



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 *Sandra*
DATE: March 28, 2019
SUBJECT: Regular Meeting and Viewing

The Regular Meeting of the Augusta County Board of Zoning Appeals will be held on **Thursday, April 4, 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, April 4, 2019, 1:30 P.M.

1. CALL TO ORDER

2. DETERMINATION OF A QUORUM

3. MINUTES

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

4. PUBLIC HEARINGS

- A. A request by Scott Lancey, agent for Stonewall Jackson Area Council of Boy Scouts of America, Inc., for a Special Use Permit to continue the existing operation and reconstruct and enlarge the nature pavilion, reconstruct existing docks and changing rooms, reconstruct and add new picnic shelters, add a new handicraft shelter, a new chapel shelter, staff and scout shower house and increase the size of the overflow parking area on property they own, located at 222 Boy Scout Lane, Swoope in the Riverheads District.
- B. A request by Bernard Lee, III and Melissa A. Christian, for a Special Use Permit to construct a 24' x 24' addition to the existing motor vehicle repair operation and to amend Operating Condition #2 and #3 of Special Use Permit #18-25 to allow additional unlicensed dealer vehicles parked in front of the building on property they own, located at 2202 Tinkling Spring Road, Stuarts Draft in the South River District.
- C. A request by Harry A. or Susan D. Baldwin, for a Special Use Permit to have a motor vehicle and farm equipment repair business within the existing building on property they own, located at 170 Haytie Lane, Swoope in the Riverheads District.
- D. A request by Zachary Clymore, for a Special Use Permit to have offsite storage of business vehicles and equipment on property owned by Steven W. or Kimberly Harris, located at 585 Old White Hill Road, Stuarts Draft in the Riverheads District.
- E. A request by Bogdan V. or Alvina V. Sakhnyuk, for a Special Use Permit to have a construction business and to construct a 2,000 square foot building for business use on property they own, located at 87 Levshyn Lane, Churchville in the North River District.
- F. A request by Pamela H. Taylor, for a Special Use Permit to have a cleaning business with outdoor storage of company vehicles on property owned by Chester A. Riley or Pamela H. Taylor, located at 1382 Hermitage Road, Waynesboro in the Middle River District.

5. OLD BUSINESS

- A. 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. – **TABLED AT THE MARCH 7, 2019 MEETING**

6. MATTERS TO BE PRESENTED BY THE PUBLIC

7. MATTERS TO BE PRESENTED BY THE ZONING ADMINISTRATOR

- A. A request by Jon Engleman, agent for Destiny Family Center, for a Special Use Permit to install lighting to an existing ballfield and playground and to have active recreation on property they own, located at 36 Rose Avenue, Stuarts Draft in the South River District. – **ONE YEAR EXTENSION OF TIME REQUEST**
- B. A request by Everette W. or Janice E. Orebaugh, for a Special Use Permit to have a welding and machine shop and equipment repair within an existing building, construct an addition for the machine shop, and have a farm waste hauling business on property they own, located on the west side of Knightly Mill Road (Route 778), approximately .4 of a mile south of the intersection of Knightly Mill Road (Route 778) and Westview School Road (Route 773) in the North River District. - **ONE YEAR EXTENSION OF TIME REQUEST**
- C. A request by Stacey Payne, for a Special Use Permit to have a dog training facility for therapy and service dogs on property owned by Pilgrim Christian Fellowship, located at 822 Churchmans Mill Road, Stuarts Draft in the Riverheads District. – **60 DAY EXTENSION OF TIME REQUEST**
- D. A request by Ira Biggs, agent for Country Landmarks, LLC, for a Special Use Permit to modify operating conditions of Special Use Permit #15-35 to allow additional storage area and to increase the number of trips per day on property it owns, located on the north side of Skyview Circle adjacent to the railroad, just east of the intersection of Lee Highway (Route 11) and Skyview Circle, Verona in the Beverley Manor District. – **ONE YEAR EXTENSION OF TIME REQUEST**
- E. A request by Patricia A. Long, for a Special Use Permit to have a kennel for personal dogs on property she owns, located at 1031 Hundley Distillery Road, Churchville in the North River District. – **30 DAY EXTENSION OF TIME REQUEST**

8. STAFF REPORT

18-30	John C. Leavell
18-31	Richard and Sharon Ovenshire
18-32	Shen Acres Realty, LLC

9. ADJOURNMENT

Agenda Item # 4A

Date 4/4/19

PROPERTY OWNER:

Stonewall Jackson Area Council of Boy Scouts of America, Inc.

APPLICANT:

Scott Lancey, agent for Stonewall Jackson Area Council of Boy Scouts of America, Inc.

LOCATION OF PROPERTY:

222 Boy Scout Lane, Swoope in the Riverheads District

SIZE OF PROPERTY:

456.71 acres

VICINITY ZONING:

General Agriculture surrounds the entire parcel

PREVIOUS ZONING OR S.U.P.:

- 08/90 SUP approved to add onto dining hall and make improvements to existing facility
- 12/95 Zoned Exclusive Agriculture
- 02/98 TM#33-30A Portion Zoned General Agriculture
- 12/98 SUP issued for 5 year Extension of Time and improvements to the facility
- 10/06 SUP issued for 5 year Extension of Time and 5 years to install new improvements to the facility
- 03/10 Entire property zoned General Agriculture
- 11/11 SUP to add a family campsite area with a latrine, relocate the administration/multipurpose building, relocate and expand the parking area, add staff cabins, scout-craft shelter, reconstruct campsite shelters, and have extension of time on current permits.
- 10/16 SUP to continue the operation and to add a new shower house, two (2) Adirondack campsite shelters, and two (2) staff cabins, shotgun range shelter and storage/program building.

LAND USE MAPS:

Agricultural Conservation Area

UTILITIES:

Private Well and Private Septic

APPLICANT'S JUSTIFICATION:

To continue the existing operation and reconstruct and enlarge the nature pavilion, reconstruct existing docks and changing rooms, reconstruct and add new picnic shelters, add a new handicraft shelter, a new chapel shelter, staff and scout shower house and increase the size of the overflow parking area

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:

The applicant is advised to speak with an engineer to determine if the proposal of increasing the size of the shower house will increase flows and strength of sewage. A permit may be needed if the engineer determines additional work to the existing septic system is required.

HIGHWAY DEPARTMENT'S COMMENTS:

Boy Scout Lane (Rt. 806) currently has 30 vehicle trips per day according to the most recent VDOT counts. The change in traffic generation will be insignificant and the existing entrance is planned to remain in use. VDOT has no objection to the proposed Special Use Permit.

SERVICE AUTHORITY'S COMMENTS:

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

ENGINEERING'S COMMENTS:

Requires an Erosion and Sediment Control Plan and Stormwater Management Plan. Appears work is greater than 10,000 square feet. If greater than 1 acre, need water quality.

SECTION 25-74L – PASSIVE RECREATIONAL FACILITIES REQUIRING A BUILDING AND ACTIVE RECREATIONAL FACILITIES AND SECTION 25-74M - RECREATIONAL ATTRACTIONS AND PUBLIC AMUSEMENT BUSINESSES

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

The scouts have Health Department approval for two (2) onsite sewage systems. Health Department comments advise the applicants to speak with an engineer regarding the existing systems capacity. Trash pickup is handled on site.

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

Staff has adequately and safely handled crowd control and provided adequate parking areas onsite for fifty (50) years.

Approval by the Virginia Department of Transportation.

VDOT has approved the entrance for this use.

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

During the camping season, the facility operates for each troop from noon Saturday until noon the following Saturday. The facility has provided a service for the youth for fifty (50) years at this location.

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

During the seven (7) to eight (8) week camping season, they average about ninety (90) vehicles per day without any problems.

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

The facility is in compliance with all Virginia Department of Health regulations.

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

During the summer camping season there is an onsite medical technician.

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

The National Council of Boy Scouts has developed a risk management plan. The facility is evaluated twice a year for compliance with the plan.

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

Any new lighting will comply with the outdoor lighting requirements of the Zoning Ordinance.

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 organization obtains building permits for all structures required by the Building Code.

STAFF RECOMMENDATIONS

The applicants are requesting to continue the existing operation and to reconstruct and enlarge the nature pavilion, reconstruct three (3) docks and one (1) changing room, replace seven (7) picnic shelters and construct seven (7) new picnic shelters, add a new handicraft shelter, new chapel, staff shower with laundry and meeting room, a scoutcraft shelter, cooks cabin, and to increase the size of the overflow parking area to 200' X 500'. The facility has safely operated at this location for over fifty (50) years. They are still in the process of constructing several structures previously approved as well as adding new structures and replacing old structures in disrepair. Staff feels the request will continue to improve the existing facility and should not cause any significant increase in traffic, noise, dust, or odor to the neighboring area and recommends approval with the following conditions:

Pre-Conditions:

1. Applicant submit a letter from an engineer certifying the existing septic system is adequate for the proposed shower expansion.
2. Obtain Health Department approval and provide a copy to Community Development.

Operating Conditions:

1. Applicant to have five (5) years to complete the new requests and to complete construction of projects on existing permits described on the attached list.
2. Applicant obtain all necessary building permits and inspections.

