



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: November 25, 2020

SUBJECT: Regular Meeting and Viewing

The Regular Meeting of the Augusta County Board of Zoning Appeals will be held on **Thursday, December 3, 2020, 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 in the **Board of Supervisors Conference Room at noon.**

Enclosed are the **November** minutes, the agenda for the 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, December 3, 2020, 1:30 P.M.

1. CALL TO ORDER

2. DETERMINATION OF A QUORUM

3. MINUTES

Approval of the Called and Regular Meeting of November 5, 2020

4. PUBLIC HEARINGS

- A. A request by Kathryn Faulkner, for a Special Use Permit to continue to have short term vacation rentals within the existing dwellings on property owned by Randall Lee or Allison M. Fink, located at 19 and 23 Corey Hill Lane, Staunton in the Pastures District.
- B. A request by Charles B. Alvis, agent for Quarles Petroleum, Inc., for a Special Use Permit to continue to have outdoor storage of three (3) 30,000 gallon bulk fuel storage tanks previously approved on SUP#01-17 on property owned by Dixie Gas and Oil Corporation, located at 229 Lee Highway, Verona in the Beverley Manor District.
- C. A request by Kenneth Ray Bradley, Jr., for a Special Use Permit to have general outdoor storage of equipment and vehicles and to have a trucking and towing business on property owned by Kenneth Ray Bradley, Jr., Inc., located at 391 East Side Highway, Waynesboro in the Wayne District.
- D. A request by Ray and Tammy Manning, for a Special Use Permit to have a tree service business with storage of business vehicles and equipment on property owned by Kenneth Ray Bradley, Jr., located at 839 East Side Highway, Waynesboro in the Middle River District.
- E. A request by Monica L. Rutledge, for a Special Use Permit to amend operating conditions #3 and #4 of permit #17-24 and #18-24 to increase the number of attendees to 200 and be allowed to have events more than three (3) weekends per month on property she owns, located at 1808 Parkersburg Turnpike, Swoope in the Pastures District.
- F. A request by Zane M. or Katherine P. Houff, for a Special Use Permit to have weddings and special events on property they own, located at 2914 Lee Highway, Mount Sidney in the North River District.
- G. A request by John H. Foote, agent for Sun Shenandoah Acres RV, LLC, for a Special Use Permit to continue the existing short term and extended stay campground and to continue to rent out for recreational use the two bedroom cottages, two (2) three bedroom cottages, fourteen (14) room lodges and to continue to have a seasonal restaurant within the beach house on property

owned by SA Holdco, LLC, located at 256 and 348 Lake Road, Stuarts Draft in the South River District.

5. OLD BUSINESS

6. MATTERS TO BE PRESENTED BY THE PUBLIC

7. MATTERS TO BE PRESENTED BY THE ZONING ADMINISTRATOR

- A. A request by Kent or Amy Shull, for a Special Use Permit to have a short term vacation rental on property they own, located at 1370 Parkersburg Turnpike, Swoope in the Pastures District. – **SIX MONTH EXTENSION OF TIME REQUEST**

- B. A request by William E. Sipe, Jr., for a Special Use Permit to have weddings and special events on property he owns, located at 473 Hatchery Road, Grottoes in the Middle River District. – **CANCEL SPECIAL USE PERMIT**

- C. A request by Loren Conner, agent for Five Stars, LLC, for a Special Use Permit to have an apartment within a pre-1980 structure on property owned by Five Stars, LLC, located at 1785 Lee Highway, Fort Defiance in the North River District. – **CANCEL SPECIAL USE PERMIT**

- D. 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. – **ONE YEAR EXTENSION OF TIME REQUEST**

8. STAFF REPORT

20-5	William F. or Judie S. Croft
20-6	Ronnie or Sandra Morris
20-7	Robert L. VanBuren, Sr.

9. ADJOURNMENT

Agenda Item # 4A
Date 12/3/2020

PROPERTY OWNER:
Randall Lee or Allison M. Fink

APPLICANT:
Kathryn Faulkner

LOCATION OF PROPERTY:
19 and 23 Corey Hill Lane, Staunton in the Pastures District

SIZE OF PROPERTY:
7.035 acres

VICINITY ZONING:
General Agriculture surrounds the entire parcel

PREVIOUS ZONING OR S.U.P.:
12/95 Zoned General Agriculture
07/17 SUP approved to have a bed and breakfast and to use an existing cabin as a vacation home

LAND USE MAPS:
Community Development Area – Low Density Residential

UTILITIES:
Private well and public water

APPLICANT'S JUSTIFICATION:
To continue to have short term vacation rentals within the existing dwellings

PLANNING COMMISSION'S COMMENTS:
No comments.

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

HEALTH DEPARTMENT'S COMMENTS:
The property has an approved drainfield to serve 2 - 1 BR Cottages.

HIGHWAY DEPARTMENT'S COMMENTS:
This request is only for a change in user. VDOT has no objection to the request.

SERVICE AUTHORITY'S COMMENTS:

1. 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.

2. 19 Corey Hill Lane is a current Service Authority water only customer. 23 Corey Hill Lane is not currently connected to the public water system. If the applicant wishes to have public water service for 23 Corey Lane, it must have a separate paid water connection with the Service Authority.
3. There is an existing 8" waterline along Middlebrook Road across from the subject parcel.
4. There is no public sewer available in the area of the subject parcel.

ENGINEERING'S COMMENTS:

No additional disturbance or impervious areas shown. No permit required as long as both are less than 10,000 sf.

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

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

The applicants are proposing to lease one (1) bedroom in the principal dwelling.

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

There are two (2) one (1) bedroom accessory dwelling units leased for short term vacation approved in 2017.

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

The parcel contains 7.035 acres.

The owner of record or a facility operator personally resides in the principal dwelling or accessory dwelling unit.

The applicant will reside in the principal dwelling.

The owner of record shall provide to the Zoning Administrator proof of the current lease agreement between the owner and facility operator as a pre-condition of the permit. The owner shall submit subsequent lease agreements, within 10 days of signature, when the lessee changes.

No lease agreement needed.

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

No permits are required. No expansions or changes are requested.

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

There is an existing septic for the principal dwelling and a new septic was installed in 2018 for the two (2) one (1) bedroom cabins.

All parking shall be accommodated on-site.

All parking is located on-site.

STAFF RECOMMENDATIONS

The applicant is purchasing the property and would like to continue leasing one (1) bedroom in the principal dwelling and the two (2) one (1) bedroom units the Board approved in 2017. The applicant will reside in the principal dwelling and no meals will be provided. Staff feels the continuation of the short term vacation rental would not be out of character and would recommend approval with the following conditions:

Pre-Conditions:

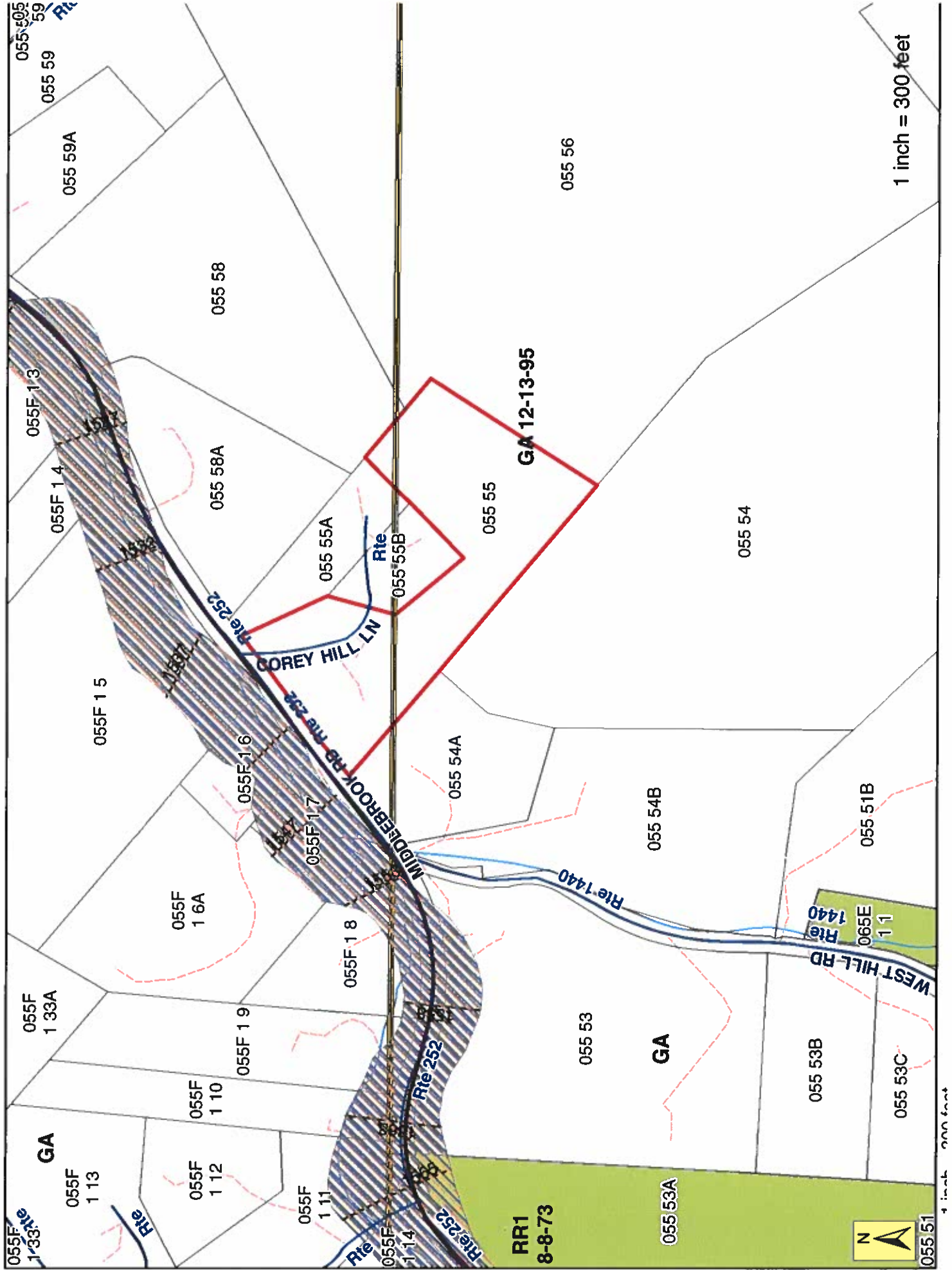
None

Operating Conditions:

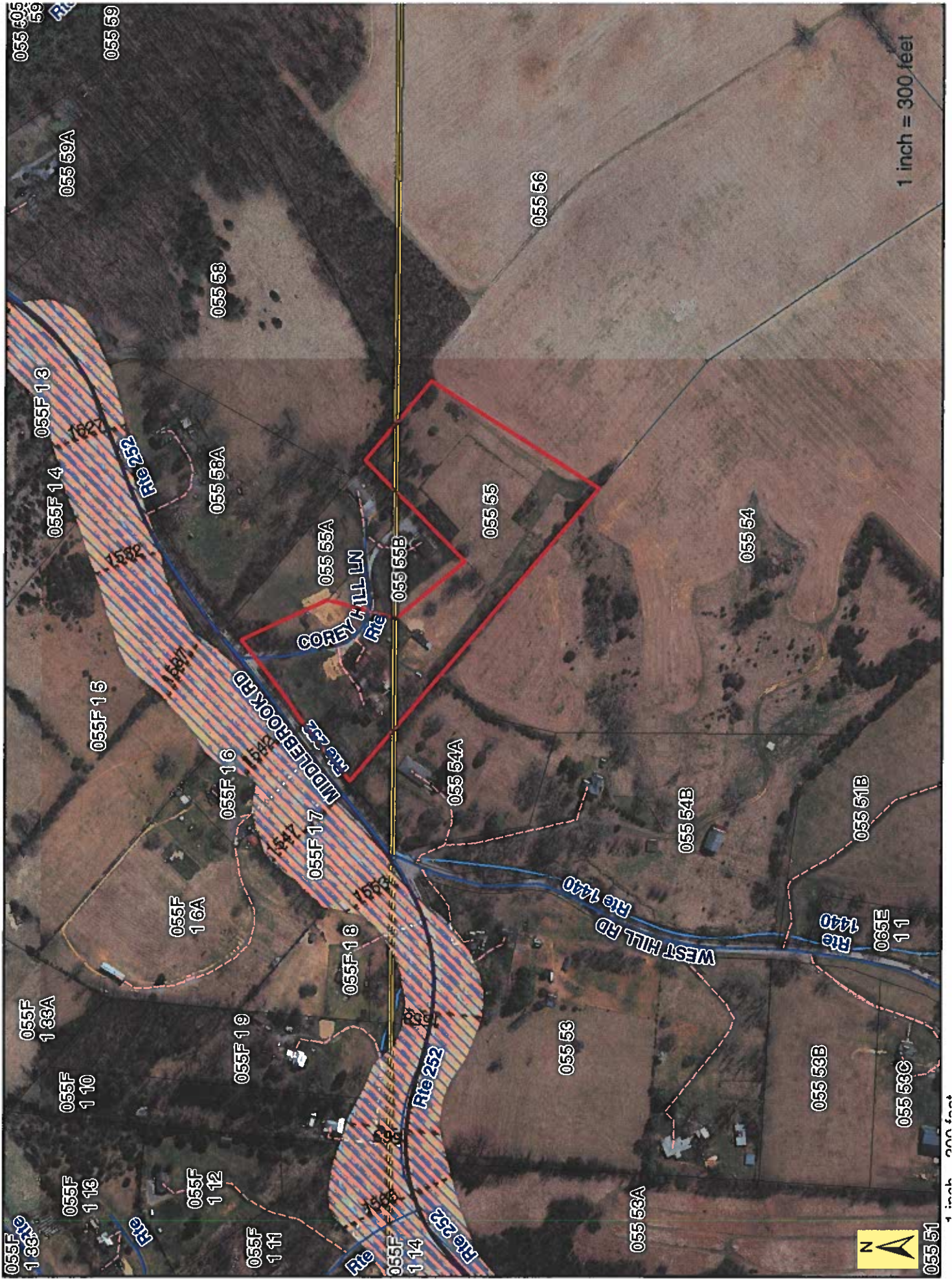
1. Be permitted to lease one (1) bedroom in the principal dwelling for short term vacations.
2. Be permitted to lease the two (2) one (1) bedroom detached accessory dwelling units for short term vacations.
3. Applicant must reside on premises.



Fink



Fink



055 51

Fink



Feet

Agenda Item # 4B
Date 12/3/2020

PROPERTY OWNER:
Dixie Gas and Oil Corporation

APPLICANT:
Charles B. Alvis, agent for Quarles Petroleum, Inc.

