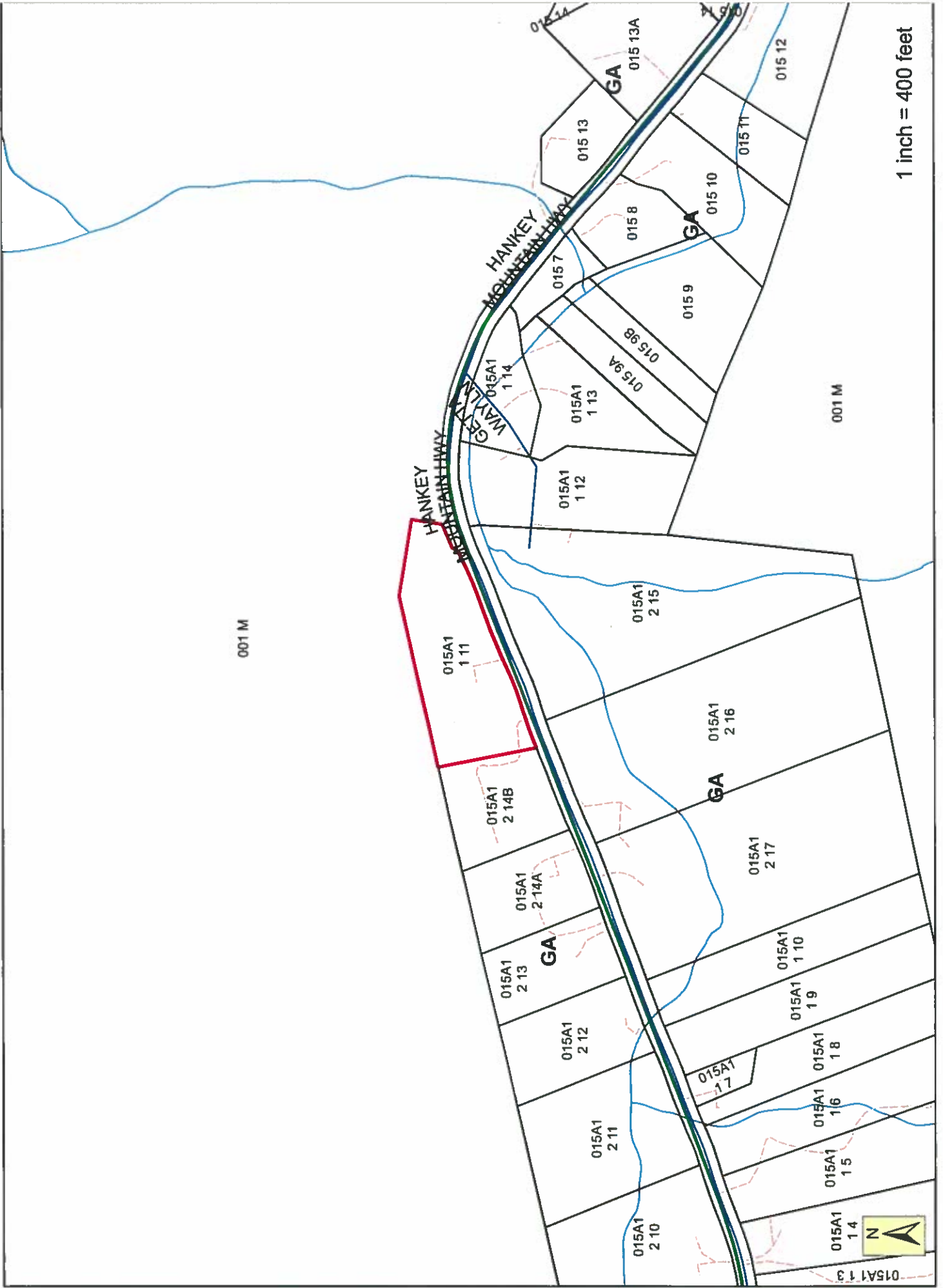
1. Be permitted to have outside display and sale of vegetables, plants, and garden supplies in the designated area shown on the BZA sketch.
2. Be permitted to have a farmers market open to the public on Saturdays, 9:00 a.m. to 5:00 p.m.
3. Be permitted to use the existing inn for weddings and special events.
4. Be limited to thirty (30) events per year, but no more than three (3) per month.
5. Be limited to a maximum of two hundred (200) people or less per event.
6. No outdoor amplified music.

7. Events cease by 10:00 p.m. and all persons off the property by 11:00 p.m. except for overnight guests.
8. Site be kept neat and orderly.
9. Any new outdoor lights over 3,000 lumens requires a site plan submitted and must meet the ordinance requirements of Article VI.A Outdoor Lighting.



Under TMV

Yoder Investments, LLC



Yoder Investments, LLC



Yoder Investments



PROPERTY OWNER:
John R., III or Julie N. Hooe

Agenda Item # 4E
Date 3/7/19

APPLICANT:
Same

LOCATION OF PROPERTY:
879 Frog Pond Road, Staunton in the Pastures District

SIZE OF PROPERTY:
8.582 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 private septic

APPLICANT'S JUSTIFICATION:
To have a short term vacation rental

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 to change the use of the storage building to a bedroom cottage.

HEALTH DEPARTMENT'S COMMENTS:
The septic permit for the property allows for no more than a maximum of 4 people to occupy both dwellings together at the same time. The Health Department has no issue with the request as long as total occupancy of both dwellings together does not exceed 4.

HIGHWAY DEPARTMENT'S COMMENTS:
The existing entrance will be adequate to serve the short-term rental as a low volume commercial entrance contingent upon the applicant removing approximately 8 bushes (ornamental grasses) that are blocking sight distance to the right. Additionally, no on-site signage is allowed within the sight line of the entrance.

SERVICE AUTHORITY'S COMMENTS:

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

ENGINEERING'S COMMENTS:

Less than 10,000 square feet. 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 principal dwelling will not be used for short term rental.

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

The detached four hundred forty (440) square foot cottage is the only accessory dwelling on the property that will be used for short term rental.

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 property contains 8.582 acres.

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

The owner resides in the principal dwelling on the property.

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.

The accessory building was converted to the cottage without permits. The owner has applied for all necessary permits.

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 cottage is connected to the existing private well and septic system. The Health Department comments state no more than four (4) people maximum can occupy both dwellings.

All parking shall be accommodated on-site.

All parking is on site.