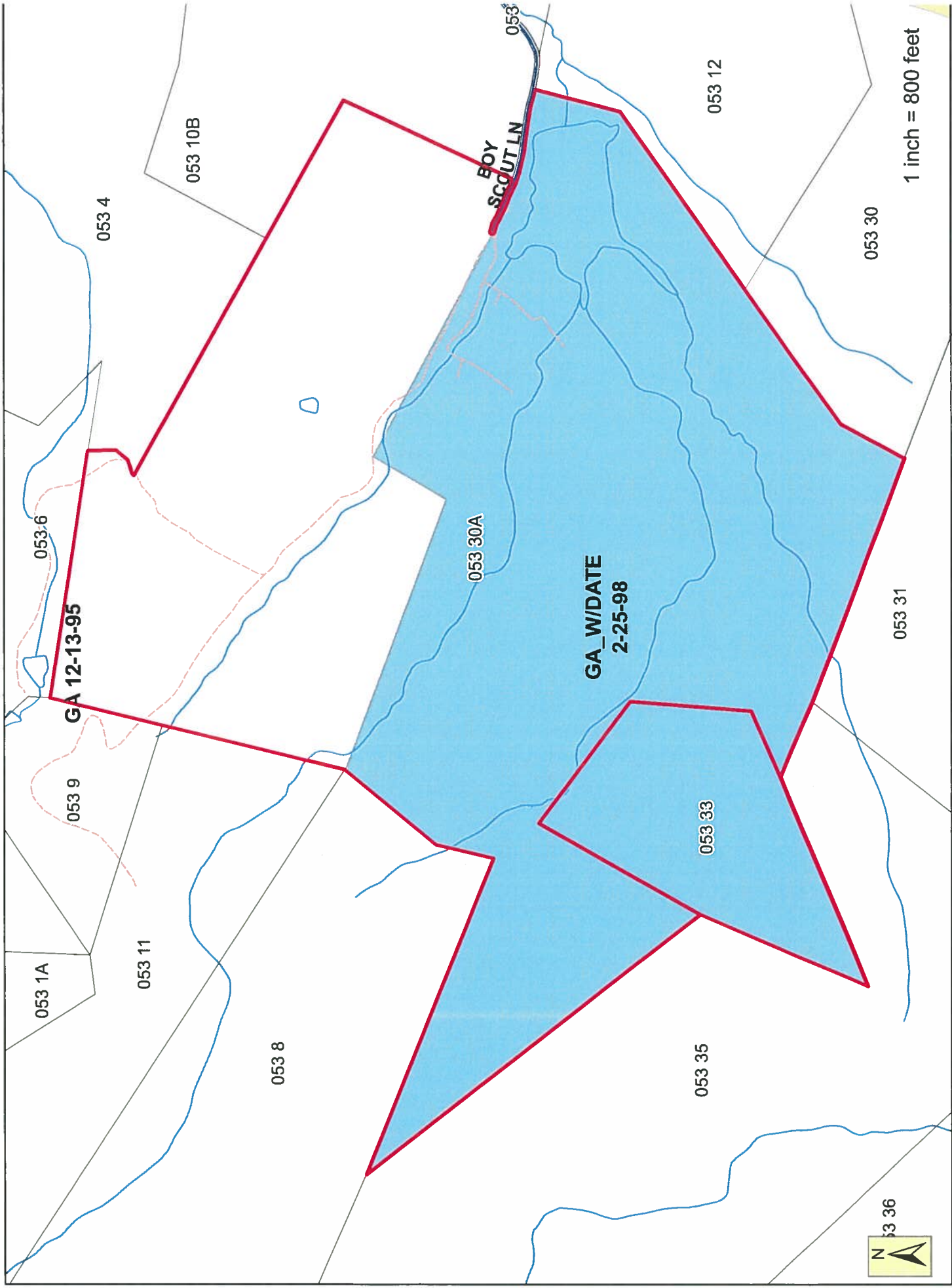
**PROJECTS TO BE INCLUDED ON THE 2019
CAMP SHENANDOAH SPECIAL USE PERMIT
APPLICATION – MARCH, 2019**

ITEM:	MAP KEY:	DIMENSIONS:	STATUS:
Nature Center	2	24' x 64' x 8'	NEW
Replace Aquatics Docks	19	150'x6.0', 75'x6.0', 75'x6.0'	NEW
Aquatics Changing Room	19	12' x 24' x 8'	NEW
Handicraft Shelter 2	20	24' x 20' 10'	NEW
Scoutcraft Shelter	21	24' x 20' 10'	NEW
Picnic Shelters	22	16' x 12' x 8'	7 NEW, 7 Replacement
Chapel Building	23	40' x 24' x 12'	NEW
Staff Shower w/laundry & meeting room	24	75' x 40' 10'	NEW
Cook's Cabin	25	24' x 24' x 12'	NEW
Multipurpose Building/Office	6	85' x 40' x 20'	To Be Completed
Visitor Restrooms	6	24' x 24' x 20'	To Be Completed
Health Lodge	6	30' x 16' x 20'	To Be Completed
10 Adirondack Campsite Shelters	13	15' x 10' x 12'	To Be Completed
Overflow Parking Area	14	200' x 500'	To Be Completed
Scout Shower house	16	48' x 75'	To Be Completed
Shotgun Range Expansion	18	48' x 24'	To Be Completed

