



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



MEMORANDUM

TO: Augusta County Board of Zoning Appeals

FROM: Sandra K. Bunch, Zoning Administrator

DATE: August 29, 2019

SUBJECT: Regular Meeting and Viewing

The Regular Meeting of the Augusta County Board of Zoning Appeals will be held on **Thursday, September 5, 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 **9:30 A.M.**, Thursday, for the Staff Briefing prior to going out to view the items on the agenda. Lunch will follow at **Country Cookin' at noon.**

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

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

SKB/bcw

Enclosures

**ADVANCED
AGENDA**

**Regular Meeting of the Augusta County Board of Zoning Appeals
Thursday, September 5, 2019, 1:30 P.M.**

1. CALL TO ORDER

2. DETERMINATION OF A QUORUM

3. MINUTES

Approval of the Called and Regular Meeting of July 3, 2019

4. PUBLIC HEARINGS

- A. A request by Robert and Peggy McKearney, agents for Fowl Ball, LLC, for a Special Use Permit to process hemp for human consumption on property owned by Fowl Ball, LLC, located at 492 Fadley Road, Weyers Cave in the North River District.
- B. A request by Anthony Manetta, agent for Cedar Communities at Staunton I, LLC, for a Special Use Permit to continue the existing assisted living facility on property owned by GREA Properties Staunton, LLC, located at 12 Royal Drive, Staunton in the Wayne District.
- C. A request by Anthony Manetta, agent for Cedar Communities at Staunton II, LLC, for a Special Use Permit to continue the existing assisted living facility on property owned by GREA Properties Staunton, LLC, located at 54 Imperial Drive, Staunton in the Wayne District.
- D. A request by Carlos R. Gum, for a Special Use Permit to have an attached accessory dwelling unit in the basement of the principal dwelling on property he owns, located at 136 Old Goose Creek Road, Fishersville in the Wayne District.
- E. A request by Dirk Gold, agent for Goldwrench Enterprises, LLC, for a Special Use Permit to construct a garage addition onto the existing building and to enlarge the existing non-conforming building no closer to the road and to relocate and increase the fenced vehicle storage area on property owned by Goldwrench Enterprises, LLC, located at 588 East Side Highway, Waynesboro in the Wayne 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 Troy A. and Melissa L. Sizer-Lewis, for a Special Use Permit to have weddings and special events on property they own, located at 100 Cider Barn Lane, Stuarts Draft in the Riverheads District. – **ONE YEAR EXTENSION OF TIME REQUEST**

8. STAFF REPORT

18-48 Lenwood or Ida B. Johnson
18-49 Jerry A. or Shirley Colvin
18-50 Milmont Greenhouses, Inc.

9. ADJOURNMENT

Agenda Item # 4A

Date 9/5/19

PROPERTY OWNER:

Fowl Ball, LLC

APPLICANT:

Robert and Peggy McKearney, agents for Fowl Ball, LLC

LOCATION OF PROPERTY:

492 Fadley Road, Weyers Cave in the North River District

SIZE OF PROPERTY:

39.120 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 process hemp for human consumption

PLANNING COMMISSION'S COMMENTS:

No comments.

BUILDING INSPECTOR'S COMMENTS:

After review, our office has determined that this is an accessory use for farming that makes it exempt from building code.

HEALTH DEPARTMENT'S COMMENTS:

If restrooms for workers are required the owner will need to work with a private OSE for drainfield design.

HIGHWAY DEPARTMENT'S COMMENTS:

Vegetation needs to be removed on the fence line in front of the property in order to maintain sight lines at the entrance. The existing entrance is gravel, suitable to serve the previous poultry operation as a low volume commercial entrance. Additional information regarding the proposed processing operation will be needed to determine if the existing entrance is adequate as constructed or if it needs to be upgraded to paved commercial entrance standards. VDOT will require traffic generation details at time of Site Plan to make the entrance classification determination; upgrades will not be required as long as

the residential, farming, and processing operations do not exceed a traffic generation of 50 vehicles per day (enter + exit).

VDOT does not object to the request. If warranted, the entrance is capable of being upgraded to meet all applicable geometric standards.

SERVICE AUTHORITY'S COMMENTS:

No comments received.

ENGINEERING'S COMMENTS:

No impact.

DEPARTMENT OF AGRICULTURE'S COMMENTS:

No comments received.

SECTION 25-74B – AGRICULTURE SUPPORT BUSINESSES

The business is reasonably related to agriculture or forestry use. Examples of such businesses are those which involve (a) the processing of agriculture or forestry products, (b) the supply and maintenance of equipment, tools, and facilities used in agriculture and forestry production, (c) the care and feeding of animals generally, or (d) the marketing of agriculture and forestry products.

The applicant will be processing/extracting the CBD oil from hemp grown onsite which is a related agriculture use.

Traffic generated by the proposed project will be compatible with the roads serving the site and other traffic utilizing said roads.

There will be no customer traffic.

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

The 39.120 acres should adequately and safely accommodate all traffic to and from the public highways.

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

Growing and processing the oil from hemp grown on the farm within the existing farm structures should be appropriate for the agriculture area.

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

The existing turkey houses meet all required setbacks. No new structures are proposed.

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 a business center or otherwise change the area's character and social structure.

An agriculture support business should not result in a clustering of businesses.

STAFF RECOMMENDATIONS

The applicant is requesting to be allowed to extract the CBD oil from the hemp grown onsite. The applicants have a current grower's license from the Department of Agriculture and are working on obtaining licensing from the Department of Health to market and sell CBD oil for human consumption. The applicants' son will be living onsite and will manage the farm as well as process the hemp. They will be utilizing approximately two thousand (2,000) square feet inside an existing turkey house for processing. The plants will be grown outside and inside the turkey house. They would also like to process hemp brought in from other farms. The oil will be packaged and sold directly to distributors so there will be no retail sales or customers coming to the site. The applicants would like to have one (1) employee other than family members.