LOCATION OF PROPERTY:
229 Lee Highway, Verona in the Beverley Manor District

SIZE OF PROPERTY:
5.598 acres

VICINITY ZONING:
General Business surrounds the entire parcel

PREVIOUS ZONING OR S.U.P.:
04/55 Zoned General Business
03/01 SUP approved to install three (3) 30,000 gallon bulk fuel storage tanks

LAND USE MAPS:
Urban Service Area – Business

UTILITIES:
Public water and sewer

APPLICANT'S JUSTIFICATION:
To continue to have outdoor storage of three (3) 30,000 gallon bulk fuel storage tanks previously approved on SUP#01-17

PLANNING COMMISSION'S COMMENTS:
No comments.

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

HEALTH DEPARTMENT'S COMMENTS:
The Health Department has no comments.

HIGHWAY DEPARTMENT'S COMMENTS:
This request is only for a change in user. VDOT has no objection to the request.

SERVICE AUTHORITY'S COMMENTS:
The proposed use has no impact on the public utilities. However, the Service Authority would like to advise the applicant that there are public sewer mains located on the subject property.

ENGINEERING'S COMMENTS:

Proposal is to continue operations in accordance with existing site plan, no additional disturbance or impervious areas shown. No permit required as long as both are less than 10,000 sf.

SECTION 25-304F - BUSINESS SUPPORT BUSINESSES

The business and anticipated enlargements thereof will be appropriate for the business area in which it is to be located.

The business has been operating from this location since the 50's and has always stored bulk fuel onsite.

All buildings, structures and operations will be setback at least five hundred feet (500') from all residentially zoned areas, unless the board of zoning appeals is satisfied that proposed soundproofing and other barriers will adequately protect neighboring properties from noise, light, dust, odor, and vibrations. Nothing herein shall be deemed to limit the ability of the board of zoning appeals to require larger setbacks when necessary to adequately protect neighboring properties.

This ordinance requirement was adopted in 2003. All buildings, structures and operations were approved prior to the ordinance change. The bulk fuel storage tanks installed in 2001 are over five hundred (500') feet from Residential zoned property.

All buildings, structures and operations will be setback at least one hundred feet (100') from all property lines unless the board of zoning appeals determines that greater setbacks are necessary to adequately protect neighboring properties.

This ordinance requirement was adopted in 2003. All buildings, structures and operations were approved prior to the ordinance change.

STAFF RECOMMENDATIONS

The applicants purchased the property and were not aware the Special Use Permit to have outdoor storage of bulk fuel storage tanks approved in 2001 was issued non-transferrable to Dixie Gas and Oil Corporation. Due to the fact the business has been operating from this location since the 1950's and has stored bulk fuel, staff recommends approval of the request.

Pre-Conditions:

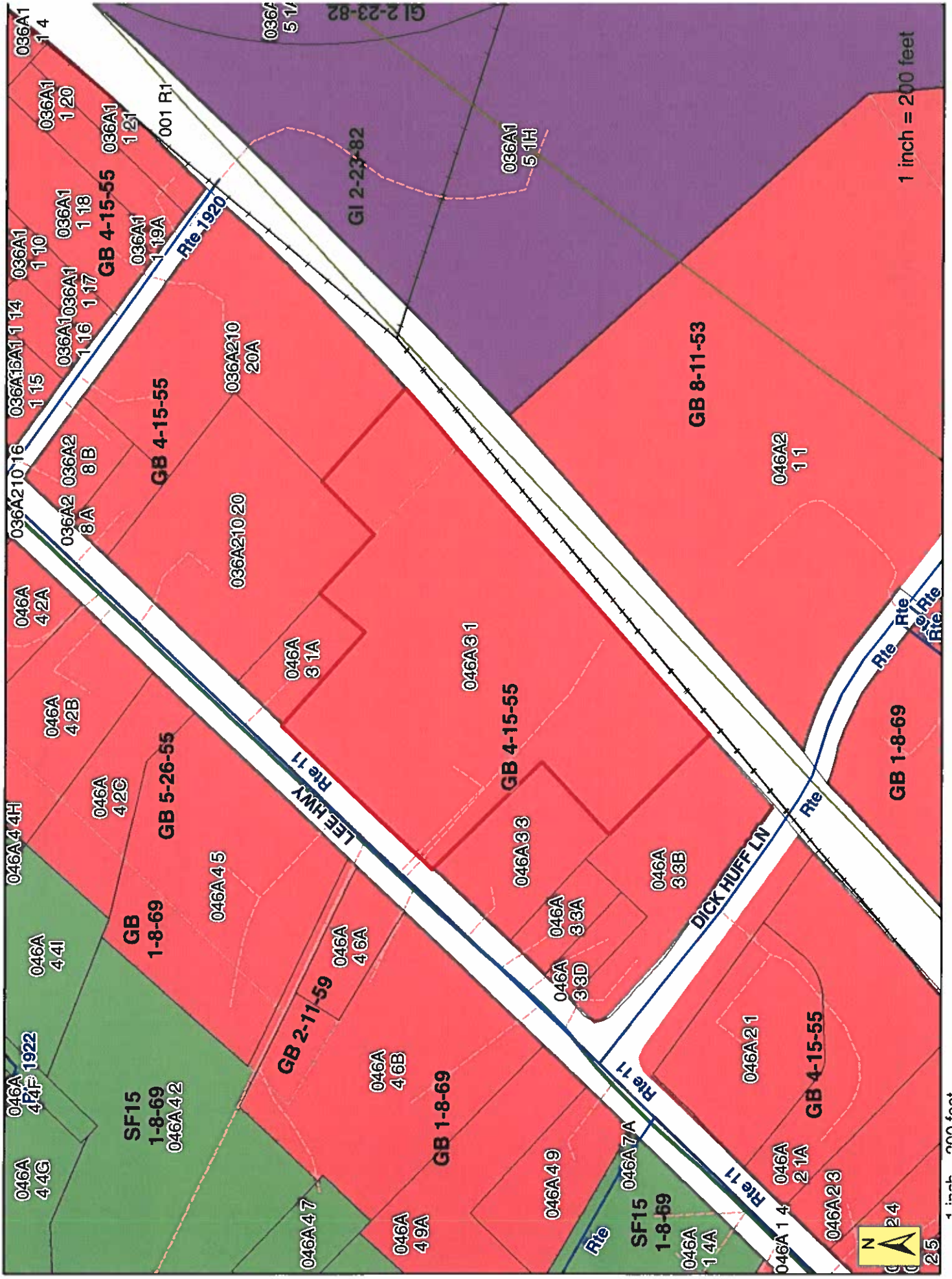
None

Operating Conditions:

None



Dixie Gas and Oil Corp.



1 inch = 200 feet



24

25

Dixie Gas and Oil Corp.