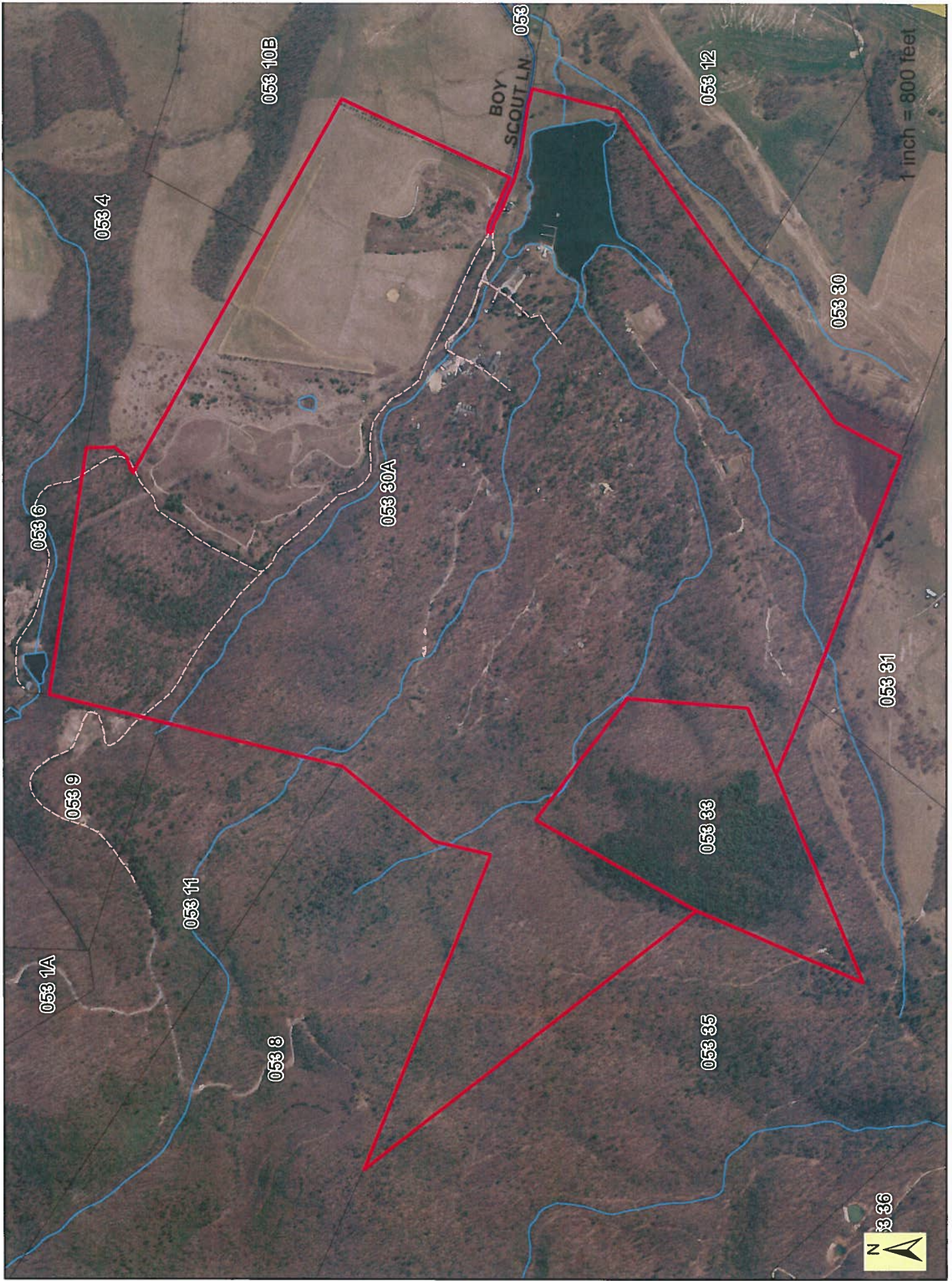


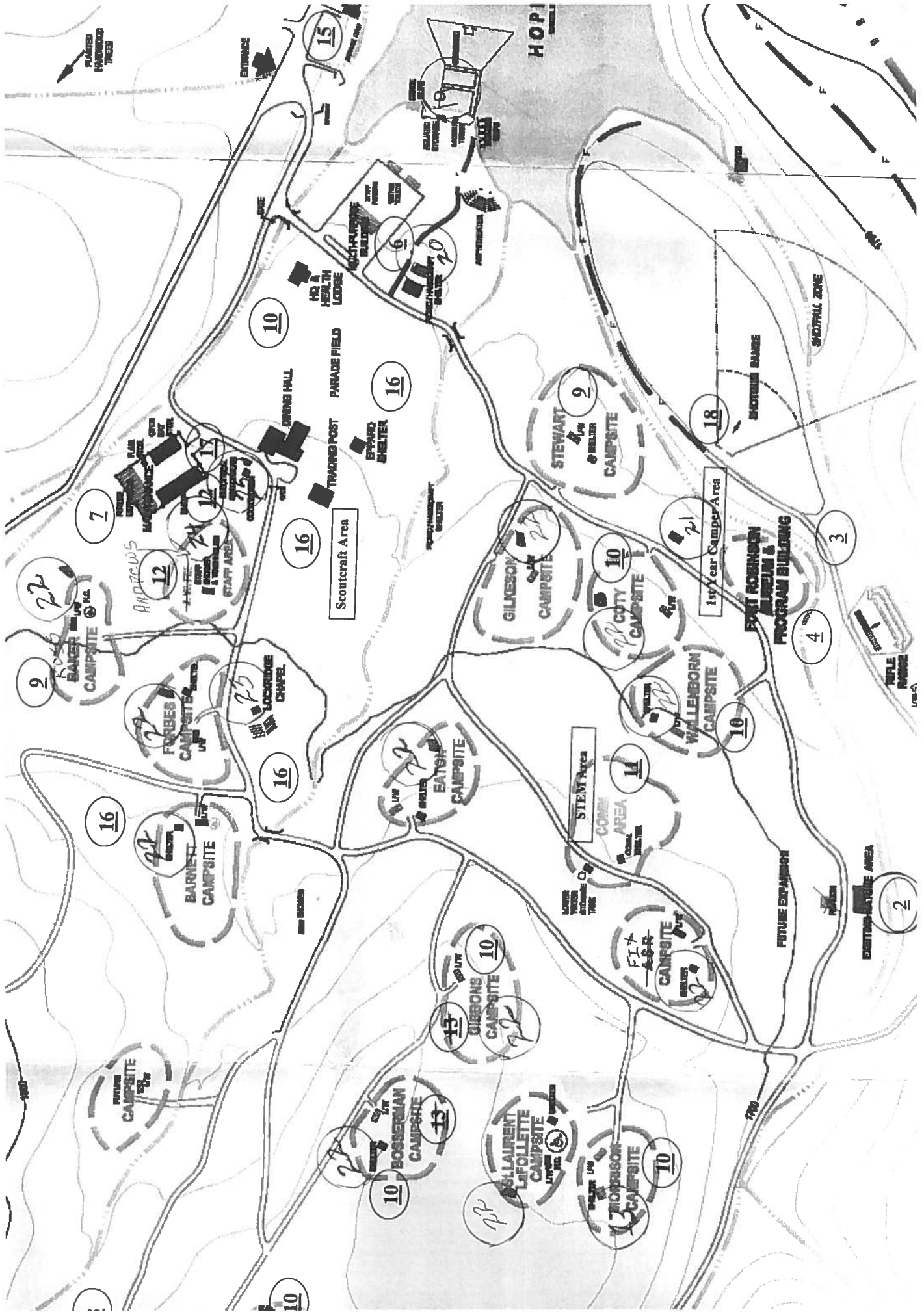


Stonewall Jackson Area Council of Boy Scouts of America, Inc.



Stonewall Jackson Area Council of Boy Scouts of America, Inc.





Agenda Item # 4B

Date 4/4/19

PROPERTY OWNER:

Bernard Lee, III and Melissa A. Christian

APPLICANT:

Same

LOCATION OF PROPERTY:

2202 Tinkling Spring Road, Stuarts Draft in the South River District

SIZE OF PROPERTY:

13.948 acres

VICINITY ZONING:

General Agriculture surrounds the entire parcel

PREVIOUS ZONING OR S.U.P.:

12/95 Zoned General Agriculture

LAND USE MAPS:

Community Development Area – Low Density Residential

UTILITIES:

Public Water and Private Septic

APPLICANT'S JUSTIFICATION:

To construct a 24' x 24' addition to the existing motor vehicle repair operation and to amend Operating Condition #2 and #3 of Special Use Permit #18-25 to allow additional unlicensed dealer vehicles parked in front of the building

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:

The addition needs to be 10'+ from the existing septic tank and drainfield. The existing septic is good for a maximum of 3 employees.

HIGHWAY DEPARTMENT'S COMMENTS:

The existing commercial entrance is adequate for the requested use. The use is expected to be similar to the previous use approved for the entrance.

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. 2202 Tinkling Spring Road is currently a Service Authority water only customer. If additional water fixtures are being added, a meter sizing form must be submitted to the Service Authority Engineering Department for evaluation. If a meter size change is needed, additional fee would apply in accordance with Service Authority policy.
5. There is no public sewer available in the area of the subject property.

ENGINEERING'S COMMENTS:

Addition proposed on existing gravel. Proposed parking on grass will require Stormwater Management evaluation if the area will be graveled.

SECTION 25-74J - VEHICLE REPAIR SHOP

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.

There has been a business use on this property since 1999. No one resides on premise. The applicant purchased the property in 2018 and was granted a Special Use Permit to continue operating the existing motor vehicle repair operation.

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

The business has operated for many years. The applicant is requesting to add a 24' X 24' addition for a wash/sanding bay which should be appropriate for the agricultural area.

Traffic generated by the proposed project will be compatible with the roads serving the site and other traffic utilizing said roads. The business shall have direct access on to a state maintained road.

The property has direct access to Tinkling Spring Road (Rt. 608) which is a state maintained road. The traffic generated by the existing business use has been compatible with the roads serving the site.

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

The existing 13.948 acre site 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 a)will be not only compatible with neighboring properties, but will also be a substantial benefit to neighboring properties; and b)will not be of such size, character or required financial investment that it would best be located in an available business or industrial zoned area.

The applicant is requesting to add onto an existing structure and business operation.

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 of zoning appeals 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 applicant is requesting to add a 24' X 24' addition to the existing building which will total more than four thousand (4,000) square feet but is only a 15% expansion.

Employees will be limited to residents on premises unless the board finds that a limited number of additional employees will be compatible with neighboring properties and will not be inconsistent with available infrastructure, including, but not necessarily limited to, sanitation facilities, water supply, and roads serving the site.

No one resides on premise. The Health Department comments state the existing septic is adequate for up to three (3) employees. The applicants are not requesting additional employees.

Outside display or outside storage of new or used automobile parts is prohibited.
No outside display or storage of automobile parts is requested.

When allowed, no more than five (5) vehicles shall be located outside of the vehicle impoundment yard at any time. Such vehicles remaining for more than thirty (30) days must be located in the vehicle impoundment yard.

The applicants are requesting to have five (5) additional unlicensed dealer vehicles in front of the building.

Where outside storage is permitted, all outside storage areas and all inoperable motor vehicles shall be located within a vehicle impoundment yard. The vehicle impoundment yard shall meet the following requirements: a. No inoperable motor vehicle shall be located on any part of the site so as to be visible from any public road or adjoining property. b. Storage of inoperable motor vehicles shall be limited to areas shown on an approved site plan. c. No body or mechanical work, painting, maintenance work, salvaging or crushing shall be permitted within the impoundment yard. Such work, when permitted as part of the motor vehicle or boat repair shall be confined to such areas designated for such purposes on the approved site plan. d. Fencing or screening shall be entirely opaque and of good quality and shall be maintained in a good state of repair. Gates shall remain closed except when vehicles or boats are being moved to and from the yard.

The existing impound area is located behind the building naturally screened by trees and vegetation.

STAFF RECOMMENDATIONS

The applicants purchased the property in 2018 and the Board granted a Special Use Permit to continue the existing motor vehicle repair, including body and fender work within the existing building onsite. The applicants are now requesting to add a 24' X 24' addition to be used as a wash/sanding bay and to amend the current operating conditions in order to have five (5) additional unlicensed dealer vehicles parked in front of the building. The current operating conditions state only five (5) licensed vehicles be parked in front of the building and requires all inoperable/unlicensed vehicles or vehicles awaiting repair be kept inside the building or behind the building in the impound area. The applicant does work for a local auto dealership on numerous occasions, and the dealer is not allowed to leave the dealer tags on the vehicles when not at their location. The vehicles are all registered to the dealership and in working order. The applicant also provides a drop box in front of the building to allow customers to leave their vehicles after business hours and on weekends; therefore, there are some times when there are more than five (5) vehicles in front of the building. The applicant will provide employee parking to the side of the building and add five (5) additional spaces in the grassy area in the front. The property has been used for this use since 1999 and is screened from the road by existing vegetation. The applicants have kept the site neat and orderly and staff has not received any complaints regarding the operation.

If the Board feels the requested addition and amendments to the existing operating conditions will not be out of character with the surrounding area and desires to approve the request, staff would recommend the following conditions:

Pre-Conditions:

1. Applicant obtain building permit and provide a copy to Community Development.
2. Obtain Service Authority approval and provide a copy to Community Development.

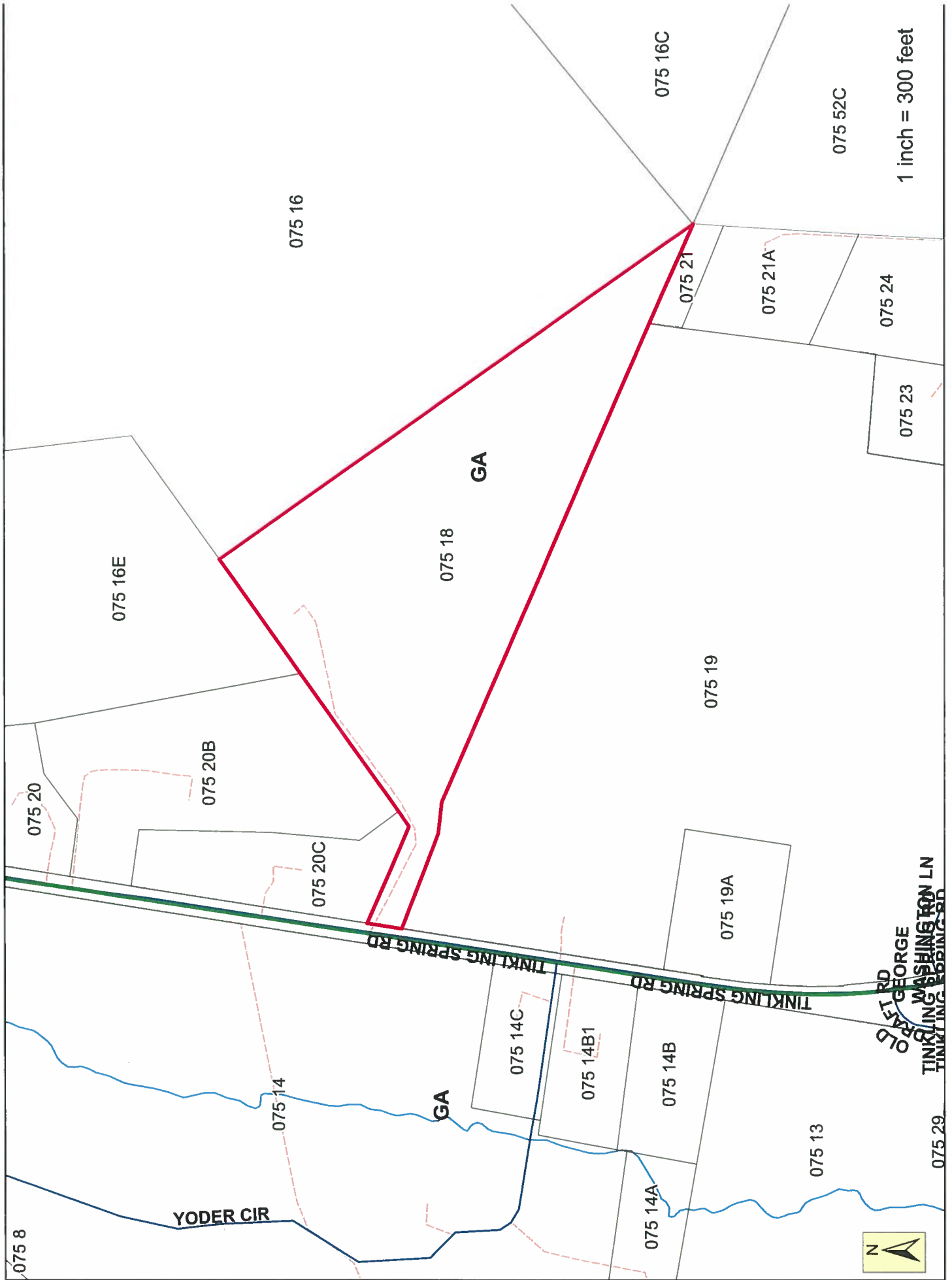
Operating Conditions:

1. Be permitted to construct a 24' X 24' addition to the existing building as shown on the BZA sketch.
2. No more than five (5) licensed and inspected vehicles and five (5) unlicensed dealer vehicles be kept outside the building.
3. All vehicles waiting repair more than thirty (30) days and all inoperable or unlicensed vehicles other than dealer vehicles be kept inside the building or in the impoundment area behind the building.
4. All operating conditions of Special Use Permit #18-25 remain in effect with the exception of operating condition #2 and #3.



Christian

Christian

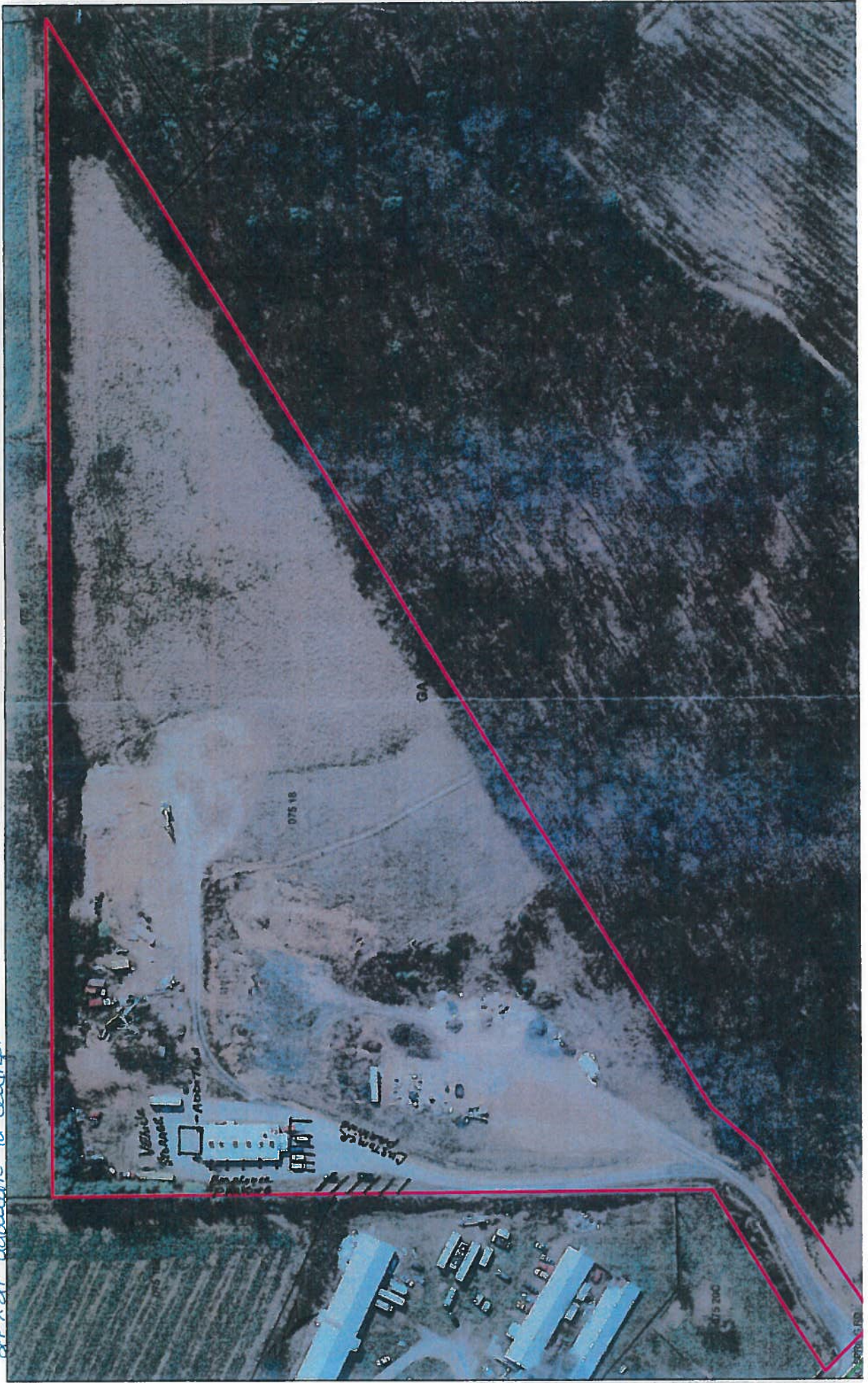


Christian



Christian

24' x 24' addendum - 12' ceiling.



Agenda Item # 4C
Date 4/4/19

PROPERTY OWNER:
Harry A. or Susan D. Baldwin

APPLICANT:
Same

LOCATION OF PROPERTY:
170 Haytie Lane, Swoope in the Riverheads District

SIZE OF PROPERTY:
79.319 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 a motor vehicle and farm equipment repair business within the existing building

PLANNING COMMISSION'S COMMENTS:
No comments.

BUILDING INSPECTOR'S COMMENTS:

1. Have building evaluated by a Virginia Registered Engineer to change the use from a farm building to an S-1 vehicle repair shop in accordance with the building code. All aspects of the building must comply to the building code.
2. Obtain all necessary permits and inspections in accordance with the Uniform Statewide Building Code for any new work.

HEALTH DEPARTMENT'S COMMENTS:
The applicant said they want to allow a neighbor and his son to use a building on the property for motor vehicle and farm equipment repair. The occupant of the property does not reside on the property so sewage disposal for the people working would need to be addressed.

HIGHWAY DEPARTMENT'S COMMENTS:

Haytie Ln is a Very Low Volume road with 70 vpd (2013). The existing entrance will be adequate for the proposed use as a low volume commercial entrance with the condition that the adjacent fence row in each direction must be cleared of vegetation and graded where required to provide sight lines. It will be the applicant's responsibility to maintain the clear sight lines of the entrance. The entrance may need to be enlarged depending on the size of the proposed vehicles using the entrance.

SERVICE AUTHORITY'S COMMENTS:

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

ENGINEERING'S COMMENTS:

Erosion and Sediment Control Plan if disturbance is greater than 10,000 square feet for building, parking, and drainfield, etc.

SECTION 25-74J - VEHICLE REPAIR SHOP

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 lives within close proximity and the property owners live on the adjacent parcel.

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

A small scale vehicle and farm machinery repair business should be appropriate for the agricultural areas.

Traffic generated by the proposed project will be compatible with the roads serving the site and other traffic utilizing said roads. The business shall have direct access on to a state maintained road.

The property has frontage on Haytie Lane and access to Mish Barn Road which is state maintained. No customer traffic is proposed. Traffic generated from the business should be compatible with the roads serving the site.

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

The 79.319 acre parcel should safely and adequately accommodate all 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 a)will be not only compatible with neighboring properties, but will also be a substantial benefit to neighboring properties; and b)will not be of such size, character or required financial investment that it would best be located in an available business or industrial zoned area.

No new construction is requested. Using a 30' X 50' portion of the existing barn for motor vehicle and farm machinery repair.

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 of zoning appeals 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. Using a 30' X 50' (1,500 square foot) portion of the existing barn for business use.

Employees will be limited to residents on premises unless the board finds that a limited number of additional employees will be compatible with neighboring properties and will not be inconsistent with available infrastructure, including, but not necessarily limited to, sanitation facilities, water supply, and roads serving the site.

No one resides on premise. There will be one (1) operator and one (1) employee coming to the site.

Outside display or outside storage of new or used automobile parts is prohibited.
No automobile parts will be displayed or stored outside.

When allowed, no more than five (5) vehicles shall be located outside of the vehicle impoundment yard at any time. Such vehicles remaining for more than thirty (30) days must be located in the vehicle impoundment yard.

No more than five (5) licensed vehicles will be outside.

Where outside storage is permitted, all outside storage areas and all inoperable motor vehicles shall be located within a vehicle impoundment yard. The vehicle impoundment yard shall meet the following requirements: a. No inoperable motor vehicle shall be located on any part of the site so as to be visible from any public road or adjoining property. b. Storage of inoperable motor vehicles shall be limited to areas shown on an approved site plan. c. No body or mechanical work, painting, maintenance work, salvaging or crushing shall be permitted within the impoundment yard. Such work, when permitted as part of the motor vehicle or boat repair shall be confined to such areas designated for such purposes on the approved site plan. d. Fencing or screening shall be entirely opaque and of good quality and shall be maintained in a good state of repair.

Gates shall remain closed except when vehicles or boats are being moved to and from the yard.

The applicants are proposing a 50' X 100' screened area adjacent to the building.

STAFF RECOMMENDATIONS

The applicants are requesting to have a motor vehicle and farm equipment repair business inside the existing barn on the property. The applicants purchased the property in September, 2018 and the existing dwelling was not livable and had to be demolished last year. The applicants reside on the adjoining property and would like to lease a 30' X 50' portion of the existing barn for additional income and security. The applicants will be leasing the building to a neighbor and his son. No other employees are requested. There will be no customers coming to the site. The operator will pick up the vehicles and farm equipment and deliver after the work is completed. Staff feels that a small scale vehicle and farm machinery repair business within an existing building would not be out of character with the area and would provide a needed service to surrounding neighbors. Therefore, staff recommends approval with the following conditions:

Pre-Conditions:

1. Obtain letter of approval from Building Inspection.
2. Obtain Health Department approval and install an approved sewage disposal system within six (6) months.
3. Obtain VDOT approval and provide a copy to Community Development.
4. The 50' X 100' impound area adjacent to the building be screened by a six foot (6') high opaque privacy fence and be installed within six (6) months.