STAFF RECOMMENDATIONS

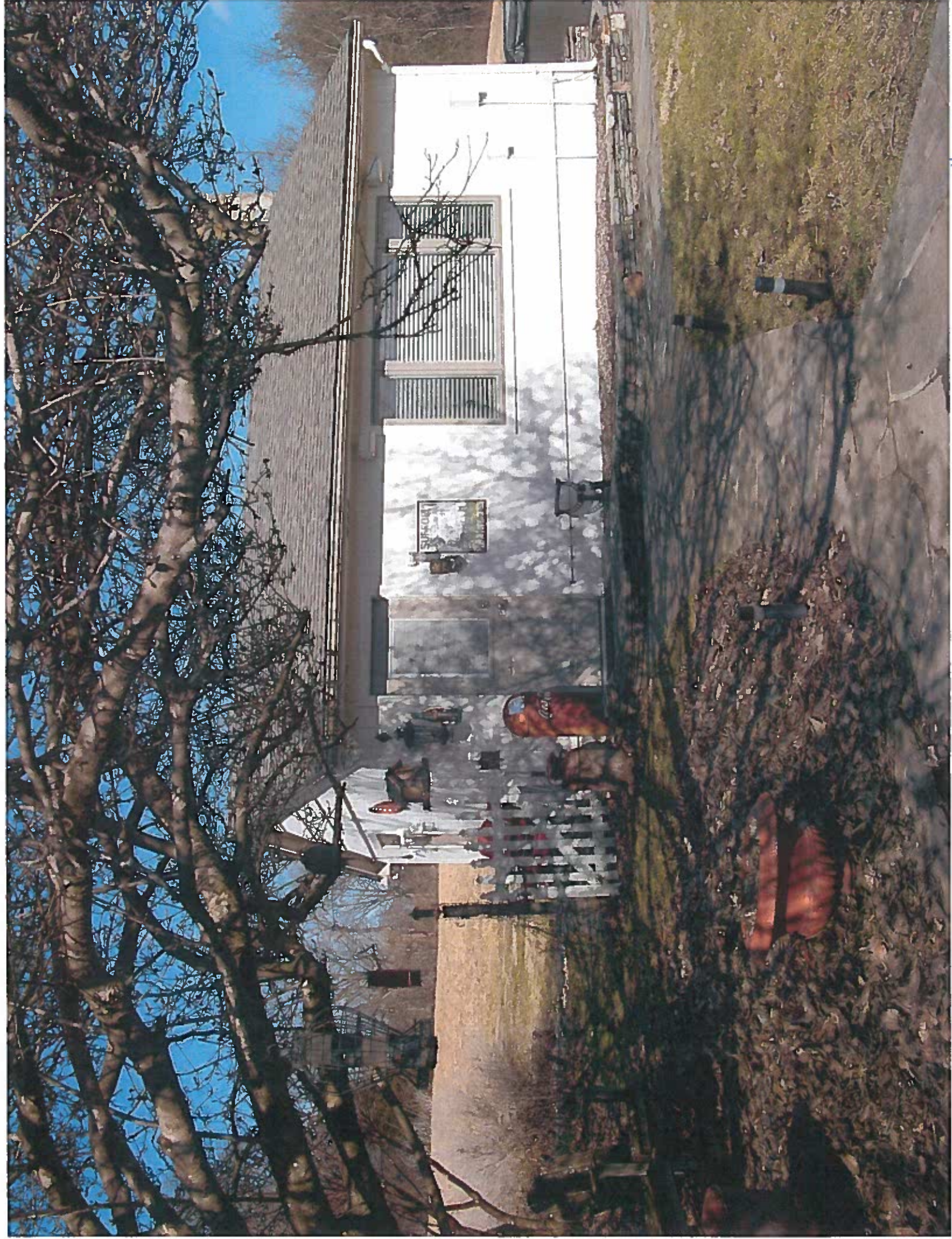
The applicant is requesting to lease the existing four hundred forty (440) square foot cottage on the property for short term vacations. The cottage is a one (1) bedroom efficiency with a full bathroom. The applicants reside on premise in the principal dwelling. Staff feels the use of the cottage as a short term vacation rental would not be out of character with the rural community and would be a low impact use and recommends approval with the following operating conditions:

Pre-Conditions:

1. Provide a copy of all necessary building permits to Community Development.
2. Provide a copy of the Certificate of Occupancy to Community Development.
3. Obtain letter of approval from VDOT.

Operating Conditions:

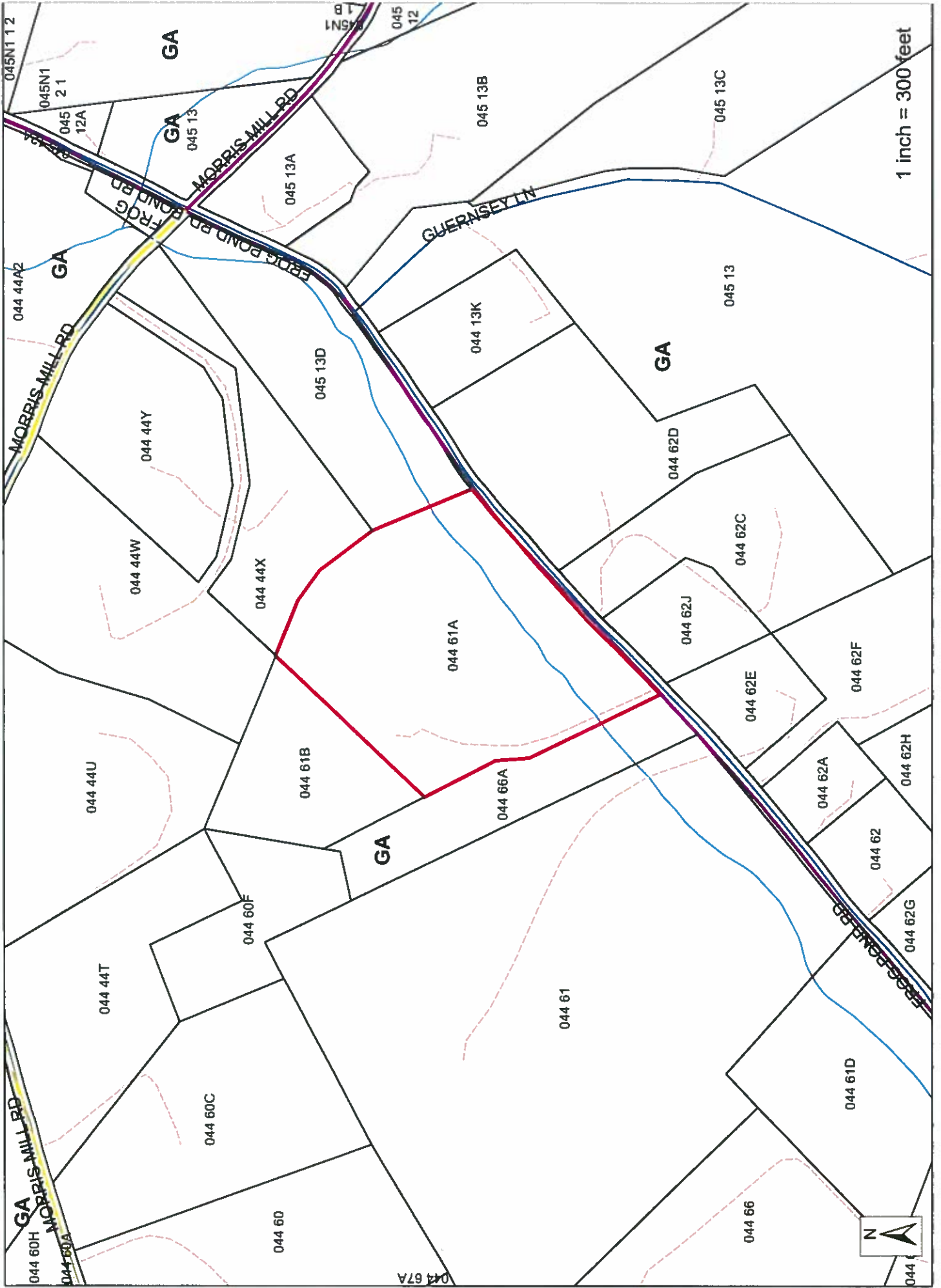
1. Be permitted to use the existing four hundred forty (440) square foot cottage for short term vacation rental.
2. Be limited to a maximum of two (2) persons occupying the cottage.
3. Applicant must reside on premises.
4. Site be kept neat and orderly.