Staff feels that an agriculture support business with no customer traffic would be compatible with the area and recommends approval with the following conditions:

Pre-Conditions:

None

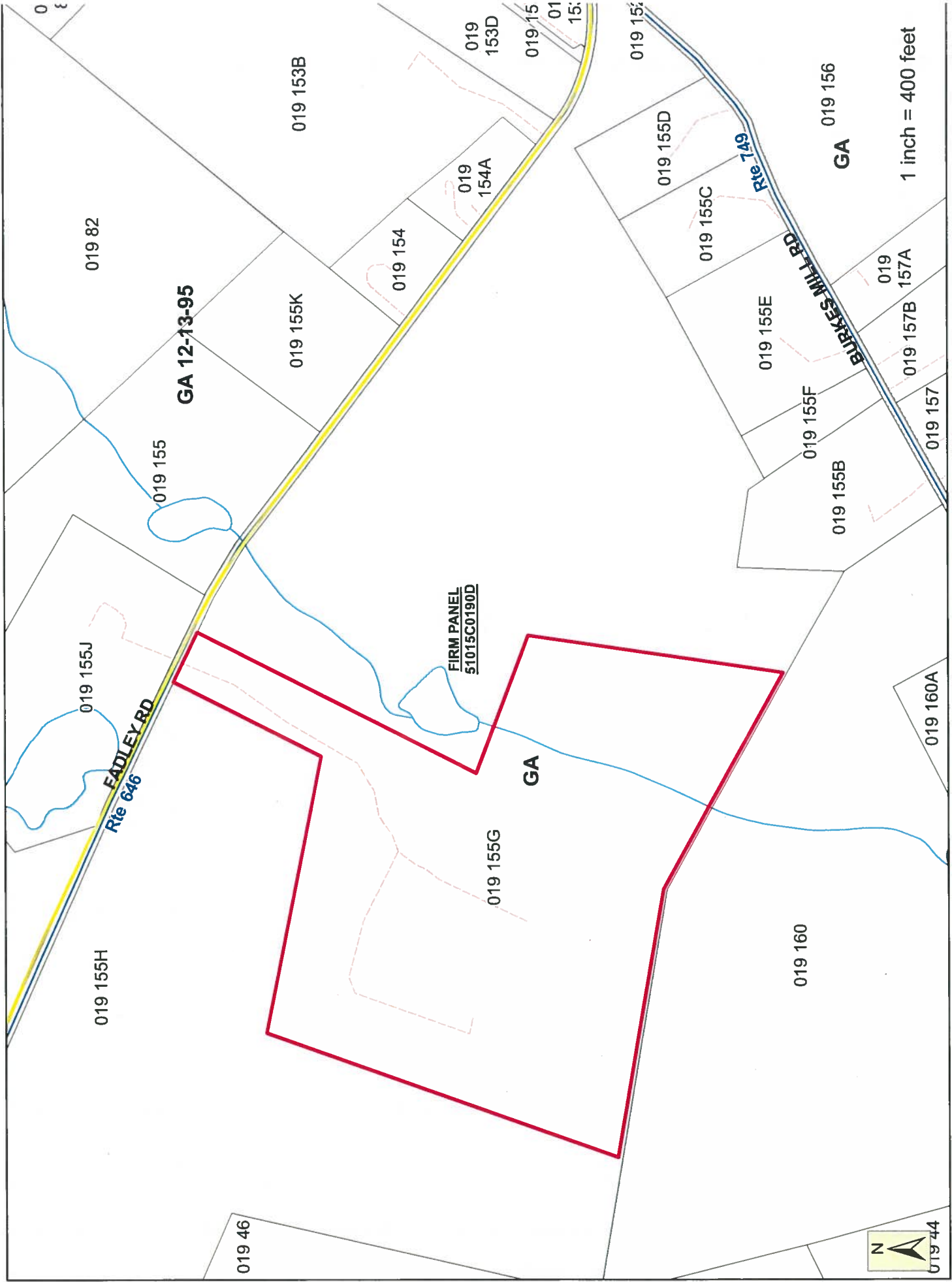
Operating Conditions:

1. Be permitted to use a portion of the existing turkey house for processing of hemp oil.
2. Be limited to one (1) employee other than family members.
3. Site be kept neat and orderly.
4. No retail sales onsite.