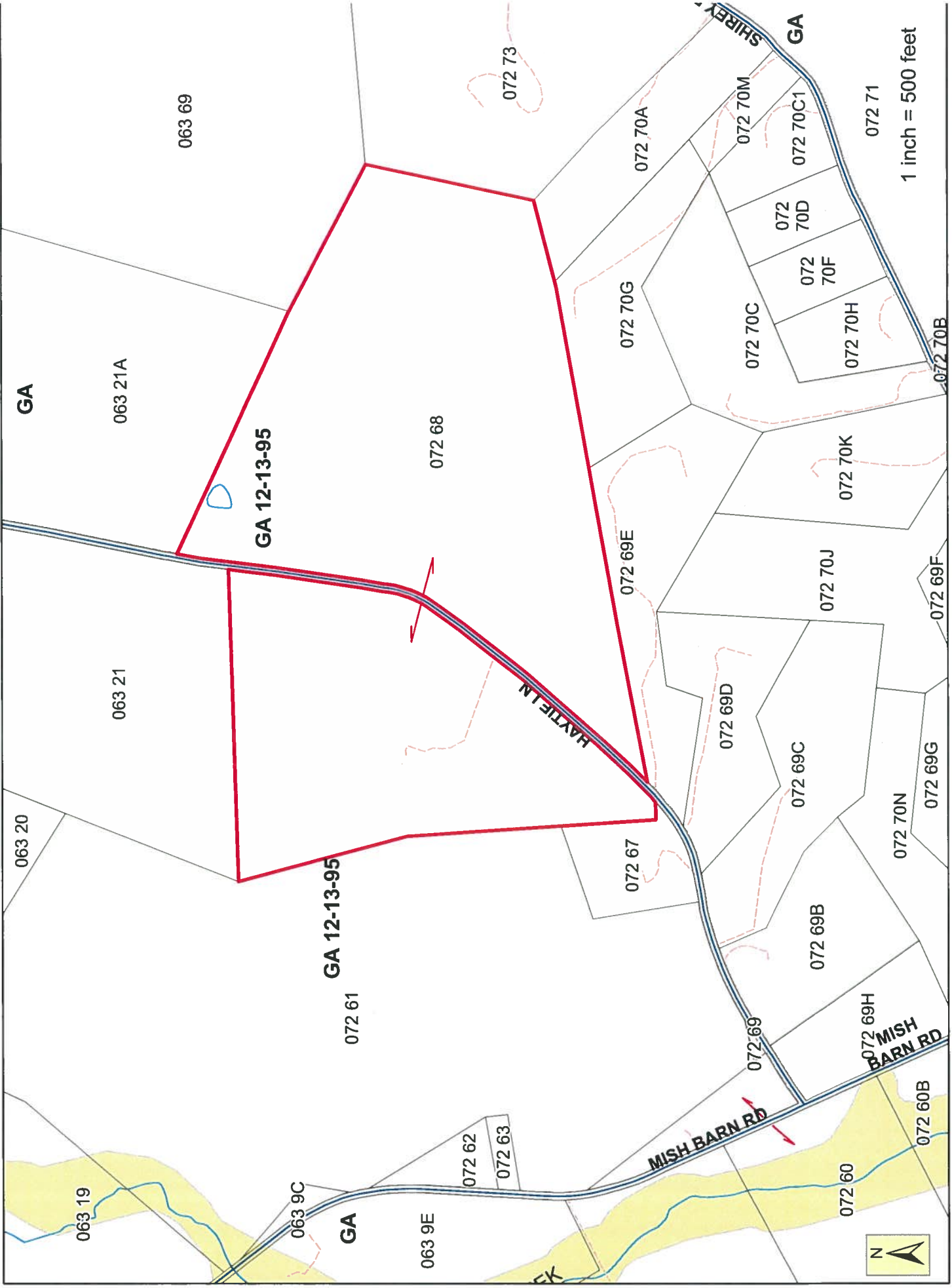
Operating Conditions:

1. Be permitted to use a 30' X 50' portion of the existing barn for motor vehicle and farm machinery repair.
2. No more than five (5) licensed and inspected vehicles be kept outside the building.
3. All vehicles waiting repair more than thirty (30) days and all inoperable or unlicensed vehicles be kept inside the building or in the screened impoundment area adjacent to the building.
4. The opaque privacy fence must be maintained at all times.
5. Be limited one (1) operator and one (1) employee.
6. Hours of operation be 7:00 a.m. to 6:00 p.m., Monday thru Saturday.

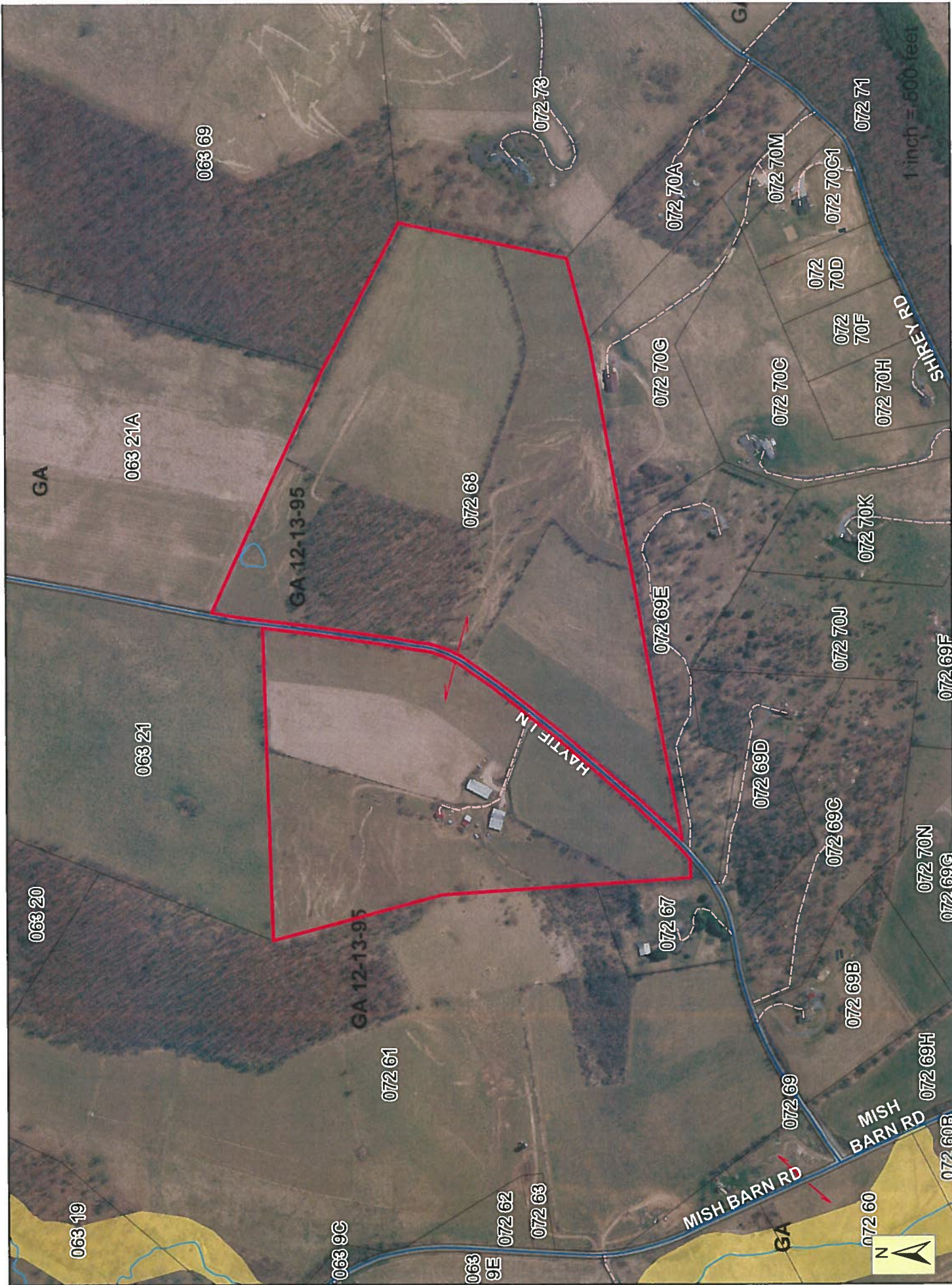
7. No Sunday operation.
8. Site be kept neat and orderly.
9. No junk or inoperable vehicles, equipment, or parts of vehicles or equipment be kept outside.



Baldwin



Baldwin



30' x 50' Shop area / screened area adjacent -

Baldwin



Agenda Item # 4D
Date 4/4/19

PROPERTY OWNER:

Steven W. or Kimberly Harris

APPLICANT:

Zachary Clymore

LOCATION OF PROPERTY:

585 Old White Hill Road, Stuarts Draft in the Riverheads District

SIZE OF PROPERTY:

5.025 acres

VICINITY ZONING:

General Agriculture surrounds the entire parcel

PREVIOUS ZONING OR S.U.P.:

12/95 Zoned General Agriculture

LAND USE MAPS:

Community Development Area – Low Density Residential

UTILITIES:

Public water and private septic

APPLICANT'S JUSTIFICATION:

To have offsite storage of business vehicles and equipment

PLANNING COMMISSION'S COMMENTS:

No comments.

BUILDING INSPECTOR'S COMMENTS:

After review, our office has no conditions.

HEALTH DEPARTMENT'S COMMENTS:

Applicant will pick up a vehicle in the morning and drop off the vehicle in the evening. The site will not have any employees onsite and no work will be performed at the site. No bathroom facilities will be supplied. The Health Department has no issues.

HIGHWAY DEPARTMENT'S COMMENTS:

The low volume commercial entrance is adequate for the requested use. If more than 50 vehicle trips are generated (enter + exit), the entrance would then need to be upgraded to a moderate volume commercial entrance (18' wide throat, 25' radii).