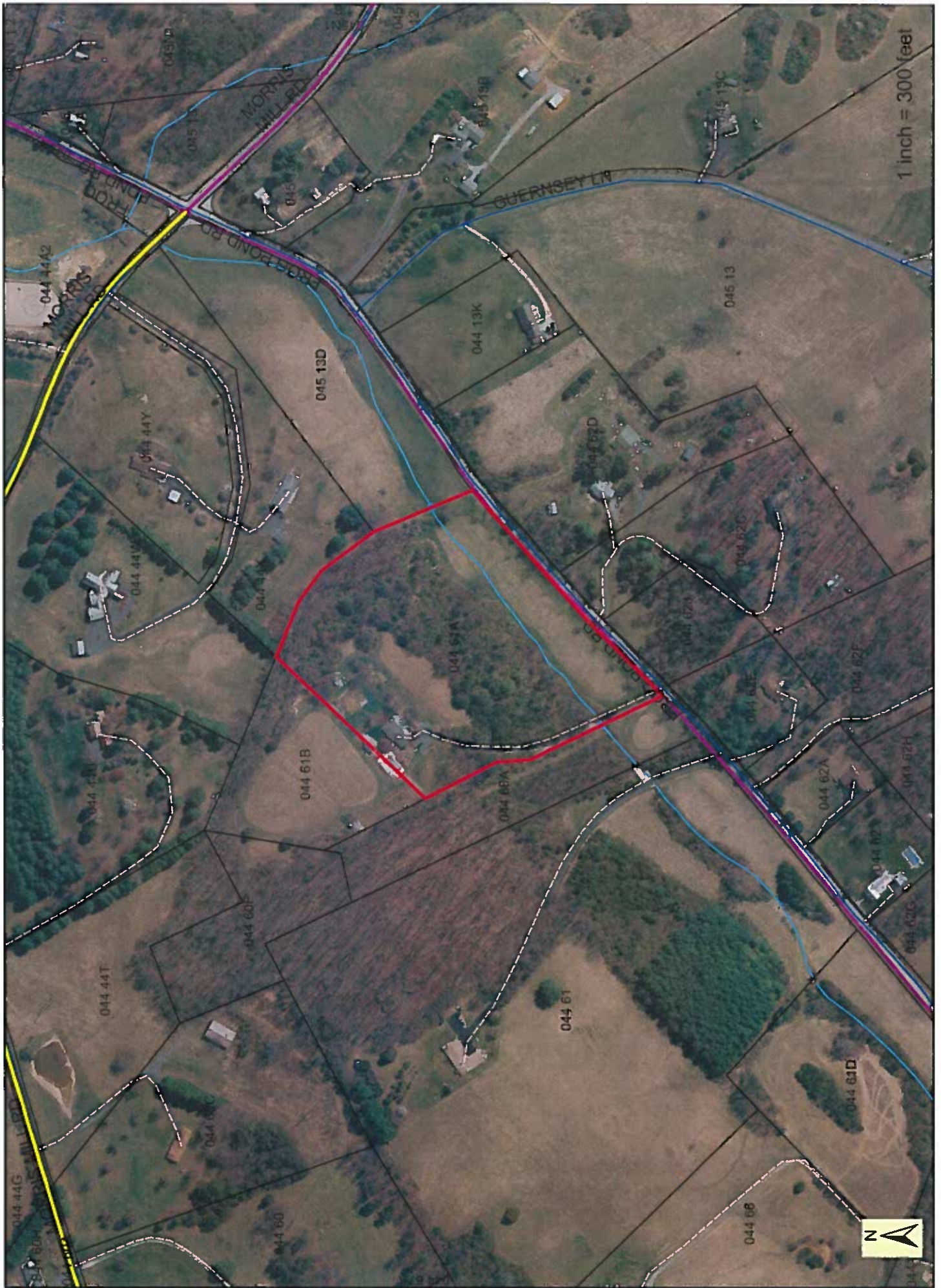
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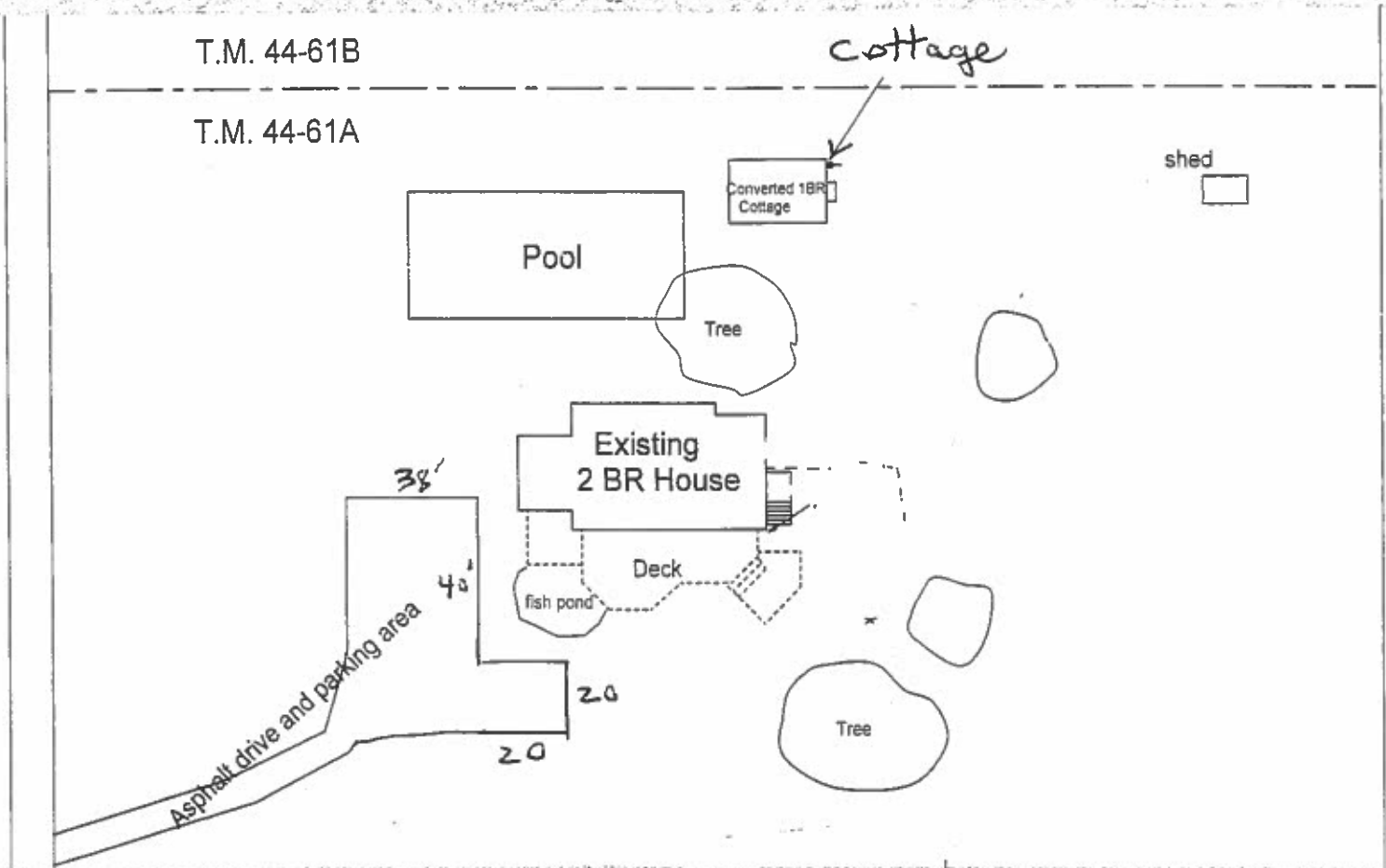
Hooe



Hooe



Hooe



Cottage - One story, single room efficiency with full bath. (440 sq. ft.)