1 inch = 200 feet



25 016A24
1 inch = 200 feet

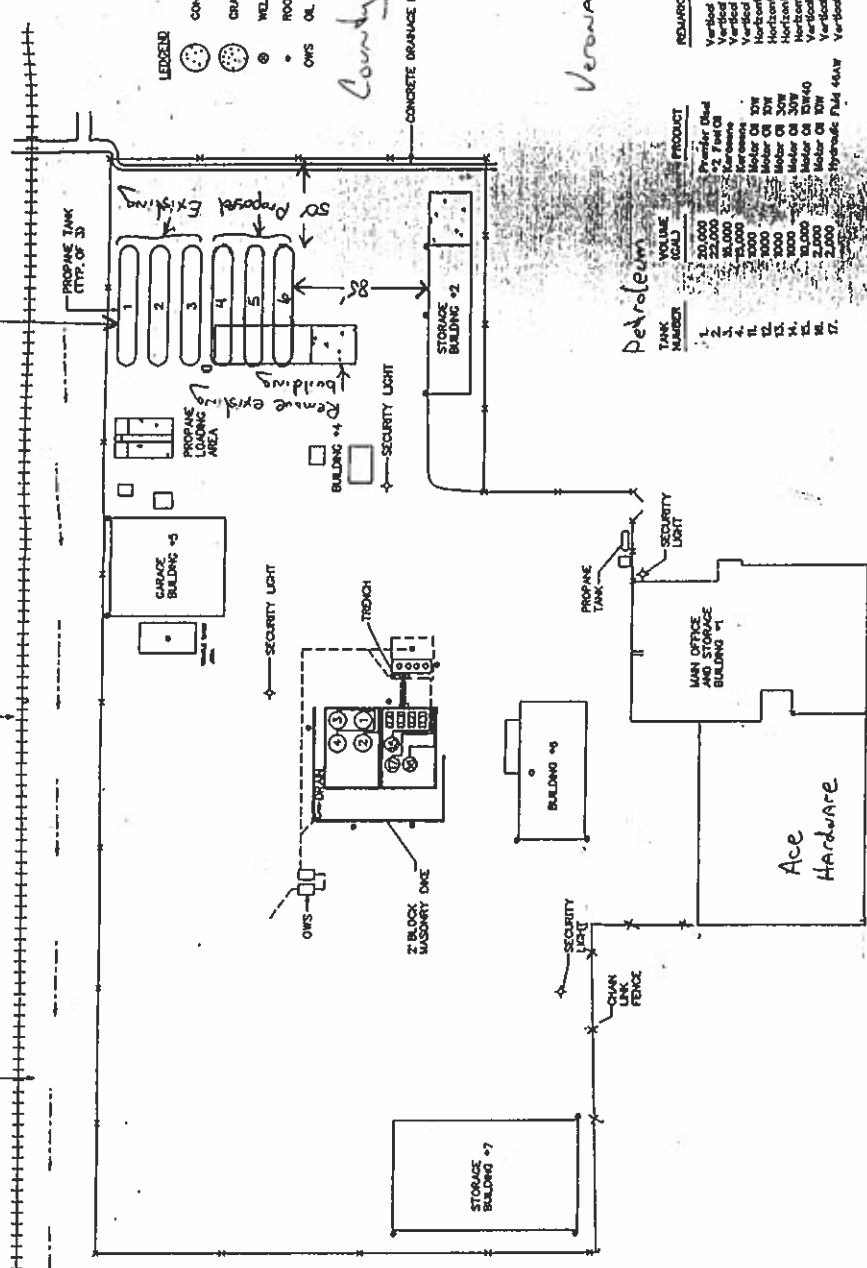
11

To County Bldg

County of Augusta

SW RAILROAD

DRAINAGE DITCH



- LEDGERS
- CONCRETE
- GRAVEL
- WELLS
- ROOF DRAINS
- OIL WATER SEPARATOR

County of Augusta

Verona Land LLC

Petroleum

TANK NUMBER	VOLUME (GALL)	PRODUCT
1	20,000	Petroleum Dist
2	20,000	Gas Fuel Oil
3	20,000	Kerosene
4	20,000	Motor Oil 15W
5	20,000	Motor Oil 20W
6	20,000	Motor Oil 30W
7	20,000	Motor Oil 40W
8	20,000	Motor Oil 50W
9	20,000	Motor Oil 60W
10	20,000	Hydraulic Fluid 46AW

- Propane**
- 30,000 gallon
 - 30,000 gallon
 - 30,000 gallon

IMEC ENGINEERS
 1700 W. BAYVIEW ROAD
 LITTLETON, VIRGINIA 24102

REV: EBR DATE 12/13/95 Scale: Typical/Detail Drawn by: JCM

Route 11

Wm Edwards

Gene + Natalie Harvey

PROPERTY OWNER:
Kenneth Ray Bradley, Jr., Inc.

Agenda Item # 4C
Date 12/3/2020

APPLICANT:
Kenneth Ray Bradley, Jr.

LOCATION OF PROPERTY:
391 East Side Highway, Waynesboro in the Wayne District

SIZE OF PROPERTY:
7.863 acres

VICINITY ZONING:
General Agriculture surrounds the entire parcel

PREVIOUS ZONING OR S.U.P.:
12/95 Zoned General Agriculture
10/13 SUP approved for outdoor storage of rock, millings, concrete
11/14 SUP approved to amend operating conditions
09/18 Zoned General Business
07/19 SUP approved to have a concrete storage yard

LAND USE MAPS:
Urban Service Area – Community Mixed Use

UTILITIES:
Public water and private septic

APPLICANT'S JUSTIFICATION:
To have general outdoor storage of equipment and vehicles and to have a trucking and towing business

PLANNING COMMISSION'S COMMENTS:
No comments.

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

HEALTH DEPARTMENT'S COMMENTS:
The site has an installed septic system however final approvals have not been given due to needing required inspection paperwork. Once final approval is given the Health Department will have no issues as long as the business is operated as described.

HIGHWAY DEPARTMENT'S COMMENTS:
The parcel is served by an existing paved commercial entrance. VDOT has no objection to the request.

SERVICE AUTHORITY'S COMMENTS:

1. 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.
2. 391 East Side Highway is a current Service Authority water only customer. If the building is expanded or fixtures are added, a meter sizing form must be provided to the Service Authority. If the meter size needs to change, costs would apply in accordance with the published rate schedule.
3. There is an existing 12" and 8" waterline along East Side Highway fronting the subject parcel.
4. There is no public sewer available in the area of the subject parcel.

ENGINEERING'S COMMENTS:

Activity associated with this expansion, when coupled with existing extensive graveled area and accessory buildings, appears to exceed 10,000 sf. A required BMP for the existing improvements already on this site has not yet been completed. The existing SWM plan should be revisited to consider this new use, all parking areas should be considered as impervious. The existing site plan will need to be updated as well.

SECTION 25-304B - GENERAL OUTDOOR STORAGE AND SECTION 25-304F - BUSINESS SUPPORT BUSINESSES

A site plan is filed meeting the requirements of division J article LXVII "Site Plan Review", approved and followed which clearly delineates the areas intended for outdoor storage and complies with the requirements of this chapter.

The applicant submitted a site plan showing the outdoor storage area. There is an existing site plan on file for offices.

On-site traffic flow will adequately and safely accommodate all traffic to and from the public highways. Aisleways will be appropriate for the anticipated vehicular and pedestrian traffic.

The 7.863 acre site and the two (2) existing entrances have safely and adequately accommodated traffic to and from the public highways.

Outdoor storage areas will not interfere with convenient, easily accessible parking for the public. Areas delineated on the site plan for parking or aisleways may not be used for outdoor storage.

All parking and aisleways are accessible. No required parking will be used for outdoor storage.

Outdoor storage areas will be proportionately appropriate in size and scope to the nature of the business. Financial considerations alone will not justify the failure to use inside storage.

The outdoor storage area covers a large portion of the property. The storage area is screened by a privacy fence.

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

The existing office building meets all setback requirements.

Items not displayed for sale or lease shall be fully shielded or screened from view unless the board of zoning appeals determines that fully shielding or screening is not necessary. Opaque screening, including fencing and landscaping, shall be appropriate to ensure compatibility with neighboring properties, taking into account the proper location of aiseways and gates and the compatibility of screening materials with the materials utilized in the principal buildings on site. Fencing or screening shall be maintained in a good state of repair. Chain-link fencing with slats inserted is not acceptable for this screening. Gates shall remain closed except when goods are moved to and from the enclosed area.