SERVICE AUTHORITY'S COMMENTS:

1. 585 Old White Bridge Road is currently a Service Authority water only customer.
2. There is no public sewer available in the area of the subject parcel.

The storage of vehicles and equipment does not impact public water and sewer. The Service Authority has no additional comments.

ENGINEERING'S COMMENTS:

Ok if no new impervious areas. Less than 10,000 square feet.

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 will have two (2) pickup trucks, one (1) utility trailer, and one (1) enclosed trailer parked adjacent to the garage.

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 lives approximately four (4) miles from the site. The applicant will be storing vehicles and trailers onsite.

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

The outdoor storage of two (2) pickup trucks and two (2) trailers should be appropriate for agriculture areas. All other equipment and material will be stored inside the garage.

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 Old White Hill 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 5.025 acres should safely and adequately accommodate all 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 the existing 30' x 50' garage onsite to store equipment, tools, and materials for the asphalt paving business.

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.

There are no restrooms provided. The request is for storage of vehicles and equipment only.

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

There are fire extinguishers in the garage.

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 property owner has been operating the asphalt paving business from this location for many years and is selling the business to the applicant. The applicant would like to continue to store the two (2) business trucks, one (1) utility trailer, and one (1) enclosed trailer on the property and store tools, equipment, and material inside the existing 30' x 50' detached garage. There will be no customers coming to the site and a maximum of two (2) employees will come to pick up the vehicles and leave. The applicant primarily works Monday – Friday but occasionally weekends are required due to bad weather or if customers cannot have their parking lot cleared during normal business hours. Due to the fact the business has been operating from this location, staff does not feel that the request will have an adverse impact on the neighboring properties and recommends approval with the following conditions:

Pre-Conditions:

None

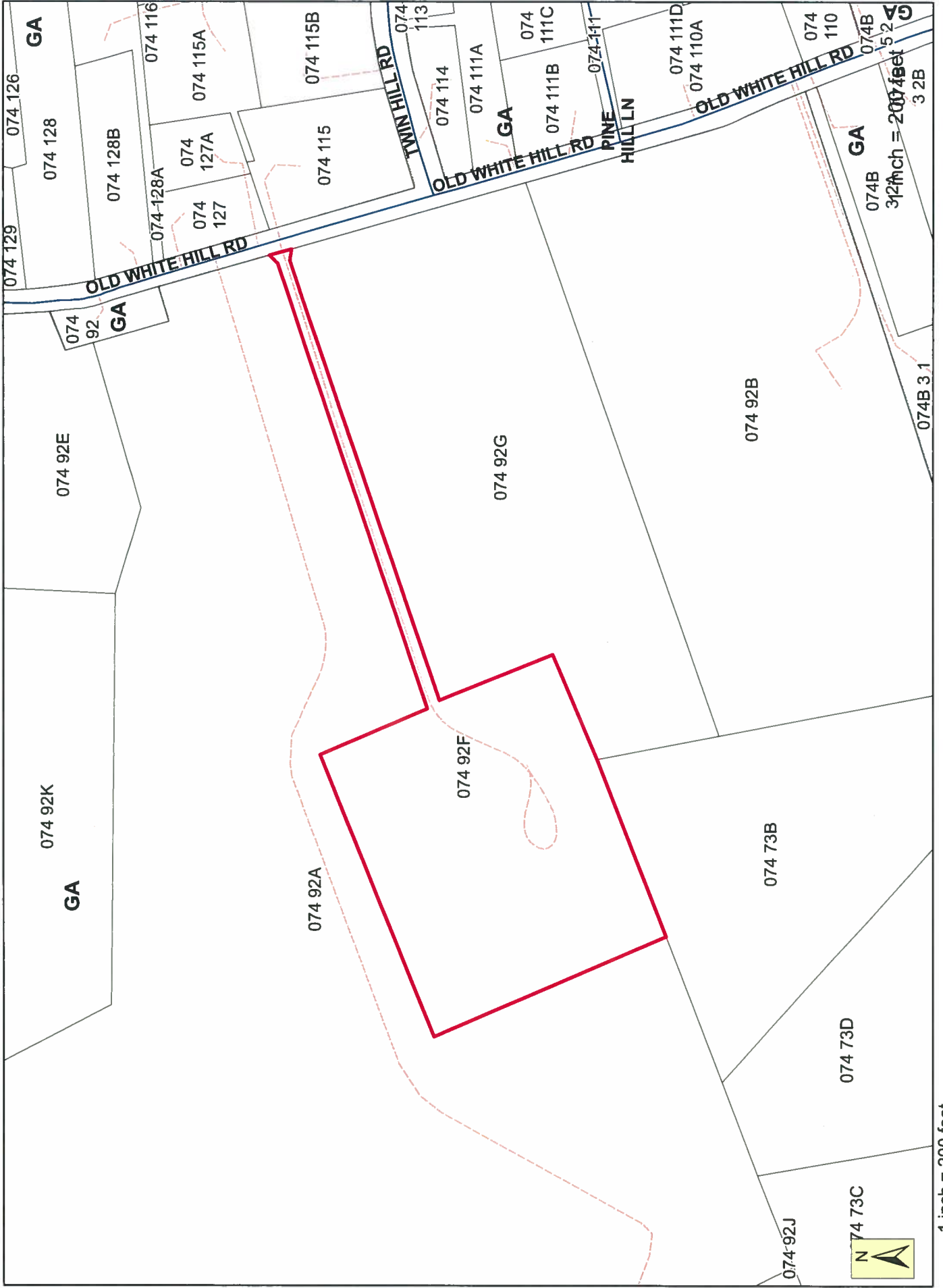
Operating Conditions:

1. Be permitted to use the 30' x 50' detached garage for the storage of business tools and materials.
2. Be limited to two (2) pickup trucks, one (1) utility trailer, and one (1) enclosed trailer stored outside adjacent to the garage.
3. All equipment, machinery, and materials for the business be kept inside the 30' x 50' detached garage.
4. Be limited to two (2) employees coming to the site.
5. Hours of operation be 7:00 a.m. to 9:00 p.m. Monday – Friday and on Saturday and Sunday 7:00 a.m. to 6:00 p.m.
6. No junk or inoperable vehicles, equipment, or parts of vehicles or equipment be kept outside.
7. Site be kept neat and orderly.



Harris

Harris



1 inch = 200 feet

Harris



1 inch = 200 feet

Agenda Item # 4E

Date 4/4/19

PROPERTY OWNER:

Bogdan V. or Alvina V. Sakhnyuk

APPLICANT:

Same

LOCATION OF PROPERTY:

87 Levshyn Lane, Churchville in the North River District

SIZE OF PROPERTY:

2.537 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 septic

APPLICANT'S JUSTIFICATION:

To have a construction business and to construct a 2,000 square foot building for business use

PLANNING COMMISSION'S COMMENTS:

The Planning Commission expressed concern about the applicant's desire to construct a 2,000 square foot building for the business considering the size of the lot (2.537 acres) and the location of the property within an Agricultural Conservation Area of the Comprehensive Plan. The Planning Commission would encourage the BZA to carefully consider the size of the proposed building in relation to the lot size and location within an Agricultural Conservation Area.

BUILDING INSPECTOR'S COMMENTS:

Obtain all necessary permits and inspections in accordance with the Uniform Statewide Building Code.

HEALTH DEPARTMENT'S COMMENTS:

Business will have no employees onsite. Building will have no plumbing per the owner. If a bathroom is installed in the building a drainfield will need to be designed and installed.

HIGHWAY DEPARTMENT'S COMMENTS:

Levshyn Lane appears to be 0.4 mile beyond the existing End State Maintenance sign and therefore intersecting the privately maintained portion of Enterprise Road. Enterprise Road. (Rte 875) is adequate for the requested use.

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 less than 10,000 square feet. Ok. If over, Erosion and Sediment Control Plan 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.

No outside 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 applicant resides on the premise.

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

The applicant is requesting to construct a 40' x 50' detached building for the storage of business vehicles which may not be appropriate for the 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 frontage on Levshyn Lane which provides access to a state maintained road.

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

No customer traffic is requested. The 2.537 acres should adequately and safely accommodate all 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 is proposing a 40' x 50' building that 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 not only compatible with neighboring properties, but will also be a substantial benefit to neighboring properties.

The proposed building is two thousand (2,000) 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.

There is an existing well and septic system serving the house. Health Department comments state a new drainfield will need to be designed and installed if a bathroom is put in the new building.

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

The applicant will have fire extinguishers in the building.

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 is displayed for sale on the property.

STAFF RECOMMENDATIONS

The applicant is requesting to operate his construction business and to construct a 40' x 50' detached building to store his three (3) work vans and tools for the business. The applicant works out of town all week and returns on weekends. The applicant states no employees will come to the home on a regular basis, but at times he will hire subcontractors, and they will sometimes use his vans to drive out of town. Staff shares the concerns of the Planning Commission and feels constructing a 40' x 50' building for business use may not be compatible with the residential character of the area. However, if the Board desires to approve the request, staff would recommend the following conditions:

Pre-Condition:

1. Applicant obtain building permit and provide a copy to Community Development.

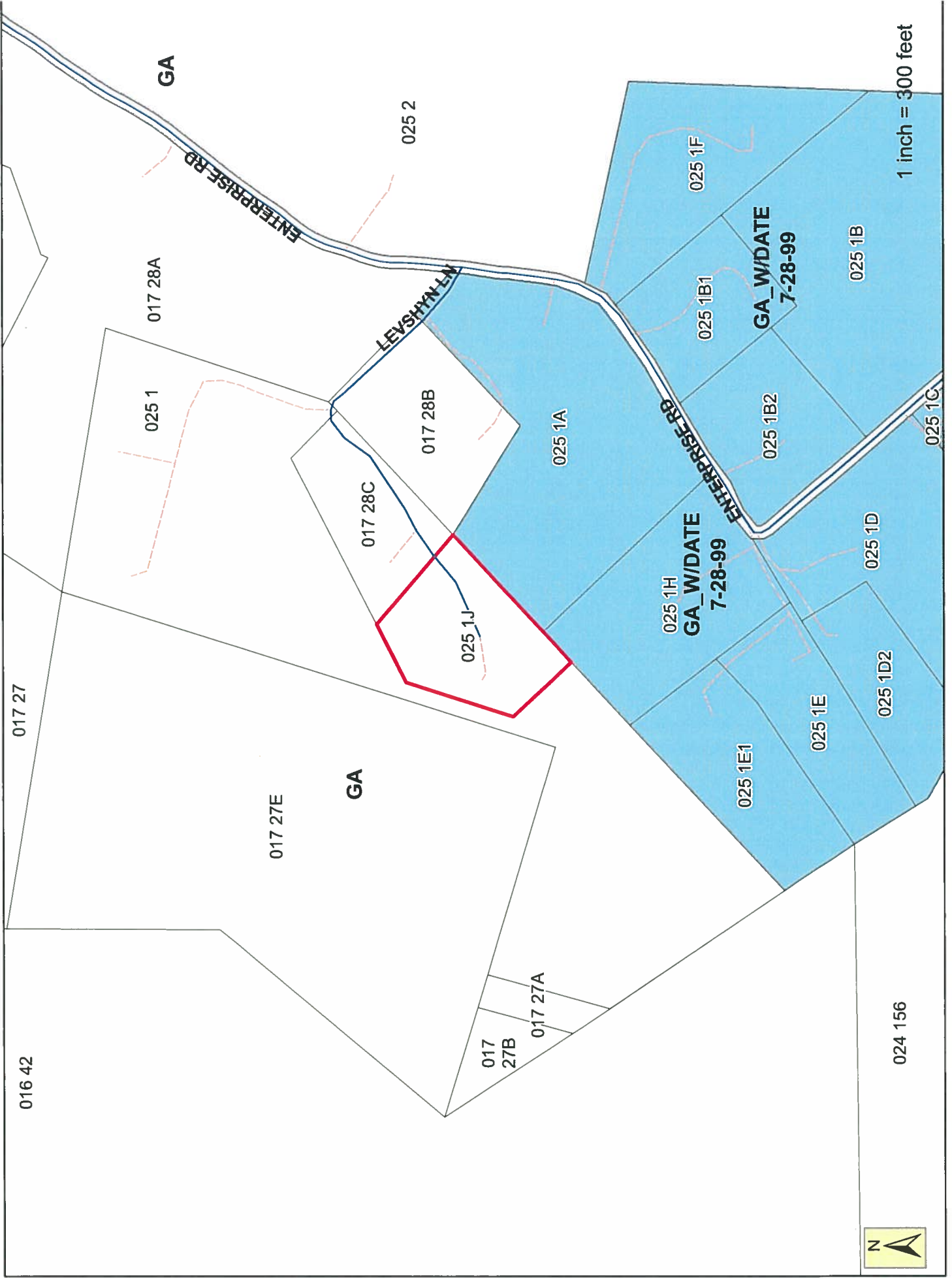
Operating Conditions:

1. Be permitted to construct a 40' x 50' detached building to store three (3) business vehicles and tools.
2. All equipment, machinery, and materials for the business be kept inside the 40' x 50' detached accessory building.
3. Be limited to two (2) employees coming to the site.
4. No junk or inoperable vehicles, equipment, or parts of vehicles or equipment or building materials be kept outside.
5. Site be kept neat and orderly.

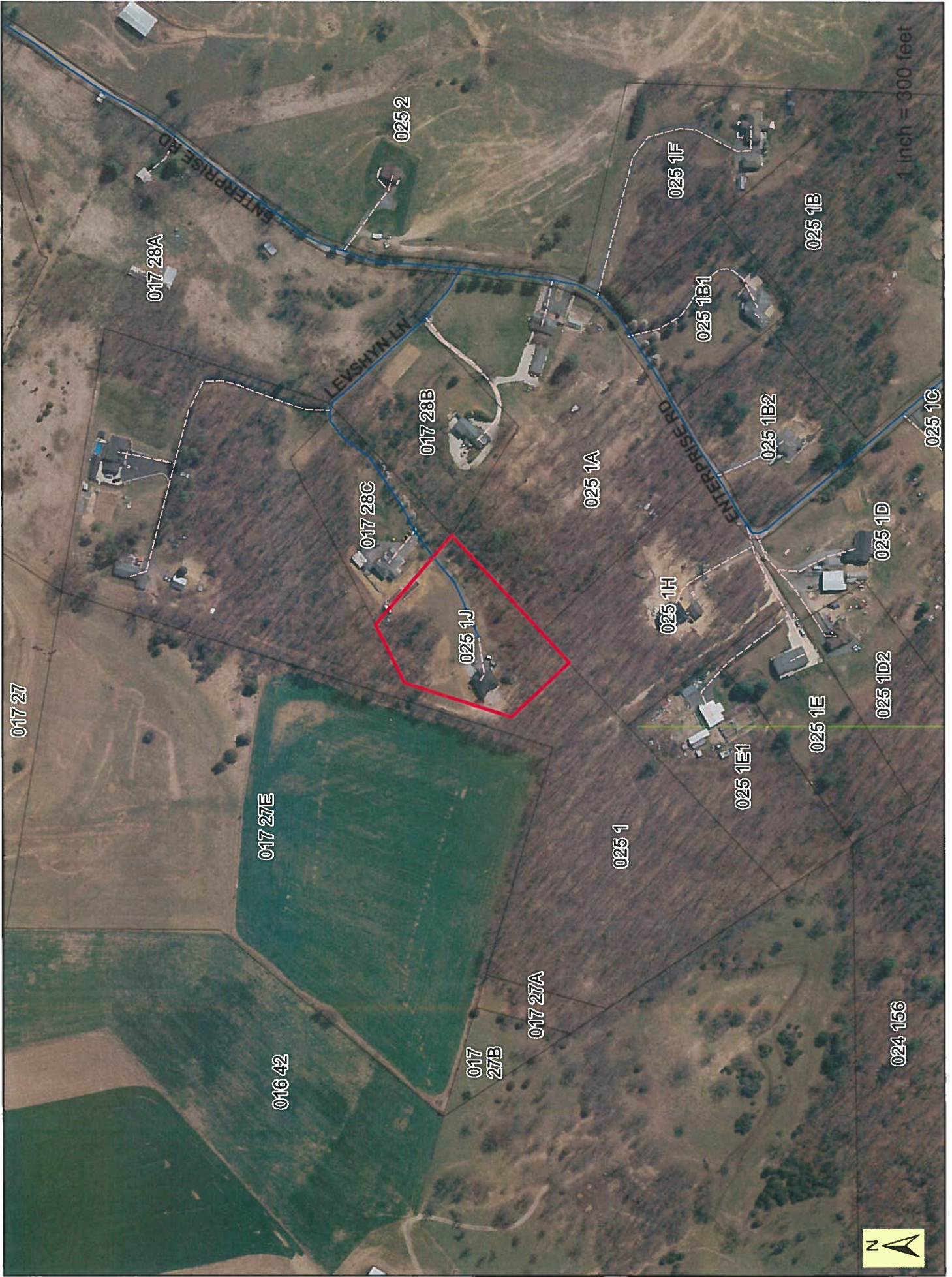


Sakhnyuk

Sakhnyuk



Sakhnyuk



Sakhnyuk

40' x 50' Building enclosed - Vehicles stored inside



1 inch = 100 feet



Agenda Item # 4F

Date 4/4/19

PROPERTY OWNER:

Chester A. Riley or Pamela H. Taylor

APPLICANT:

Pamela H. Taylor

LOCATION OF PROPERTY:

1382 Hermitage Road, Waynesboro in the Middle River District

SIZE OF PROPERTY:

45.094 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 cleaning business with outdoor storage of company vehicles

PLANNING COMMISSION'S COMMENTS:

No comments.

BUILDING INSPECTOR'S COMMENTS:

After review, our office has no conditions.

HEALTH DEPARTMENT'S COMMENTS:

Owner will be sole employee at the house, other employees go to job site. Health Department has no issues since Ms. Taylor lives at the residence.

HIGHWAY DEPARTMENT'S COMMENTS:

It is our understanding that Ms. Taylor will be the sole driver of the business vehicles on the property. She does not plan to have the entrance open to the public. She will leave from this property to clean homes/businesses off site. The existing 'shared' low volume commercial entrance is adequate for the request. Should the entrance generate more than 50 vehicles per day (enter + exit), the entrance shall be upgraded to meet moderate volume standards (paved with 25' radii, 18' min. throat width).

SERVICE AUTHORITY'S COMMENTS:

1. There is an existing 8" waterline approximately 1,853'± to the west of the subject parcel along Hermitage Road. However, the property is located in a Rural Conservation Area.
2. There is no public sewer available in the area of the subject parcel.

ENGINEERING'S COMMENTS:

Already paved drive. 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.

The applicant is requesting to have three (3) licensed vehicles associated with a small cleaning business. Two (2) of the vehicles will be parked in the driveway and one (1) in the attached garage. The vehicles cannot be seen from the road.

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 on premise.

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

A small cleaning business with storage of licensed vehicles should be appropriate for the agriculture area. No enlargements are requested.

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 Hermitage Road and has an existing approved entrance.

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

No employees or customers come to the home. No additional traffic is proposed.

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 vehicles will be kept in the driveway or the existing attached garage. No new construction is requested.

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.

There is an existing well and septic serving the dwelling.

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

There are smoke alarms and fire extinguishers on site.