Agenda Item # 4F

Date 3/7/19

PROPERTY OWNER:

Greenville Baptist Church

APPLICANT:

Tommy Bowles, agent for Greenville Baptist Church

LOCATION OF PROPERTY:

57 Church Street, Greenville in the Riverheads District

SIZE OF PROPERTY:

1.358 acres

VICINITY ZONING:

Single Family Residential surrounds the entire parcel

PREVIOUS ZONING OR S.U.P.:

10/47 Zoned Single Family Residential

09/12 Variance approved for landscaping/screening for the parking lot expansion

LAND USE MAPS:

Urban Service Area – Medium Density Residential

UTILITIES:

Public water and public sewer

APPLICANT'S JUSTIFICATION:

To construct an accessory building more than the 1,200 square foot total aggregate allowed

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:

Health Department has no issues (property served by public water and sewer).

HIGHWAY DEPARTMENT'S COMMENTS:

It is VDOT's understanding that the existing entrances served by the church will be used to access the accessory building. The existing entrances are adequate for the request. If additional parking is required, VDOT would be willing to review a sketch plan at the County's request.

SERVICE AUTHORITY'S COMMENTS:

The request has no impact on the public water and sewer facilities. The Service Authority has no comments. Note: 57 Church Street is currently a Service Authority water and sewer customer.

ENGINEERING'S COMMENTS:

Update existing Stormwater Plan to reflect additional impervious area.

25-132.1C – ACCESSORY BUILDINGS NOT MEETING 25-132.1A & B

The accessory building or structure would not be out of character with the neighborhood or disproportionately large in relation to the size, location and character of other buildings and uses on the lot on which it is to be located and on adjoining and surrounding properties. For purposes of this section, "disproportionately large" shall mean so large as to: (i) be larger than a principal building to which it is accessory; or (ii) appear out of character with surrounding properties.

The principal use on the property is a 6,300 square foot church on 1.358 acres. The church has existed on this site since 1884 and owns one of the adjoining parcels used for a cemetery. There are no other large detached structures on the surrounding properties. However, the applicant is requesting to construct a pavilion 34' x 54' which will be open on all sides.

Accessory buildings and structures shall meet the applicable side and rear yard requirements of § 25-138.

The pavilion will meet all side and rear yard setbacks.

STAFF RECOMMENDATIONS

The applicant is proposing to build a 34' x 54' picnic pavilion (1,836 square feet) which will be open on all sides. It will be used for church functions which will benefit the congregation. The property is zoned Single Family Residential and contains 1.358 acres. The Zoning Ordinance limits the total aggregate of accessory structures to twelve hundred (1,200) square feet. The pavilion will be used for various church gatherings during the warmer months. The portion of the property which fronts on Palmer Street is across from the rear yards of other single family dwellings. If the Board feels the request would be compatible and 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.

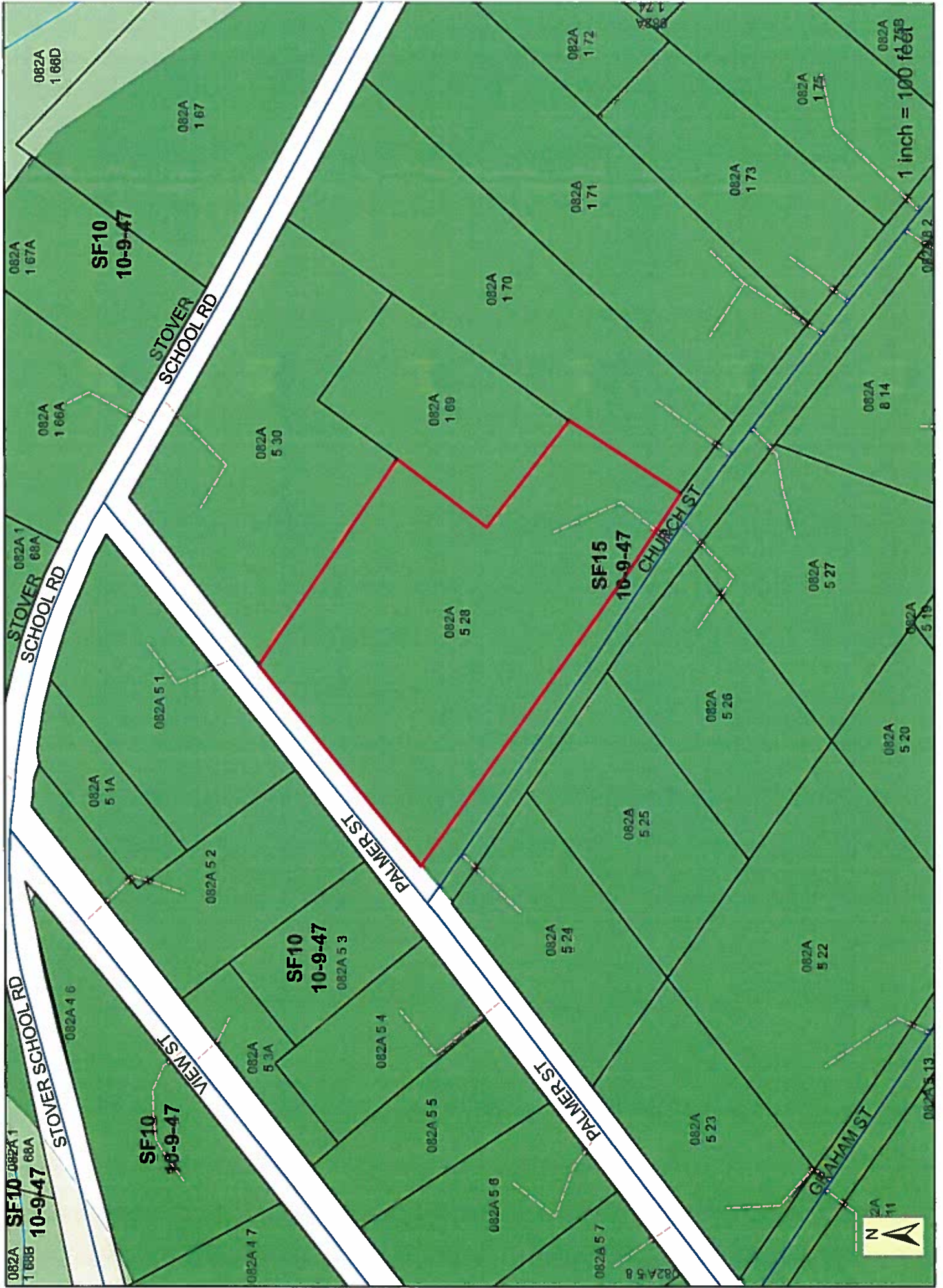
Operating Conditions:

1. Be permitted to construct a 34' x 54' pavilion.
2. Applicant obtain a Building Permit and provide a copy to Community Development.
3. No junk or inoperable vehicles to be kept outside.
4. Site be kept neat and orderly.