1-1-2011

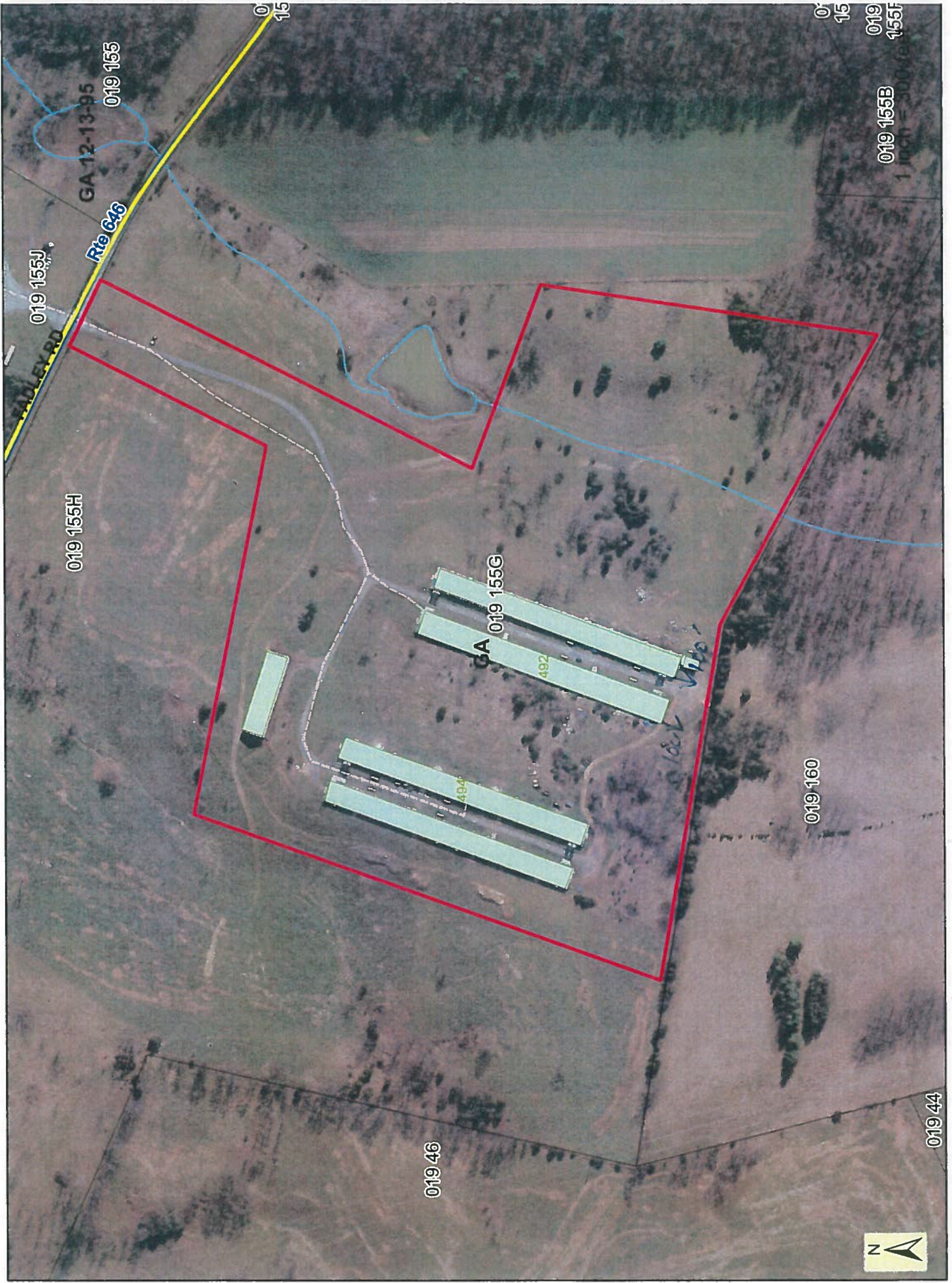
Fowl Ball, LLC



Fowl Ball, LLC



Fowl Ball



Agenda Item # 4B

Date 9/5/19

PROPERTY OWNER:
GREA Properties Staunton, LLC

APPLICANT:
Anthony Manetta, agent for Cedar Communities at Staunton I, LLC

LOCATION OF PROPERTY:
12 Royal Drive, Staunton in the Wayne District

SIZE OF PROPERTY:
3.507 acres

VICINITY ZONING:
General Business and General Agriculture to the north, Multi-Family Residential to the south, General Business to the east and west

PREVIOUS ZONING OR S.U.P.:
10/96 SUP approved for assisted living center
08/96 Zoned Multi-Family Residential
06/12 SUP approved to continue the existing assisted living facility

LAND USE MAPS:
Urban Service Area – Multi-Family Residential

UTILITIES:
Public water and sewer

APPLICANT'S JUSTIFICATION:
To continue the existing assisted living facility

PLANNING COMMISSION'S COMMENTS:
No comments.

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

HEALTH DEPARTMENT'S COMMENTS:
New owners are in the process of obtaining a new food service permit from the Health Department. Public water and sewer to serve.

HIGHWAY DEPARTMENT'S COMMENTS:
The existing entrance is adequate for the request. VDOT has no objection to the issuance of the Special Use Permit.

SERVICE AUTHORITY'S COMMENTS:
No comments received.

ENGINEERING'S COMMENTS:

No impact. New owner should consider pursuing a connection to the new public street that runs behind the property.

SECTION 25-234C – RESIDENTIAL CARE FACILITIES

The facility and anticipated enlargements thereof will be appropriate for multi-family residential areas.

The facility has operated at this location since 1998 and has been appropriate for the area. No enlargements are requested.

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

The existing facility is surrounded by business and multi-family properties and is not out of character.

The permitting of the proposed facility, when taking into account the presence of other 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 existing facility has not caused a clustering of similar businesses or created an institutional setting.

The applicant demonstrates compliance with state licensing requirements and all applicable federal, state and local regulations.

The applicant operates residential care facilities and states they comply with all licensing requirements.

STAFF RECOMMENDATIONS

The applicants recently purchased the property and they are requesting to continue the existing residential care facility which has operated here since 1998. They are not requesting any change in operation or enlargement of the facility. Staff feels the facility is compatible with the neighboring area and provides a much needed service to the area. Staff would recommend approval with the following conditions:

Pre-Conditions:

1. Provide a copy of the Health Department Food Service Permit.
2. Provide a copy of the license from the Department of Social Services.