The storage area will be screened by an existing opaque privacy fence.

There is an adequate plan for outdoor lighting showing the location of lights and shielding devices or other equipment to prevent unreasonable glow beyond the site. Any such outdoor lighting shall otherwise comply with the provisions of article VI of division I of this chapter.

No new lighting is proposed.

Items to be stored outside may not be items normally and customarily kept inside.

The applicant will be storing trailers and equipment accessory to the trucking business.

The business and anticipated enlargements thereof will be appropriate for the business area in which it is to be located.

The proposed trucking/towing business and outdoor storage screened from public view should be appropriate for the business area.

All buildings, structures and operations will be setback at least five hundred feet (500') from all residentially zoned areas, unless the board of zoning appeals is satisfied that proposed soundproofing and other barriers will adequately protect neighboring properties from noise, light, dust, odor, and vibrations. Nothing herein shall be deemed to limit the ability of the board of zoning appeals to require larger setbacks when necessary to adequately protect neighboring properties.

There are no residentially zoned properties adjacent to the parcel.

All buildings, structures and operations will be setback at least one hundred feet (100') from all property lines unless the board of zoning appeals determines that greater setbacks are necessary to adequately protect neighboring properties.

The existing buildings, structures and the outdoor storage area will be one hundred (100') feet from all property lines as show on the site plan.

STAFF RECOMMENDATIONS

The applicant is requesting to have outdoor storage of semi-tractors, trailers, dump trucks and equipment in conjunction with his trucking and towing business. The applicant is proposing no more than twenty (20) commercial vehicles and trailers onsite. There is a large screened area on the property that was used as a contractor storage yard for the Dominion transmission upgrade. The contractors have finished working on the transmission lines and have moved all vehicles and equipment offsite, therefore, the applicant would like to utilize the area for personal equipment and vehicles. If the Board feels the request would be appropriate and desires to approve the request, staff would recommend the following conditions:

Pre-Conditions:

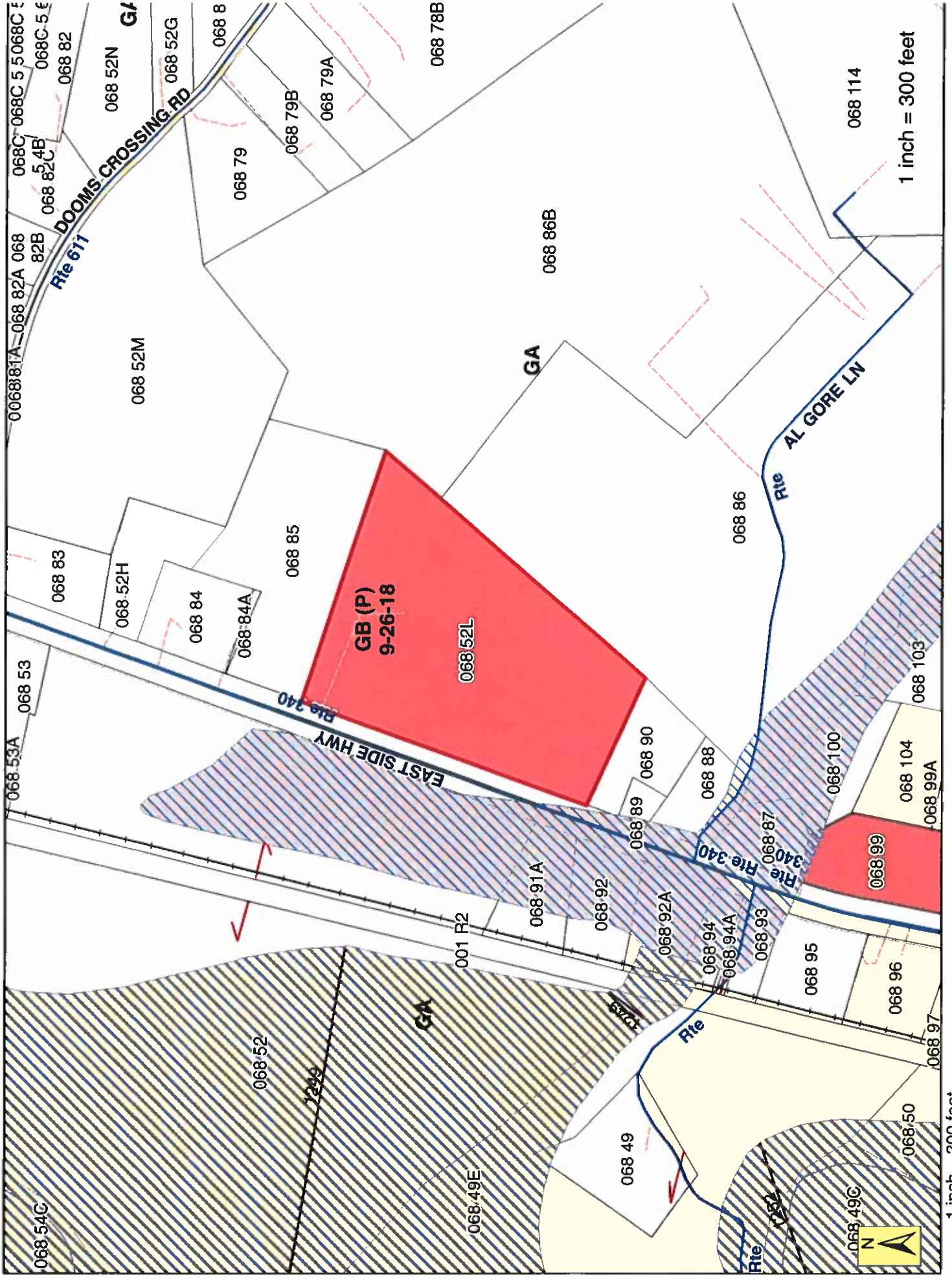
1. Submit updated Erosion and Sediment Control and Stormwater Management Plan.
2. Obtain Health Department approval and provide a copy to Community Development.

Operating Conditions:

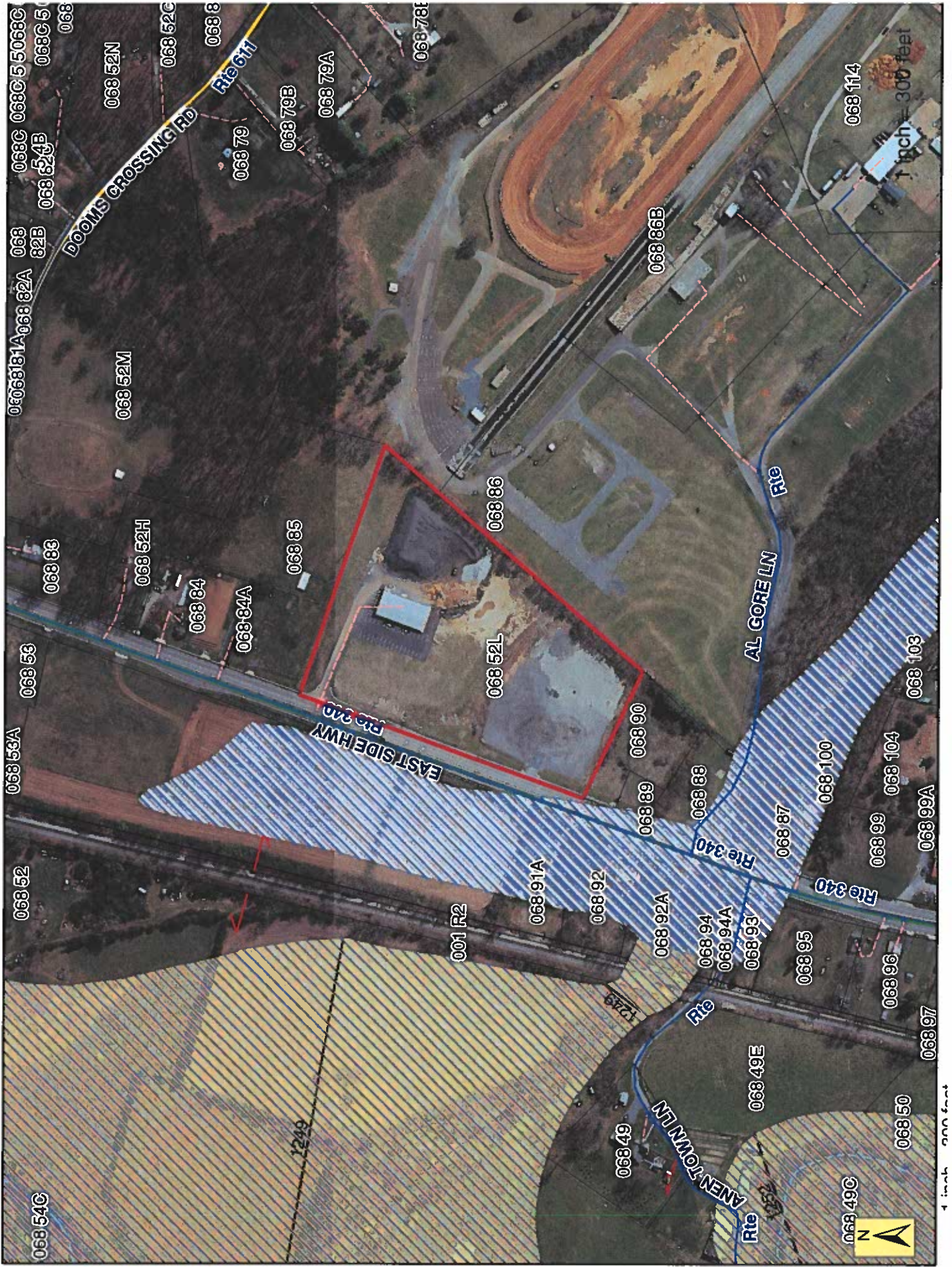
1. Be limited to twenty (20) semi-tractors, trailers and dump trucks kept in the designated area shown on the site plan.
2. All outdoor storage be kept in the designated areas shown on the site plan.
3. The opaque privacy fence must be maintained at all times.
4. No junk or inoperable vehicles, equipment or parts of vehicles or equipment be kept outside.
5. Site be kept neat and orderly.



Kenneth Ray Bradley, Jr., Inc.



Kenneth Ray Bradley, Jr., Inc.



1 inch = 300 feet

Agenda Item # 4D
Date 12/3/2020

PROPERTY OWNER:
Kenneth Ray Bradley, Jr.

APPLICANT:
Ray and Tammy Manning

LOCATION OF PROPERTY:
839 East Side Highway, Waynesboro in the Middle River District

SIZE OF PROPERTY:
5.008 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 a tree service business with 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:
If the business has any employees onsite that do not live within the existing home, then a proper sewage disposal system will be needed to accommodate those employees. The applicant is advised to seek the services of a private onsite soil consultant and/or Professional Engineer for septic system design.

HIGHWAY DEPARTMENT'S COMMENTS:
The site is currently served by two gravel entrances that connect via a circular drive. Either entrance meets sight distance requirements for a low volume commercial entrance; however, the southernmost entrance has a skew, acting essentially as a right-in only entrance. VDOT recommends that the business primarily use the northern entrance. The total cumulative use at the site is limited to fifty vehicle trips per day (enter + exit). Otherwise, VDOT has no objection to the proposed use.

SERVICE AUTHORITY'S COMMENTS:

1. 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.
2. 839 East Side Highway is a current Service Authority water only customer. If the building is expanded or fixtures are added, a meter sizing form must be provided to the Service Authority. If the meter size needs to change, costs would apply in accordance with the published rate schedule.
3. There is an existing 8" waterline along East Side Highway fronting the subject parcel.
4. There is no public sewer available in the area of the subject parcel.

ENGINEERING'S COMMENTS:

Activity associated with this use, appears to exceed 10,000 sf. While agricultural buildings smaller than 10,000 sf are exempted, when converted to business use with a SUP, improvements since 1991 need to be evaluated for stormwater impact. A complete Stormwater Management Plan is required. Impervious area associated with special use permit activity will be calculated back to 1990 based on documentation available and 1991 aerial photography.

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.

Applicants are requesting to have five (5) licensed vehicles and three (3) licensed trailers parked beside the 25' x 50' metal building. All equipment will be stored inside the existing 25' x 50' building.

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

The applicants reside on the premises.

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

A tree service business should 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.

This property has direct access to East Side Highway via two (2) driveway entrances.

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

The 5.008 acre parcel should safely and adequately accommodate all traffic.

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.

Applicants are using existing buildings. 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 enlargements or expansions are proposed.

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 septic system serving the dwelling. Health Department comments state a septic system will need to be provided for employees.

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

There are fire extinguishers in the building and the commercial vehicles.

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

The designated parking area is approximately 110' from the road.

STAFF RECOMMENDATIONS

The applicants are requesting to have a tree service business within the home and store up to five (5) business vehicles and associated equipment onsite. They would like to use the existing 25' x 50' building for the storage of business equipment. There will be no customer traffic coming to the property and no logs are brought to the site. The applicants are requesting four (4) employees who will come to the property to pick up the business vehicles and leave. Staff feels that a tree service business with limited traffic would not be out of character for the area and recommends approval with the following conditions:

Pre-Condition:

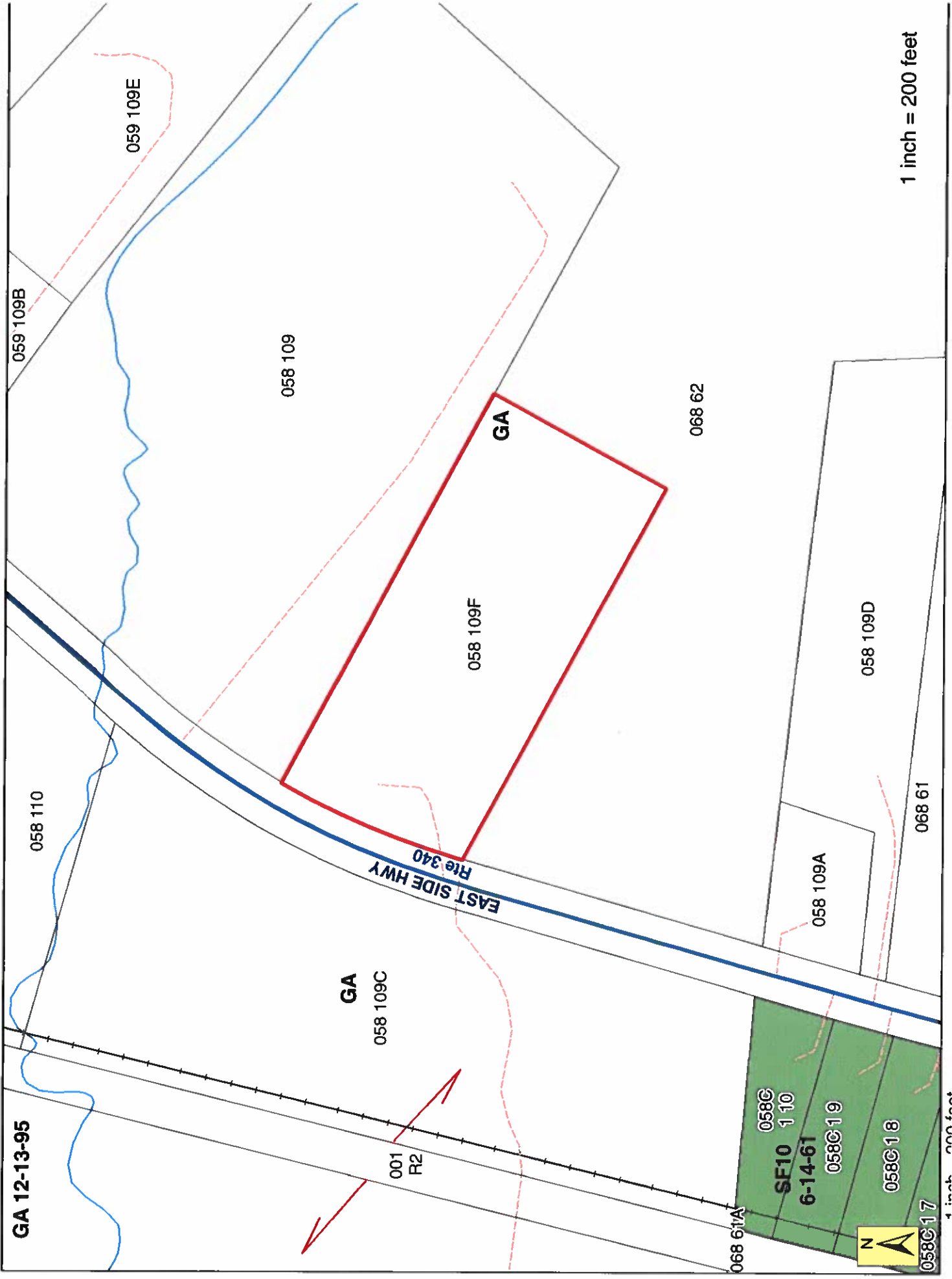
1. Submit a Stormwater Management Plan.

Operating Conditions:

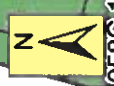
1. Be permitted to have five (5) licensed company vehicles and three (3) trailers kept inside the designated area shown on the BZA sketch.
2. All equipment, machinery, and materials for the business be kept inside the 25' x 50' metal building.
3. Hours of operation be 7:30 a.m. to 7:00 p.m.
4. No employees other than family members unless Health Department approval is obtained and a copy submitted to Community Development and be limited to no more than four (4).
5. No Sunday work.
6. No junk or inoperable vehicles, equipment, or parts of vehicles or equipment be kept outside.
7. Site be kept neat and orderly.



Bradley



1 inch = 200 feet



1 inch = 200 feet

Bradley



1 inch = 200 feet

1 inch = 200 feet



058 62

058 109F

058 109

058
109G

EAST SIDE HWY

058 109G
058 109
058 109F
058 62
Parking for 5 Commercial Vehicles + 4 employee Vehicles | existing gravelled area
Equipment Spred inside the 25x50 Metal building
Bradley

Agenda Item # 4E
Date 12/3/2020

PROPERTY OWNER:
Monica L. Rutledge

APPLICANT:
Same

LOCATION OF PROPERTY:
1808 Parkersburg Turnpike, Swoope in the Pastures District

SIZE OF PROPERTY:
14.663 acres

VICINITY ZONING:
General Agriculture surrounds the entire parcel

PREVIOUS ZONING OR S.U.P.:
12/95 Zoned General Agriculture
06/17 SUP approved to have weddings and special events
04/18 SUP approved to construct a barn and use a portion for weddings and special events and to allow fifty-five (55) events per year and no more than three (3) weekends a month

LAND USE MAPS:
Rural Conservation Area

UTILITIES:
Private well and septic

APPLICANT'S JUSTIFICATION:
To amend operating conditions #3 and #4 of permit #17-24 and #18-24 to increase the number of attendees to 200 and be allowed to have events more than three (3) weekends per month

PLANNING COMMISSION'S COMMENTS:
No comments.

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

HEALTH DEPARTMENT'S COMMENTS:
The Health Department has no issues. The building is served by a DEQ discharge septic system. If any events are planned in the near future we also ask that the applicant abide by the Governor's COVID Executive orders and Phase 3 Guidelines.

HIGHWAY DEPARTMENT'S COMMENTS:

The parcel is served by an existing paved moderate volume commercial entrance that was modified for the previous special use permit(s). VDOT has no objection to the request.

SERVICE AUTHORITY'S COMMENTS:

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

ENGINEERING'S COMMENTS:

No additional disturbance or impervious areas shown, so the existing stormwater plan remains valid. No permit required. If additional impervious areas are added, then the existing plan will need to be updated to reflect the additional areas.

SECTION 25-74T - SPECIAL EVENT FACILITIES AND MEETING PLACES

Special event facilities and meeting places, including but not necessarily limited to: wedding venues, reunion venues, meeting places and other facilities of civic, community service and fraternal organizations, may be permitted by Special Use Permit provided:

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

This is an existing special event facility. The applicant is requesting to amend Operating Conditions #3 and #4 of SUP#17-24 and 18-24 to increase the number of attendees to two hundred (200) and be allowed to have events more than three (3) weekends a month.

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

The applicant has been having weddings and special events on the property since 2017, limited to a maximum of one hundred fifty (150) people and only thirty-five (35) events per year and no more than three (3) per month.

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

This is an existing event facility.

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

The property has direct access onto Parkersburg Turnpike which is a State maintained road.

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

This 14.663 acre property has safely and adequately accommodated all traffic to and from the public highway.

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

There is an existing barn on the property that is used for the special events. No new structures are 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 compatible with neighboring properties.

No enlargements are requested for the existing structure. The applicant is requesting an expansion of the business by increasing the number of attendees from one hundred fifty (150) to two hundred (200) and to increase the number of events to more than three (3) weekends a month, which is not more than a fifty percent (50%) expansion.

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

The building is served by a DEQ discharge septic system.

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

There are smoke detectors and fire extinguishers inside the barn.

STAFF RECOMMENDATIONS

In June 2017, the Board approved a Special Use Permit for weddings and special events outside with an Operating Condition of thirty (30) events per year and a maximum of one hundred fifty (150) people but no more than three (3) weekends a month. The Board granted a Special Use Permit for the applicant to construct a barn and use a portion for weddings and special events and increase the number of events to fifty-five (55) per year and no more than three (3) weekends a month on this property in April 2018.