Greenville Baptist

Greenville Baptist Church



Greenville Baptist Church



Greenville Baptist Church

SFIS - USA 54x34 Picnic pavilion



Scale: 1 inch = 50 feet

PROPERTY OWNER:
Kimball E. Stowers, Trustee

Agenda Item # 4 G
Date 3/7/19

APPLICANT:
Stacy Johnson, agent for 1 Tribe, LLC

LOCATION OF PROPERTY:
1082 Todd Road, Mt. Sidney in the North River District

SIZE OF PROPERTY:
1.708 and adjoining 191 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:
Private well and private septic

APPLICANT'S JUSTIFICATION:
To provide overnight accommodations and farm related workshops and therapy

PLANNING COMMISSION'S COMMENTS:
No comments.

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

HEALTH DEPARTMENT'S COMMENTS:
Health Department records indicate 1082 Todd Road is currently served by a 4-bedroom septic system (600 gallons per day or 8 persons maximum) and a private well. Providing overnight accommodations "by the room" would require regulation as a tourist establishment (hotel, motel, etc.). The applicant is advised to contact a Professional Engineer to determine sewage disposal system needs for the proposed new usage(s). Private wells cannot be used to serve 25 or more persons, 60 days or more a year.

HIGHWAY DEPARTMENT'S COMMENTS:
VDOT would need more information at site planning stage to determine the classification of the commercial entrance required to serve the proposed use. The sight distance requirements will depend on the classification; however, VDOT has worked with the applicant already and determined that the existing entrance does not meet stopping or

intersection sight distance currently (VDOT has already performed a speed sample to determine the 85th percentile operating speed). Vegetation removal and grading will be required along the inside of the curve on Todd Road to obtain the required sight distance. It appears that a sight line easement on the private property inside the curve would be required to make the required modifications and maintain the sight lines. The classification of the entrance will determine the sight distance requirements and therefore the degree of impact to the private property. It would be the applicant's responsibility to negotiate any private easements with the impacted private landowners.

SERVICE AUTHORITY'S COMMENTS:

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

ENGINEERING'S COMMENTS:

Less than 10,000 square feet. OK.

SECTION 25-74H - PUBLIC ACCOMMODATION FACILITIES

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

Using an existing dwelling to hold retreats and provide overnight accommodations should be appropriate for the agriculture area.

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

The applicants are requesting to hold retreats for up to three (3) days and provide overnight accommodations for up to eight (8) persons which should not be out of character.

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 proposed business should not result in a clustering of similar businesses or change the character of the area.

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

The property has access to Todd Road which is a state maintained road.

STAFF RECOMMENDATIONS

The applicant is a certified health coach and is requesting to have weekend retreats including farm related activities and therapy classes, and to also provide overnight accommodations for up to eight (8) people in the existing dwelling. The applicant would also like to have day workshops for up to fifty (50) people, however, the Health Department comments state the existing septic is approved for a total of eight (8) people maximum. The applicant does not reside on the property, but either she or another

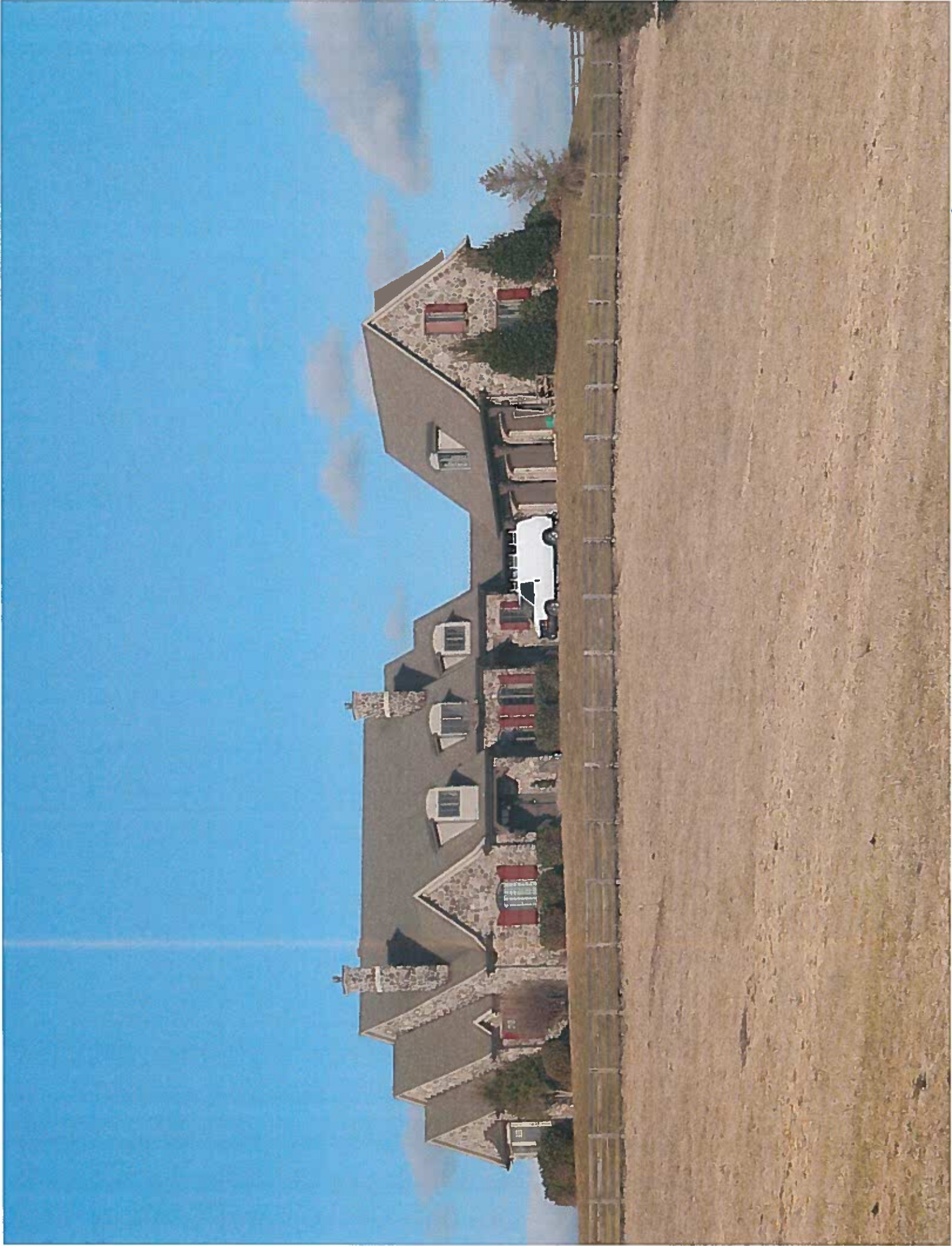
certified health coach will be on site during the retreats and workshops. The coaches will not stay overnight. No one currently resides on the property on a permanent basis. All meals will be provided, and the retreats will include such things as planting herbs and culinary gardens, yoga classes, horseback riding, and relaxation and meditation therapy, and lessons involving natural healing. The applicant was granted a Special Use Permit for a similar request at another location in 2017, and staff has received no complaints. Staff feels that a small public accommodation facility would not have an adverse impact on the neighboring properties and would recommend approval with the following conditions:

Pre-Conditions:

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

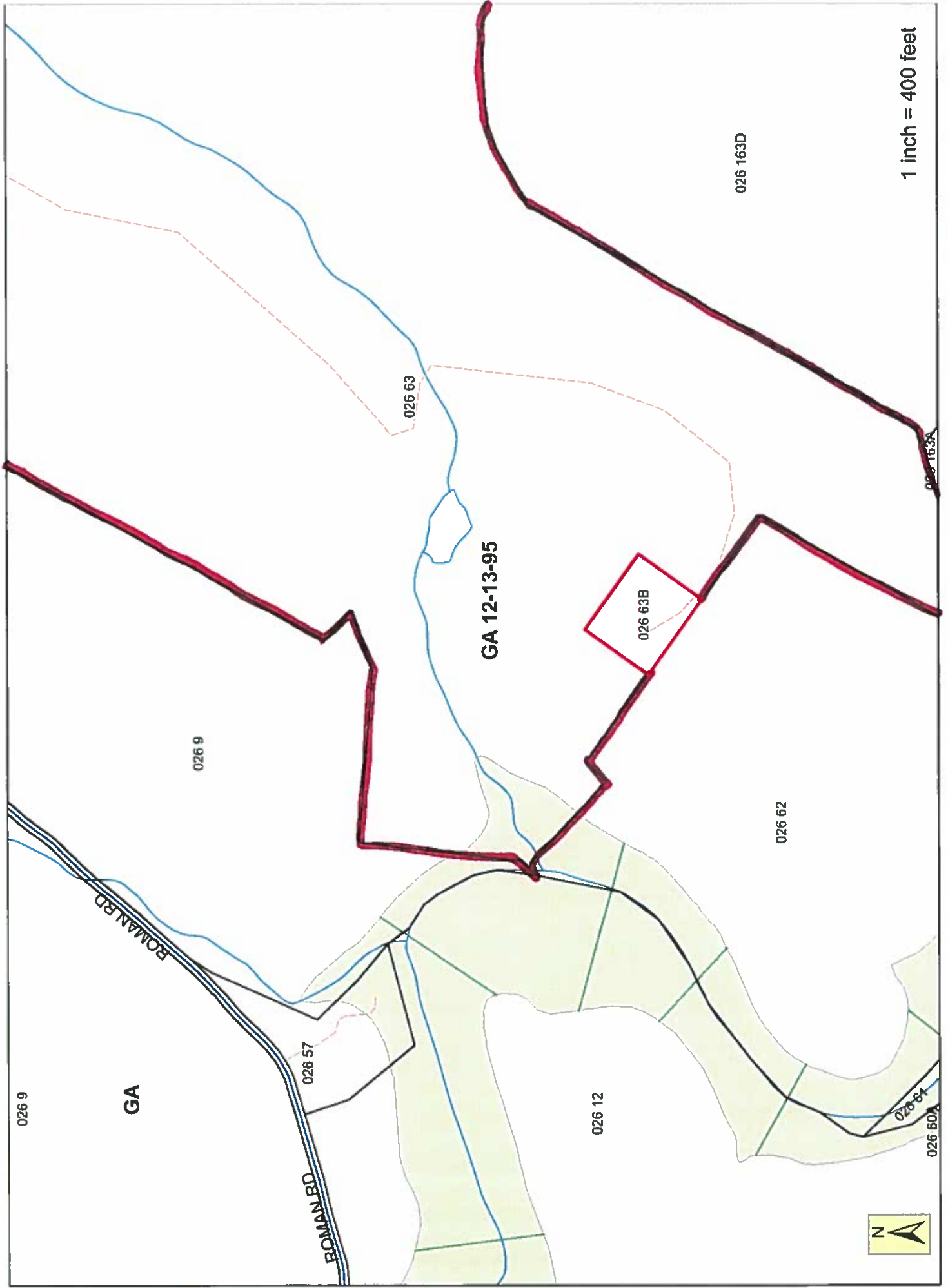
Operating Conditions:

1. Be permitted to use the existing dwelling to hold retreats and provide overnight accommodations limited to a maximum of eight (8) people, including coaches, occupying the dwelling per event unless the applicant provides Community Development with Health Department approval for more than eight (8).
2. Retreats and workshops be limited to three (3) per month for no more than three (3) consecutive days.
3. Site be kept neat and orderly.
4. No junk or inoperable vehicles, equipment, or parts of vehicles or equipment be kept outside.