Operating Condition:

1. Be permitted to continue operation of the existing thirty-nine (39) bed facility.



Green Donations

Agenda Item # 4C

Date 9/5/19

PROPERTY OWNER:
GREA Properties Staunton, LLC

APPLICANT:
Anthony Manetta, agent for Cedar Communities at Staunton II, LLC

LOCATION OF PROPERTY:
54 Imperial Drive, Staunton in the Wayne District

SIZE OF PROPERTY:
5.047 acres

VICINITY ZONING:
Multi-Family Residential to the north, General Business to the south, Multi-Family Residential and General Business to the east and west

PREVIOUS ZONING OR S.U.P.:
07/01 SUP approved to limit beds to 26 in the residential care facility and to construct 3 duplex units
12/93 SUP approved for a 32 bed facility
03/90 Zoned Multi-Family Residential
06/12 SUP approved to continue the existing assisted living facility

LAND USE MAPS:
Urban Service Area – Business

UTILITIES:
Public water and sewer

APPLICANT'S JUSTIFICATION:
To continue the existing assisted living facility

PLANNING COMMISSION'S COMMENTS:
No comments.

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

HEALTH DEPARTMENT'S COMMENTS:
New owners are in the process of obtaining a new food service permit from the Health Department. Public water and sewer to serve.

HIGHWAY DEPARTMENT'S COMMENTS:
The existing entrance is adequate for the request. VDOT has no objection to the issuance of the Special Use Permit.

SERVICE AUTHORITY'S COMMENTS:

No comments received.

ENGINEERING'S COMMENTS:

No impact.

SECTION 25-234C – RESIDENTIAL CARE FACILITIES

The facility and anticipated enlargements thereof will be appropriate for multi-family residential areas.

This facility has been operating at this location since 1994 and has been compatible with the area. No enlargements are requested.

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

The facility is surrounded by business and multi-family properties and is not out of character.

The permitting of the proposed facility, when taking into account the presence of other 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 facility has operated here since 1994 and has not caused a clustering of similar businesses or created an institutional setting.

The applicant demonstrates compliance with state licensing requirements and all applicable federal, state and local regulations.

The applicant states they comply with all licensing requirements.

STAFF RECOMMENDATIONS

The applicants are purchasing the property and are requesting to continue the existing facility which has been operating here since 1994. They are not requesting a change in operation or enlargement of the facility. Staff feels the facility is compatible with the neighboring properties and provides a much needed service to the area. Staff would recommend approval with the following conditions:

Pre-Conditions:

1. Provide a copy of the Health Department Food Service Permit.
2. Provide a copy of the license from the Department of Social Services.

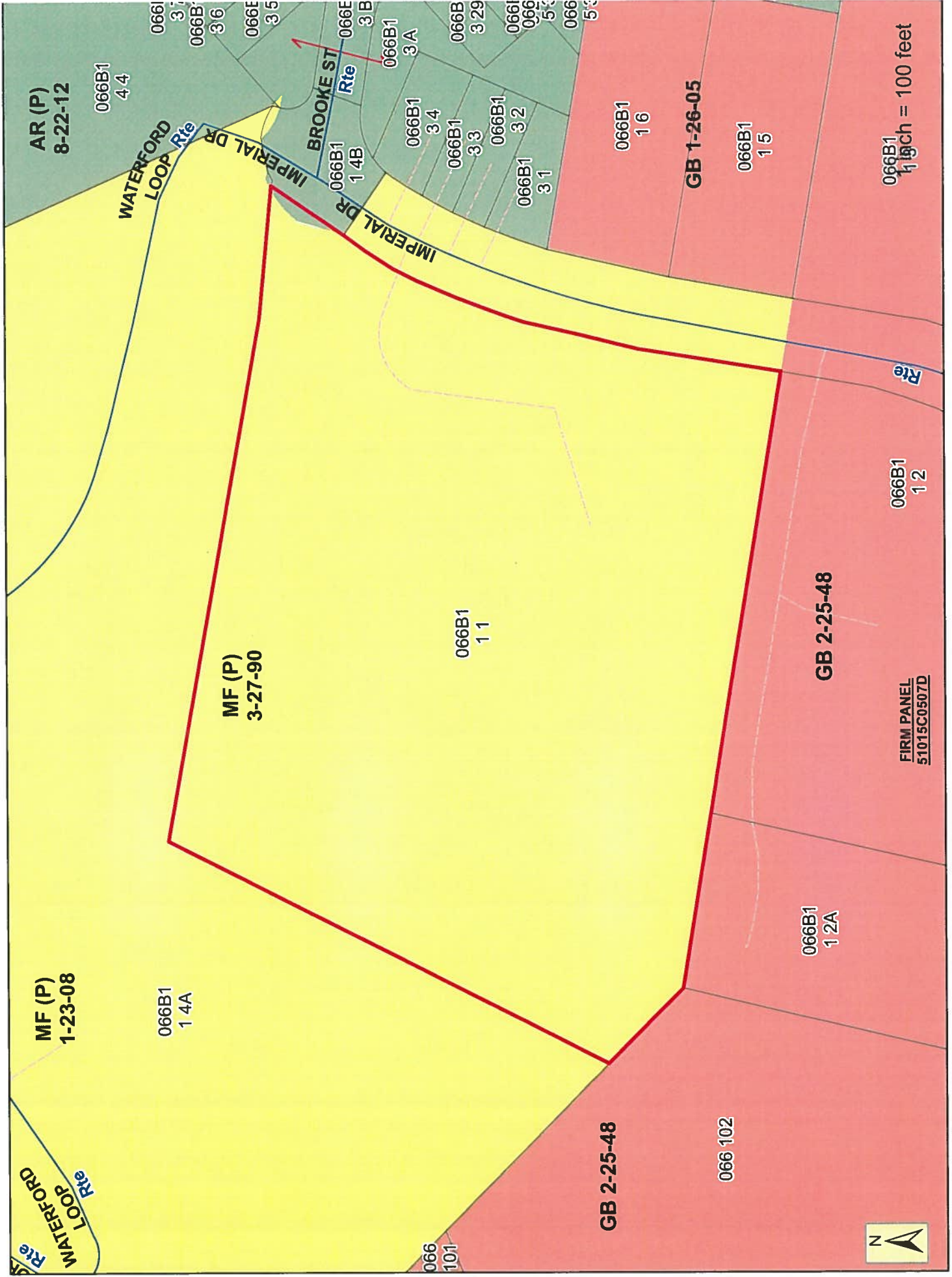
Operating Condition:

1. Be permitted to continue operation of the twenty-six (26) bed facility and the three (3) duplex buildings with six (6) total units.