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 applicant is requesting to have an office for her cleaning business with storage of company vehicles on the property. The applicant currently has three (3) vehicles registered in the business name. Two (2) of the vehicles are only used occasionally. The vehicles are kept in either the attached garage or in the driveway. She has no customers and no employees coming to the site. All cleaning supplies are kept in a storage unit in Harrisonburg and the employees go to the job sites from their home. The property contains 45.94 acres and the dwelling and vehicles cannot be seen from the road. Staff feels an office for a small cleaning business with no customer or employee traffic would not be out of character with the rural area and would recommend approval with the following conditions:

Pre-Conditions:

None

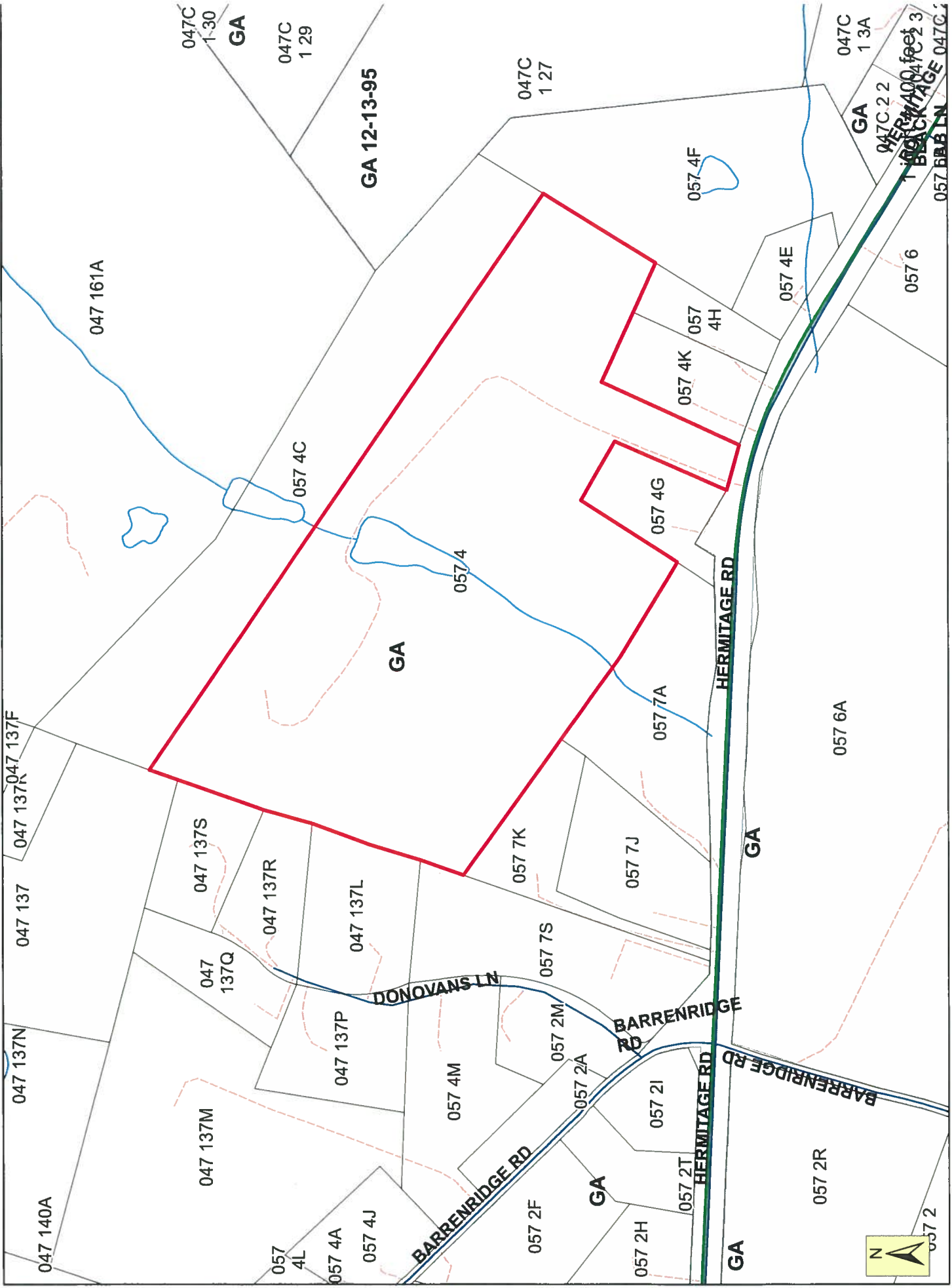
Operating Conditions:

1. Be limited to three (3) business vehicles at this site parked in the driveway and the attached garage.
2. No employees coming to the site.
3. No junk or inoperable vehicles, equipment, or parts of vehicles or equipment be kept outside.
4. Site be kept neat and orderly.



Riley

Riley



Riley Taylor



Agenda Item # 5A

Date 4/4/19

TABLED

PROPERTY OWNER:

Kimball E. Stowers, Trustee

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:

Agricultural 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.

The request was tabled at the March 7, 2019 meeting.

STAFF COMMENTS:

The Board tabled the request at the March 7, 2019 meeting to give the applicant time to consider another location for the cabins behind the dwelling if possible. The Board also wanted to view the site and meet with the neighbor and applicant onsite to have a better understanding of what visual impact the cabins will have if they are constructed at the proposed location.

Agenda Item # 7A

EXTENSION OF TIME REQUEST

Date 4/4/19

PROPERTY OWNER:

Destiny Family Center

APPLICANT:

Jon Engleman, agent for Destiny Family Center

LOCATION OF PROPERTY:

36 Rose Avenue, Stuarts Draft in the South River District

SIZE OF PROPERTY:

9.322 acres

VICINITY ZONING:

Single Family Residential to the north and east; Single Family Residential to the south and west.

PREVIOUS ZONING OR S.U.P.:

12/95 Zoned General Agriculture

05/18 SUP approved to install lighting to an existing ballfield and playground and to have active recreation

LAND USE MAPS:

Urban Service Area – Medium Density Residential

UTILITIES:

Public Water and Sewer

APPLICANT'S JUSTIFICATION:

To install lighting to an existing ballfield and playground and to have active recreation

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

STAFF COMMENTS

The applicants are still trying to raise money to start the project. The applicant is requesting a one (1) year Extension of Time. Staff recommends approval.

Agenda Item # 7B

Date 4/4/19

EXTENSION OF TIME REQUEST

PROPERTY OWNER:

Everette W. or Janice E. Orebaugh

APPLICANT:

Same

LOCATION OF PROPERTY:

On the west side of Knightly Mill Road (Route 778), approximately .4 of a mile south of the intersection of Knightly Mill Road (Route 778) and Westview School Road (Route 773) in the North River District

SIZE OF PROPERTY:

9.821 acres

VICINITY ZONING:

General Agriculture to the north, south, and west; General Agriculture and North River Agricultural Forestal District to the east

PREVIOUS ZONING OR S.U.P.:

12/95 Zoned General Agriculture

11/10 SUP approved to have a welding and machine shop and equipment repair within an existing building, construct an addition for the machine shop, and have a farm waste hauling business

LAND USE MAPS:

Agricultural Conservation Area

UTILITIES:

Private

APPLICANT'S JUSTIFICATION:

To have a welding and machine shop and equipment repair within an existing building, construct an addition for the machine shop, and have a farm waste hauling business

The applicant is requesting a two (2) year Extension of Time request.

MAY 2015 STAFF COMMENT:

The economy has delayed the applicant from starting construction of the new shop. He feels that late this year or early next year he will be in a position to get started. Staff recommends approval.

The applicant is requesting a two (2) year Extension of Time request.

APRIL 2017 STAFF COMMENT:

The applicant is still delayed in starting construction of the new shop. He stated that he would hopefully have funding within the year. He is requesting another two (2) year Extension of Time and will attend the meeting to discuss.

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

STAFF COMMENTS

The applicant has been given numerous extensions since the permit to construct a new 50' x 100' building was approved in 2010. Staff feels that considering the fact that the applicant has not constructed the new building within the past eight (8) years, the request should be denied and the applicant reapply for the addition when he is ready to construct the building.

EXTENSION OF TIME REQUEST

PROPERTY OWNER:

Pilgrim Christian Fellowship

APPLICANT:

Stacey Payne

LOCATION OF PROPERTY:

822 Churchmans Mill Road, Stuarts Draft in the Riverheads District

SIZE OF PROPERTY:

1.671 acres

VICINITY ZONING:

General Agriculture surrounds the entire parcel

PREVIOUS ZONING OR S.U.P.:

12/95 Zoned General Agriculture

01/19 SUP approved to have a dog training facility for therapy and service dogs

LAND USE MAPS:

Agriculture Conservation Area

UTILITIES:

Private well and septic

APPLICANT'S JUSTIFICATION:

To have a dog training facility for therapy and service dogs

The applicant is requesting a sixty (60) day Extension of Time.

STAFF COMMENTS

The applicants did not close on the property until February 8, 2019. They are requesting an additional sixty (60) days to complete the fenced area behind the building. Staff recommends approval.

Agenda Item # 7D
Date 4/4/19

EXTENSION OF TIME REQUEST

PROPERTY OWNER:
Country Landmarks, LLC

APPLICANT:
Ira Biggs, agent for Country Landmarks, LLC

LOCATION OF PROPERTY:
On the north side of Skyview Circle adjacent to the railroad, just east of the intersection of Lee Highway (Route 11) and Skyview Circle, Verona in the Beverley Manor District

SIZE OF PROPERTY:
2.48 acres

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

PREVIOUS ZONING OR S.U.P.:
4/55 Zoned General Business
9/15 SUP approved to have outdoor storage of semi-trailers, office trailer, and materials
1/19 SUP approved to modify operating conditions of Special Use Permit #15-35 to allow additional storage area and to increase the number of trips per day

LAND USE MAPS:
Urban Service Area – Business

UTILITIES:
Public water and sewer is available

APPLICANT'S JUSTIFICATION:
To modify operating conditions of Special Use Permit #15-35 to allow additional storage area and to increase the number of trips per day

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

STAFF COMMENTS
The applicant submitted a site plan, however, more information is needed before approval. The applicant continues to operate from this site without an approved site plan, therefore, staff recommends approving a thirty (30) day Extension of Time to bring the property into compliance.

Agenda Item # 7E

Date 4/4/19

EXTENSION OF TIME REQUEST

PROPERTY OWNER:

Patricia A. Long

APPLICANT:

Same

LOCATION OF PROPERTY:

1031 Hundley Distillery Road, Churchville in the North River District

SIZE OF PROPERTY:

6.580 acres

VICINITY ZONING:

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

PREVIOUS ZONING OR S.U.P.:

12/95 Zoned General Agriculture

12/18 SUP approved to have a kennel for personal dogs

LAND USE MAPS:

Rural Conservation Area

UTILITIES:

Private Well and Septic

APPLICANT'S JUSTIFICATION:

To have a kennel for personal dogs

The applicant is requesting a thirty (30) day Extension of Time.

STAFF COMMENTS

The applicants are requesting an additional thirty (30) days to move the RV and construct a fence. The field has been too wet. Staff recommends approval.