Stimarc - SUP# 19-16

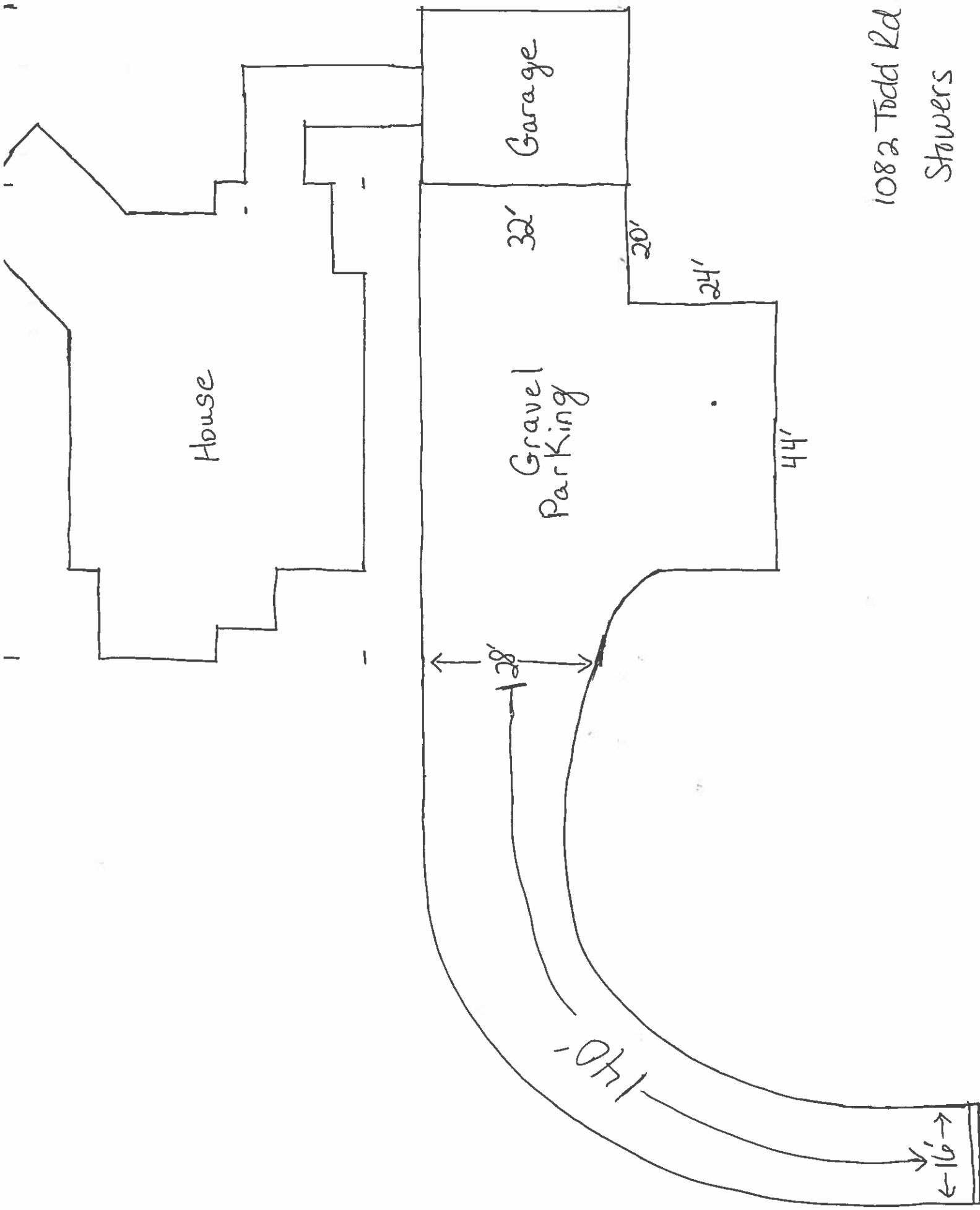
Stowers - SUP#19-16



1 inch = 400 feet

Stowers - SUP#19-16





1082 Todd Rd.

Stowers

PROPERTY OWNER:
Kimball E. Stowers, Trustee

Agenda Item # 4H
Date 3/7/19

APPLICANT:
Stacy Johnson, agent for 1 Tribe, LLC

LOCATION OF PROPERTY:
877 Todd Road, Mt. Sidney in the North River District

SIZE OF PROPERTY:
83.268 acres

VICINITY ZONING:
General Agriculture surrounds the entire parcel

PREVIOUS ZONING OR S.U.P.:
12/95 Zoned General Agriculture
08/17 SUP approved for a holistic wellness facility

LAND USE MAPS:
Agriculture Conservation Area

UTILITIES:
Private well and septic

APPLICANT'S JUSTIFICATION:
To operate a short term campground and to construct short term cabins and a yurt for weekend retreats and workshops and to continue to use the dwelling for workshops and therapy

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 for the cabins and the yurt.

HEALTH DEPARTMENT'S COMMENTS:
The Health Department will need to approve plans and issue a permit for the proposed 10 cabin campground prior to operation. The existing sewage disposal system is approved for up to 10 persons (750 gallons per day). Private wells cannot be used to serve 25 or more persons, 60 days or more a year.

HIGHWAY DEPARTMENT'S COMMENTS:
The previous special use (17-32) operated with an existing gravel low volume commercial entrance. The additional uses described in this application would increase the traffic

generation, requiring a paved moderate volume commercial entrance. The existing entrance is required to be widened to 18' (min.) at the throat with 25' radii and a paved surface. Additional details are available in Appendix F of the VDOT Road Design Manual or the applicant can contact our land use office directly with questions.

SERVICE AUTHORITY'S COMMENTS:

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

ENGINEERING'S COMMENTS:

Requires a site plan. Appears may exceed 10,000 square feet, will require a Stormwater Management Plan and Erosion and Sediment Control Plan.

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

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

The applicant is proposing ten (10) short term cabins and a maximum of ten (10) persons attending each retreat scheduled. They are currently using the existing dwelling.

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

They are using an existing sewage system approved for ten (10) persons. There are two (2) trash bins and recycling onsite.

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

The current facility has permits for food and water service and existing well is tested yearly.

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

The applicant is CPR trained and her brother-in-law is a paramedic.

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

There is an existing gravel parking area and a paved area in front of the garage that can accommodate the ten (10) guests.

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

Fire extinguishers will be onsite in cabins.

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

No lighting over 3,000 lumens proposed. They will be using solar foot path lights or solar lanterns.

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.

The 10' x 10' cabins will be constructed according to Code requirements and the yurt will be permitted and inspected per the manufacturer specifications.

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 property contains 83.268 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.

The applicant is requesting ten (10) short term cabins.

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

The cabins are shown more than fifty (50') feet from all property lines.

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.

There is an existing well and septic system onsite. Guests will be using the restroom facilities inside the dwelling.

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.

No one resides on premise. Groups and coaches arrive for the retreats and leave when the retreats are over.

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.

The applicant keeps a register and guest book onsite.

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

No recreational vehicles will be onsite.

The campground or park shall have approval by the Virginia Department of Transportation (VDOT) and have direct access off a state maintained road. For facilities with one hundred (100) or more sites, a second access for emergency vehicles shall be provided. The second access may be gated. (Ord. 6/22/11)

There is an existing entrance and the property has frontage on Todd Road which is state maintained.

STAFF RECOMMENDATIONS

The applicant is a Certified Health Coach and has been operating her wellness facility inside the existing dwelling since the Board approved her request in 2017. The applicant is now requesting to construct ten (10) short term cabins for overnight accommodations instead of using the dwelling. The cabins will be 10' x 10' and will have no plumbing or electric. The guests will use the bathroom facilities in the home. Meals will be prepared inside the dwelling and provided daily. The applicant is proposing up to ten (10) guests and five (5) staff members onsite for the retreats, however, the Health Department comments state the existing septic system is approved for a maximum of ten (10) people per event. The applicant would like to also construct a yurt behind the existing garage to hold classes and meditations. The applicant would like to continue using the dwelling for spa purposes and retail sales of items made with what is grown on the farm.

The retreats will consist of yoga classes, carpentry classes, healthy cooking, and holistic healing classes. There will also be gardens, a twenty four foot (24') medicine wheel containing healing plants, and classes for designing a medicine wheel.

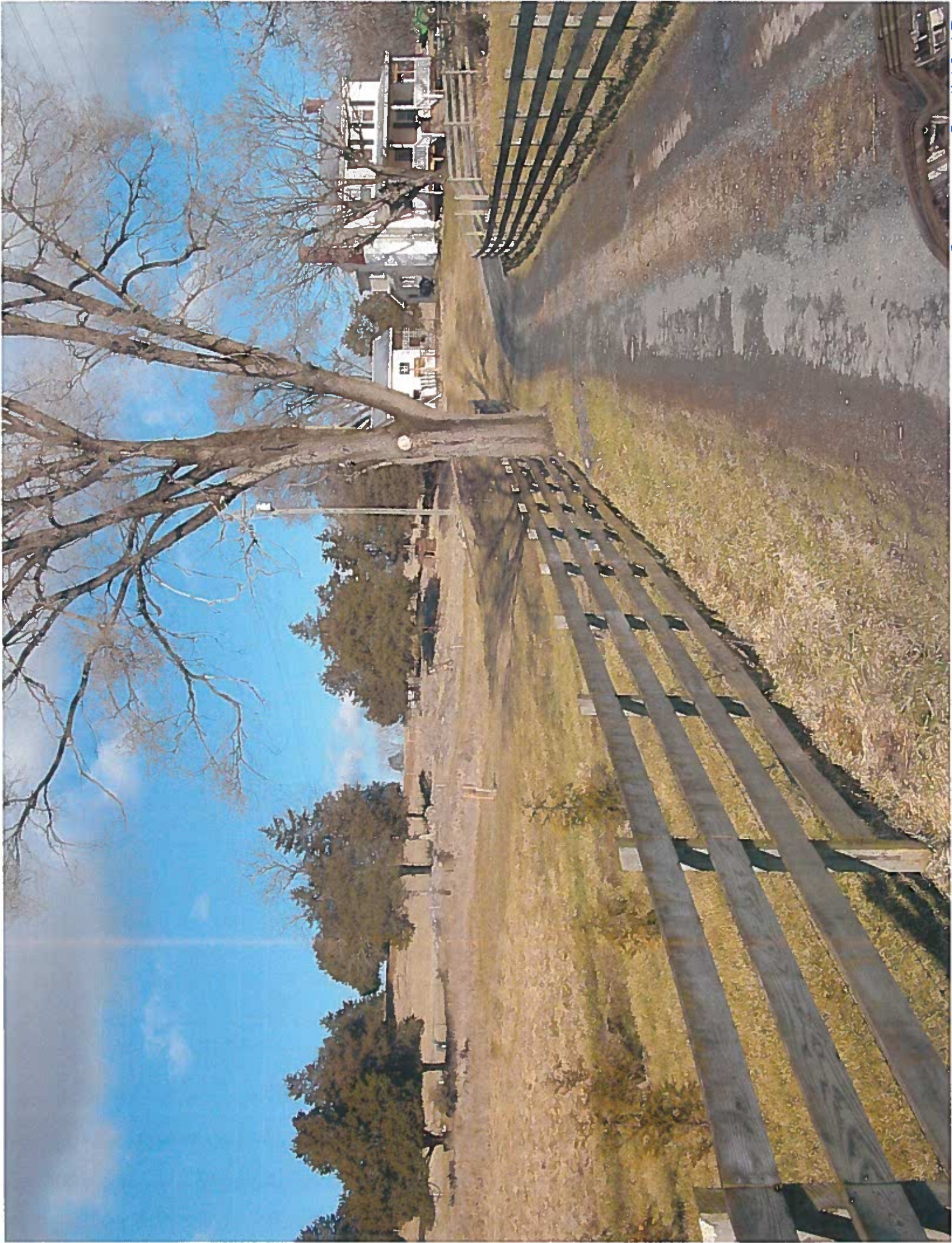
The applicant has been operating from this location and staff has not received complaints or concerns from the neighboring properties. Staff is concerned that adding short term cabins and constructing a yurt for classrooms rather than using the existing dwelling may not be compatible with the rural character of the area. However, if the Board feels the request would be compatible and desires to approve the Special Use Permit as requested, 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.