Casa De North

GRE A Properties Staunton, LLC



PROPERTY OWNER:

Carlos R. Gum

Agenda Item # 4D

Date 9/5/19

APPLICANT:

Same

LOCATION OF PROPERTY:

136 Old Goose Creek Road, Fishersville in the Wayne District

SIZE OF PROPERTY:

0.311 acres

VICINITY ZONING:

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

PREVIOUS ZONING OR S.U.P.:

02/48 Zoned Single Family Residential

LAND USE MAPS:

Urban Service Area – Medium Density Residential

UTILITIES:

Public water and sewer

APPLICANT'S JUSTIFICATION:

To have an attached accessory dwelling unit in the basement of the principal dwelling

PLANNING COMMISSION'S COMMENTS:

No comments.

BUILDING INSPECTOR'S COMMENTS:

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

HEALTH DEPARTMENT'S COMMENTS:

Health Department has no comments. Public water and sewer to serve.

HIGHWAY DEPARTMENT'S COMMENTS:

The existing entrance is on a much greater skew than what is required by VDOT current standards. However, with grade and layout constraints, there does not appear to be a feasible remedy to improve the skew. The accessory dwelling would be the second unit using the existing entrance, meaning the classification of the entrance would remain as private (a third user would require a low volume commercial entrance).

SERVICE AUTHORITY'S COMMENTS:

No comments received.

ENGINEERING'S COMMENTS:

No impact.

SECTION 25-134H – ATTACHED ACCESSORY DWELLING WHERE THE OWNER OF RECORD DOES NOT RESIDE ON PREMISE

The apartment was legally established with an Administrative or Special Use Permit.

The apartment was established without permits prior to the applicant purchasing the property in 2018.

The accessory dwelling unit will not be out of character with the neighboring properties.

The accessory apartment is located in the basement of the existing dwelling. The apartment should not be out of character with the neighboring properties.

All provisions of 25-133C are met.

One apartment constituting an attached accessory dwelling unit within what would otherwise be a single-family dwelling may be permitted by Administrative Permit provided:

- 1. It is attached by sharing one (1) common wall. In no case shall an enclosed or unenclosed breezeway be considered a common wall for the purposes of attaching an accessory dwelling unit to a dwelling.**
The apartment is in the basement.
- 2. For attached accessory dwelling units not constituting an addition, the owner must provide a floor plan sketch to demonstrate that the apartment contains less square footage than the principal dwelling and in no case shall the apartment be larger than the footprint of the existing dwelling.**
The County Real Estate records show the existing dwelling contains 1,196 square feet and approximately 820 square feet is finished in the basement for the apartment.
- 3. For attached accessory dwelling units, constituting an addition and changing the footprint of the original dwelling, the attached accessory dwelling shall be no more than six hundred square feet (600 sq. ft.) or forty percent (40%) of the amount of square footage in the footprint of the principal dwelling, whichever is greater, but not to exceed nine hundred square feet (900 sq. ft.).**
No additions are requested.
- 4. Exterior entrances to the apartment are on the side or rear only.**
The upstairs entrance is in the back and the downstairs entrance is in the front.

- 5. There shall be no more than one (1) accessory dwelling unit, attached or detached, per principal dwelling.**

There is only one (1) accessory dwelling and one (1) principal dwelling.

- 6. The owner of record personally resides in either the principal or an accessory dwelling unit on the property. If this standard cannot be met, the accessory dwelling unit may be constructed only upon approval of a Special Use Permit by the board of zoning appeals.**

The owner of record lives within close proximity.

- 7. The Building Inspection Department has indicated that either a permit is not required or one can be issued for the apartment.**

The applicant will obtain all permits and inspections.

STAFF RECOMMENDATIONS

The applicant purchased the existing dwelling with a finished apartment in the basement on July 23, 2018 exclusively as a rental property. He does not reside in either the principal or attached dwelling. He was not aware that the apartment was not legally established prior to purchasing the property. The ordinance now allows an attached accessory dwelling unit where the owner of record does not reside on premise with an approved Special Use Permit.

The applicant submitted a floor plan showing the bottom level attached accessory dwelling unit having approximately eight hundred twenty (820) square feet which is less than the footprint of the upper principal dwelling as the ordinance requires. Staff feels the request could be compatible with the neighboring properties and would also bring the property into compliance with the current Zoning Ordinance. Therefore, staff would recommend approval with the following conditions:

Pre-Condition:

1. Obtain all necessary permits and inspections and a Certificate of Occupancy in accordance with the Uniform Statewide Building Code.

Operating Conditions:

1. Be permitted to have an attached accessory dwelling in the basement of the principal dwelling where the owner of record does not reside on premise.
2. No junk or inoperable vehicles to be kept outside.
3. Site be kept neat and orderly.
4. No further additions or expansions.



Case

Agenda Item # 4E

Date 9/5/19

PROPERTY OWNER:

Goldwrench Enterprises, LLC

APPLICANT:

Dirk Gold, agent for Goldwrench Enterprises, LLC

LOCATION OF PROPERTY:

588 East Side Highway, Waynesboro in the Wayne District

SIZE OF PROPERTY:

2.784 acres

VICINITY ZONING:

General Agriculture surrounds the entire parcel

PREVIOUS ZONING OR S.U.P.:

- 1947 Zoned Agriculture
- 12/76 SUP approved for motorcycle shop
- 10/78 Expansion of convenience store
- 08/81 SUP approved for body and fender shop
- 08/85 SUP approved for auto service and repair shop
- 12/85 SUP denied for used car lot and appliance repair
- 12/90 SUP approved to add alternator repair and wrecker service with a vehicle storage area
- 03/07 Existing SUP transferred to Jarrett, Joseph, and Dirk Gold
- 03/07 SUP approved for addition to building, increase parking lot, and relocate the vehicle storage area
- 09/08 SUP approved to enlarge the fenced vehicle storage area and have display and sales of vehicles
- 02/15 SUP approved to construct a larger fenced vehicle storage

LAND USE MAPS:

Community Development Area – Low Density Residential

UTILITIES:

Public water and private septic

APPLICANT'S JUSTIFICATION:

To construct a garage addition onto the existing building and to enlarge the existing non-conforming building no closer to the road and to relocate and increase the fenced vehicle storage 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 Health Department advises the owner to locate the existing septic tank and drainfield to verify the new building will be at least 10' from the foundation and that the drainfield will not be under a parking lot. If the number of employees are to increase the owner would need to contact a Professional Engineer to determine if the existing drainfield would be of adequate size to accommodate the proposal.

HIGHWAY DEPARTMENT'S COMMENTS:

The addition, which essentially expands the garage from 2 bays to 6 bays, would be considered a change in use, triggering current access management regulations. The existing entrances violate the access management requirements for spacing, geometrics, and separation from parking areas. In general, like many businesses on widened corridors, the structure is too close to the road to meet every requirement.

VDOT does not object to the proposed use. The access management requirements will need to be addressed via an access management exception request. VDOT will strive to improve access by feasible means while also considering the business needs. If possible, restricting access to a single entrance would be preferred. If proven not to be feasible, the existing entrances may be able to be retrofitted to more closely match current geometric requirements.

SERVICE AUTHORITY'S COMMENTS:

No comments received.

ENGINEERING'S COMMENTS:

Update existing stormwater calculations.

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 applicant lives in Waynesboro.

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

Businesses are more appropriate in Business zoned districts, however, this property has been used for several business uses since 1976, and a motor vehicle garage since 1981.

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 business has direct access to Route 340 and has an existing commercial entrance.

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

The site has adequately and safely accommodated traffic flow from this site since 1976.

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 applicants are currently using the existing building for the motor vehicle garage. They are now requesting to expand the garage.

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 existing garage is approximately 2,300 square feet. The applicants are requesting to construct an addition approximately 3,420 square feet, and to relocate and expand the existing 95' X 54' vehicle impound area to 140' X 135', which is well over 50% accumulated 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 employees reside on site.

Outside display or outside storage of new or used automobile parts is prohibited.

No outside display or storage of 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 existing operating conditions prohibits inoperable vehicles outside the building or screened impound area. The applicant has had inoperable vehicles stored outside the vehicle impound area on numerous inspections. Currently, the property is in compliance.

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 currently have two (2) fenced impound areas, 54' X 95' and 90' X 96'. They are requesting to construct a new 140' X 135' screened storage area and keep the 90' X 96' existing screened storage area.

STAFF RECOMMENDATIONS

The applicants are requesting to construct a 3,420 square foot addition to the existing motor vehicle repair garage and to expand the existing 95' X 54' vehicle storage area to 140' X 135' and to also keep the existing 96' X 90' screened area which is a total of 26,490 square feet of outdoor storage area. The applicants have been operating the motor vehicle garage since they acquired the property in 2007. Since that time, the Board has approved two (2) previous expansions of the screened vehicle storage area in 2008 and 2015. The existing storage areas, 96' X 90' and 95' X 54' currently total 13,770 square feet. The current Special Use Permit requires all inoperable/unlicensed vehicles be kept inside the building or the screened vehicle storage areas. The applicants have been sent numerous letters of violation regarding the keeping of inoperable vehicles outside the screened vehicle storage areas on the property. The applicant feels the additional garage space and extra screened vehicle storage area will provide the needed space to keep the vehicles screened at all times. The existing non-conforming garage does not meet the current front setback requirement. The applicants would like to also expand an existing 5' X 20' storage room to 8' X 20' no closer to the road than the existing office area as shown on the sketch plan.

Staff has concerns regarding the size of the expansions requested as this request will allow the building and fenced storage area to cover almost one half of the property that is zoned General Agriculture and is surrounded by existing homes. However, more indoor garage space and a larger screened area would give the applicant more room to keep the inoperable vehicles and vehicles waiting repair out of view. Due to the size of this expansion, if the Board desires to approve the request, Staff would recommend the applicant submit a site plan that would be required if the property was located in a Business zoned district.

Pre-Conditions:

1. Submit site plan meeting the requirements of Section 25-673 "Site Plan Contents" of the Augusta County Zoning Ordinance to be approved by all appropriate departments and/or agencies.
2. Submit a boundary line adjustment to combine Lots 3 and 4.