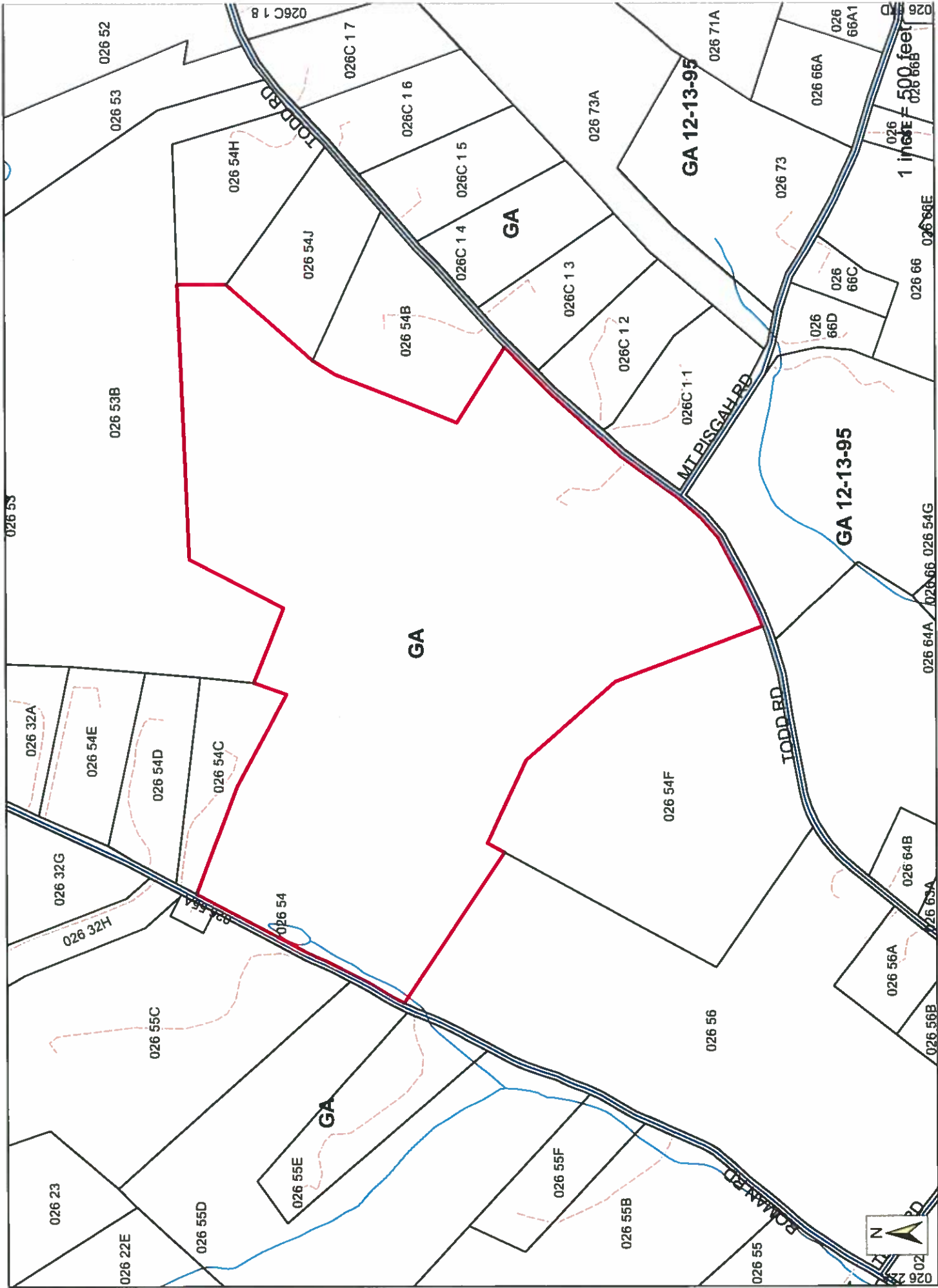
Operating Conditions:

1. Be permitted to construct ten (10) 10' x 10' short term cabins for retreats and to provide overnight accommodations.
2. Be permitted to construct a thirty (30') foot round yurt on a thirty-five (35') foot platform.
3. Be permitted to use the restroom facilities in the existing dwelling for the campground.
4. Be limited to ten (10) persons, including coaches, per event unless the applicant provides Community Development with Health Department approval for more.
5. Retreats be limited to three (3) per month for no more than three (3) consecutive days.
6. Site be kept neat and orderly.
7. No junk or inoperable vehicles, equipment, or parts of vehicles or equipment be kept outside.



LI-61 HDLIS - 2011 1475

Stowers - SUP#19-17





1 inch = 60 feet

Stowers - SUR#19-17

Agenda Item # 7A

EXTENSION OF TIME REQUEST

Date 3/7/19

PROPERTY OWNER:

Eddie D. and Sandra F. Shirley

APPLICANT:

M.C. Shirley

LOCATION OF PROPERTY:

28 Tractor Lane, Lyndhurst in the South River District

SIZE OF PROPERTY:

1.081 acres

VICINITY ZONING:

General Agriculture surrounds the entire parcel

PREVIOUS ZONING OR S.U.P.:

12/95 Zoned General Agriculture

12/18 SUP approved to have a motor vehicle repair business

LAND USE MAPS:

Community Development Area – Low Density Residential

UTILITIES:

Public water and private septic

APPLICANT'S JUSTIFICATION:

To have a motor vehicle repair business.

The applicant is requesting a ninety (90) day Extension of Time.

STAFF COMMENTS

The applicant is currently working with the Health Department and needs to contact Building Inspection to inspect the handicap parking. He is requesting an additional ninety (90) days to complete everything.