Operating Conditions:

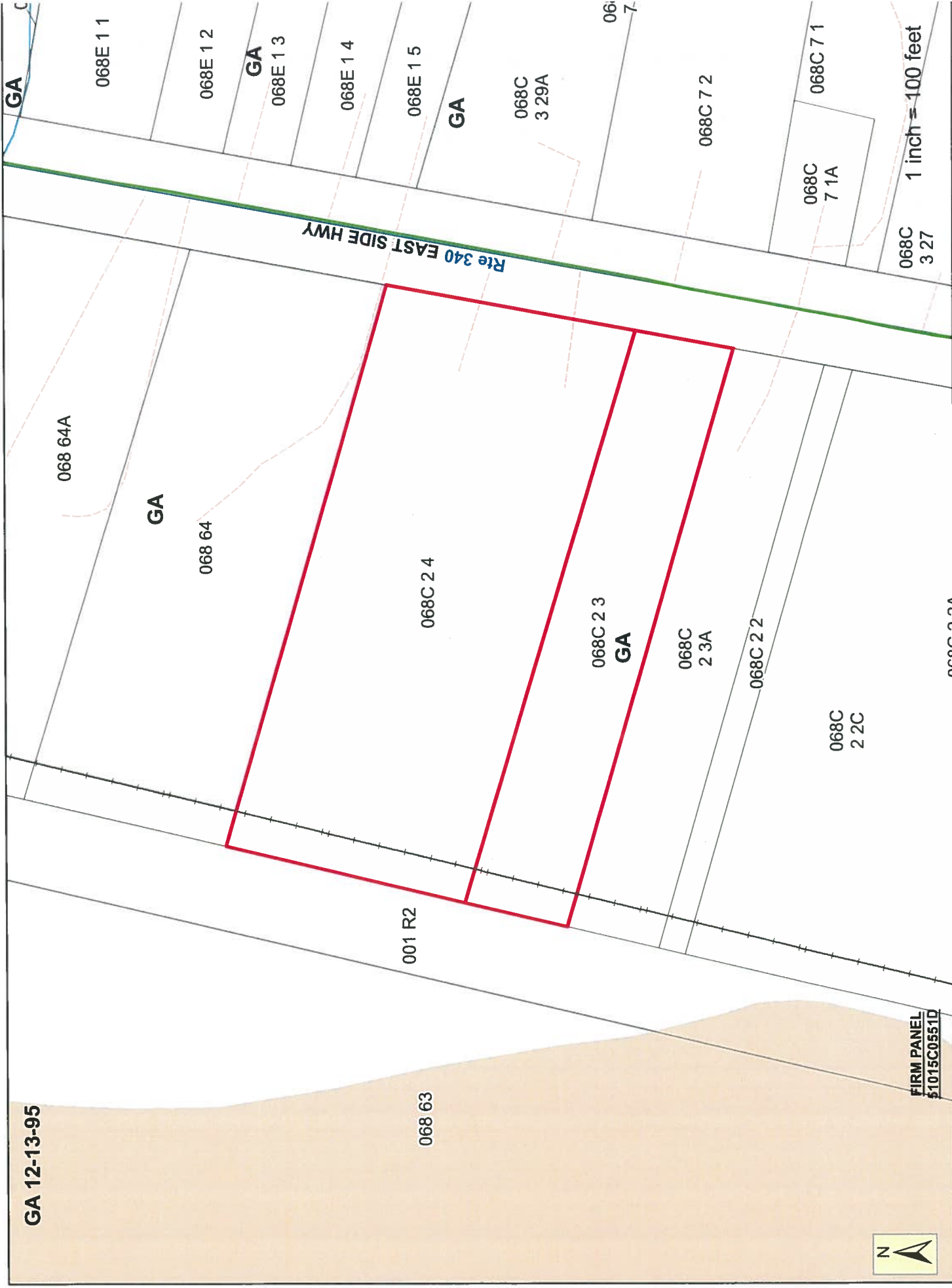
1. Be permitted to construct a 3,420 square foot addition to the existing garage, and to increase the storage room area to 8' X 20', no closer to the road than the existing office as shown on the site plan.
2. Be permitted to construct a new 140' X 135' vehicle storage area screened by an eight (8') foot high opaque vinyl or wooden privacy fence and the fence must be maintained at all times.
3. Be permitted to keep the existing 90' X 96' screened vehicle impound area in the back.
4. All unlicensed or inoperable vehicles must be kept within the building or the two screened vehicles storage areas.
5. No salvaging or parting out of vehicles, or repair work within the two screened vehicle storage areas.
6. Site be kept neat and orderly.
7. Site be inspected every six (6) months.
8. No junk or inoperable vehicles, equipment, or parts of vehicles or equipment be kept outside.
9. Permit be reviewed in a year and renewed if all conditions are met.



Gold Wrench



Goldwrench Enterprises, LLC



FIRM PANEL
51015C0551D

1 inch = 100 feet

Goldwrench Enterprises, LLC



GA 12-13-95

001 R2

068 63

068C24

068C23

068C23A

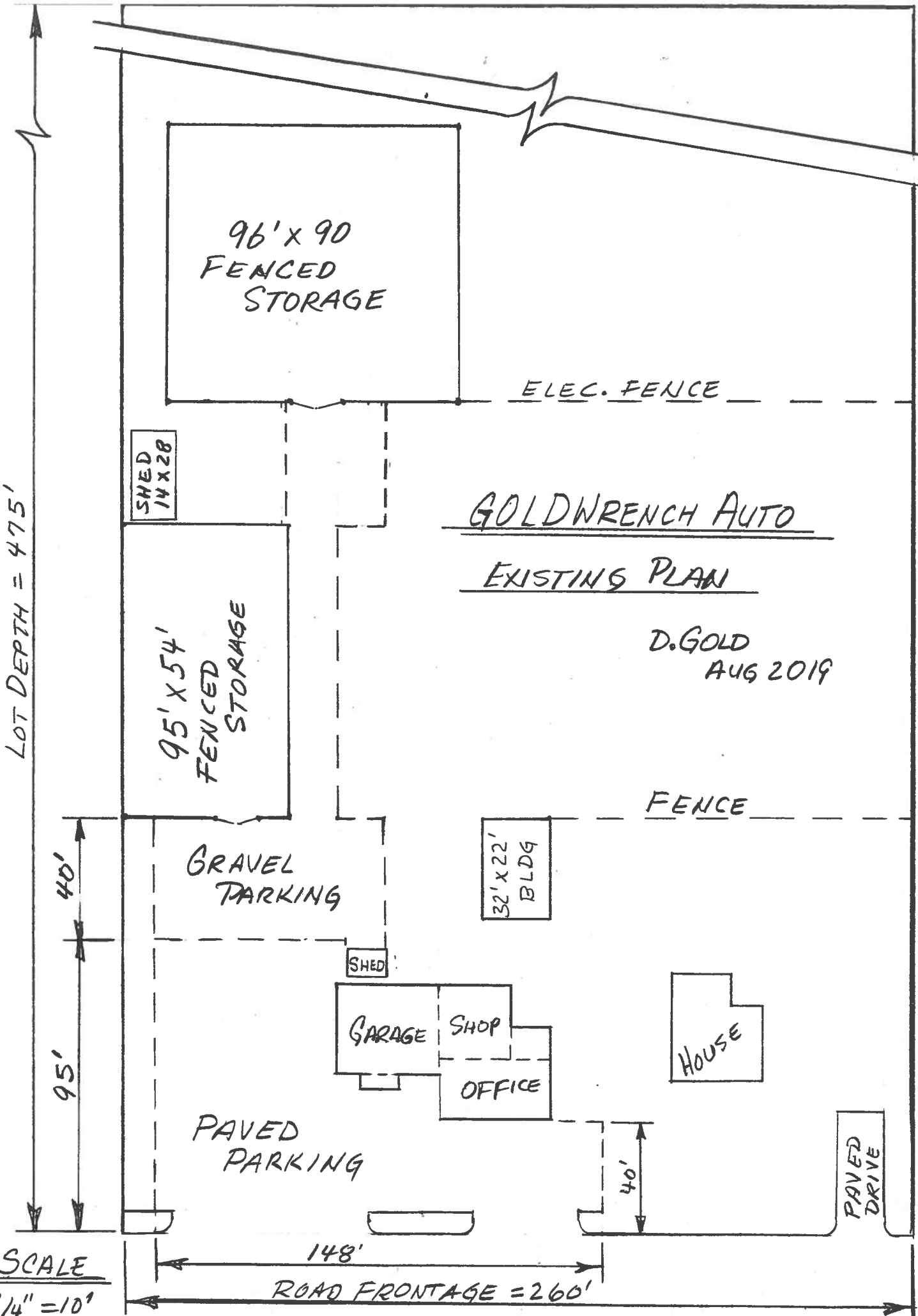
068C22

068C22C

Rte 340 EAST SIDE HWY



FIRM PANEL \$1015C0551D



96' x 90
FENCED
STORAGE

ELEC. FENCE

SHED
14 x 28

GOLDWRENCH AUTO
EXISTING PLAN

D. GOLD
AUG 2019

95' x 54'
FENCED
STORAGE

FENCE

32' x 22'
BLDG

GRAVEL
PARKING

SHED

GARAGE SHOP
OFFICE

HOUSE

PAVED
PARKING

40'

PAVED
DRIVE

LOT DEPTH = 475'

40'

95'

148'

ROAD FRONTAGE = 260'

SCALE
1/4" = 10'

D. GOLD
AUG 2019

GOLDWRENCH AUTO

96' x 90'
FENCED
STORAGE

NEW FENCE (30')

ELEC. FENCE

SHED
14' x 28'

NEW
FENCE
(20')

GRAVEL
STORAGE
AND PARKING

PROPOSED PLAN

- GARAGE ADDITION
3420 SQ. FT.
- INCREASE STORAGE
ROOM 20' x 3'
- ADD FENCING FOR
SECURITY (135')
- INCREASE PAVING
AND GRAVEL
(MAX. 4980 SQ. FT.)

FENCE
RELOCATED

50'

NEW
GATE

NEW FENCE (135')

FENCE

LOT DEPTH = 475'

60'

NEW
PAYEMENT

NEW GARAGE
3420 FT²

64'

32' x 22'
BLDG

95'

22' x 10'

GARAGE

SHOP

HOUSE

20' x 8'

OFFICE

EXISTING
PAVED
PARKING

40'

PAVED
DRIVE

SCALE
1/4" = 10'

148'

ROAD FRONTAGE = 260'

Agenda Item # 7A

EXTENSION OF TIME REQUEST

Date 9/5/19

PROPERTY OWNER:

Troy A. and Melissa L. Sizer-Lewis

APPLICANT:

Same

LOCATION OF PROPERTY:

100 Cider Barn Lane, Stuarts Draft in the Riverheads District

SIZE OF PROPERTY:

11.451 acres

VICINITY ZONING:

General Agriculture surrounds the entire area

PREVIOUS ZONING OR S.U.P.:

12/95 Zoned General Agriculture

LAND USE MAPS:

Rural Conservation Area

UTILITIES:

Private well and septic

APPLICANT'S JUSTIFICATION:

To have weddings and special events

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

STAFF RECOMMENDATIONS:

The applicants are having their first wedding this month. They have not operated; therefore, the septic system has not been installed. They are requesting a one (1) year extension to install the septic system. Staff recommends approval.