The applicant is now requesting to increase the number of attendees to two hundred (200) and to be allowed to remove the limitation of no more than three (3) weekends per month. The applicant states she has been contacted by a local church needing a place to hold church services on Sundays, however, this would count as an event and would reduce the number of weddings or other special events held during the month. If the Board desires to approve the request, staff would recommend the following conditions:

Pre-Conditions:

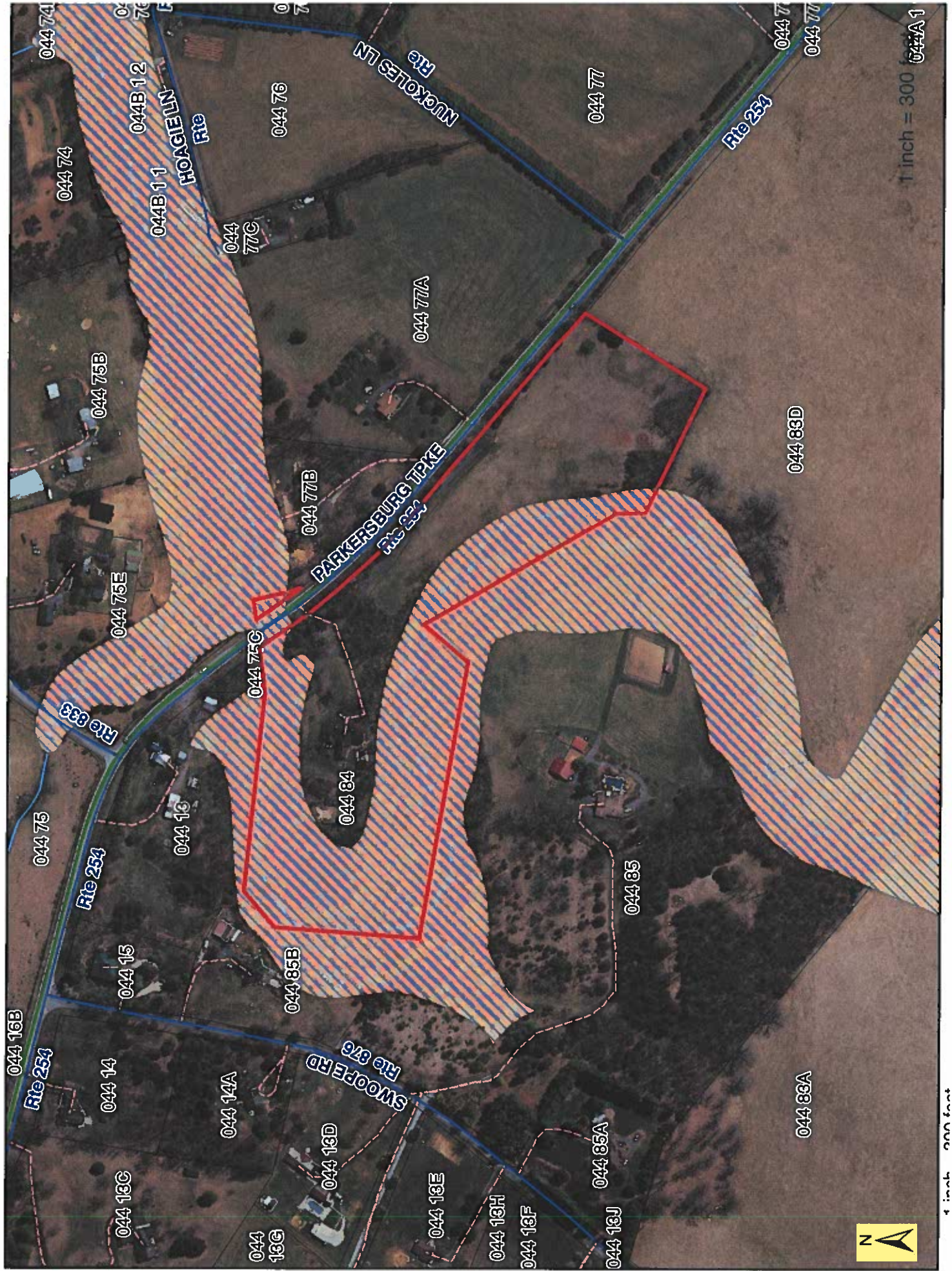
None

Operating Conditions:

1. Be limited to fifty-five (55) events per year.
2. Be limited to a maximum of two hundred (200) persons per event.
3. Large events with a maximum attendance of two hundred (200) people be limited to no more than three (3) weekends per month.
4. No further expansions.
5. All other Operating Conditions of SUP#17-24 and #18-24 remain in effect.



Rutledge



1 inch = 300 feet

1 inch = 300 feet

PROPERTY OWNER:

Zane M. or Katherine P. Houff

Agenda Item # 4F
Date 12/3/2020

APPLICANT:

Same

LOCATION OF PROPERTY:

2914 Lee Highway, Mount Sidney in the North River District

SIZE OF PROPERTY:

8.00 acres

VICINITY ZONING:

General Agriculture surrounds the entire parcel

PREVIOUS ZONING OR S.U.P.:

12/95 Zoned General Agriculture

LAND USE MAPS:

Rural Conservation Area

UTILITIES:

Private well and septic

APPLICANT'S JUSTIFICATION:

To have weddings and special events

PLANNING COMMISSION'S COMMENTS:

No comments.

BUILDING INSPECTOR'S COMMENTS:

After review, our office has no conditions.

HEALTH DEPARTMENT'S COMMENTS:

The applicant will be using an existing building. The building has no plumbing and the applicant plans to use portable toilets. The applicant is advised that at least 1 toilet per 100 people be provided. If any events are planned in the near future we also ask that the applicant abide by the Governor's COVID Executive orders and Phase 3 Guidelines.

HIGHWAY DEPARTMENT'S COMMENTS:

The existing private entrance (PE-1) will need to be upgraded to a moderate volume commercial entrance (paved, 25' radii, 18' to 24' throat width). If approved, VDOT will work with the applicant on the upgrades needed. The existing pillars may be able to remain with the upgrades consisting of only the area between the pillars and the roadway. A VDOT Land Use Permit will be required prior to performing the work.

Since the existing driveway is paved and has adequate sight distance, VDOT would be willing to allow a 12 month grace period to perform the entrance upgrades if the board agrees to such a condition.

SERVICE AUTHORITY'S COMMENTS:

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

ENGINEERING'S COMMENTS:

The proposed parking area to be associated with this use appears to have been added since 1991. While permitted for residential use, when converted to business use with a SUP, improvements since 1991 need to be evaluated for stormwater impact. Impervious area associated with special use permit activity will be calculated back to 1990 based on documentation available and 1991 aerial photography.

SECTION 25-74T - SPECIAL EVENT FACILITIES AND MEETING PLACES

Special event facilities and meeting places, including but not necessarily limited to: wedding venues, reunion venues, meeting places and other facilities of civic, community service and fraternal organizations, may be permitted by Special Use Permit provided:

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

Businesses are more appropriate in Business zoned districts, however, a small wedding and special event facility should be appropriate for agriculture areas.

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

The applicant is requesting fifteen (15) events per year with no more than one hundred twenty-five (125) attendees which could impact the neighboring properties.

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

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

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

The property has direct access to Route 11 which is State maintained.

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

The existing parcels containing a combined acreage of 43.69 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 compatible with neighboring properties.

The applicants will be renovating the existing 30' x 60' garage for receptions.

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

No enlargements or 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 by the Virginia Department of Health.

The existing dwelling is served by an approved sewage disposal system.

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

There will be fire extinguishers onsite and smoke detectors in the garage.

STAFF RECOMMENDATIONS

The applicant is requesting to host up to fifteen (15) events per year with a maximum of one hundred twenty-five (125) attendees. The weddings will typically be held outside and the applicants are proposing to renovate the existing 30' x 60' garage for receptions and other indoor events. The applicant will not be providing food. All events will be catered and the kitchen inside the dwelling can be used when needed. The applicants will be using portable restrooms until permanent facilities can be installed either in the garage or the dwelling. There will be no overnight stays, however, the dwelling can be used the day of the event for changing. No outdoor amplified music is proposed and all events will cease by 10:00 p.m. Staff feels that weddings and special events in a rural setting would not be out of character and would recommend approval of the request with the following conditions:

Pre-Conditions:

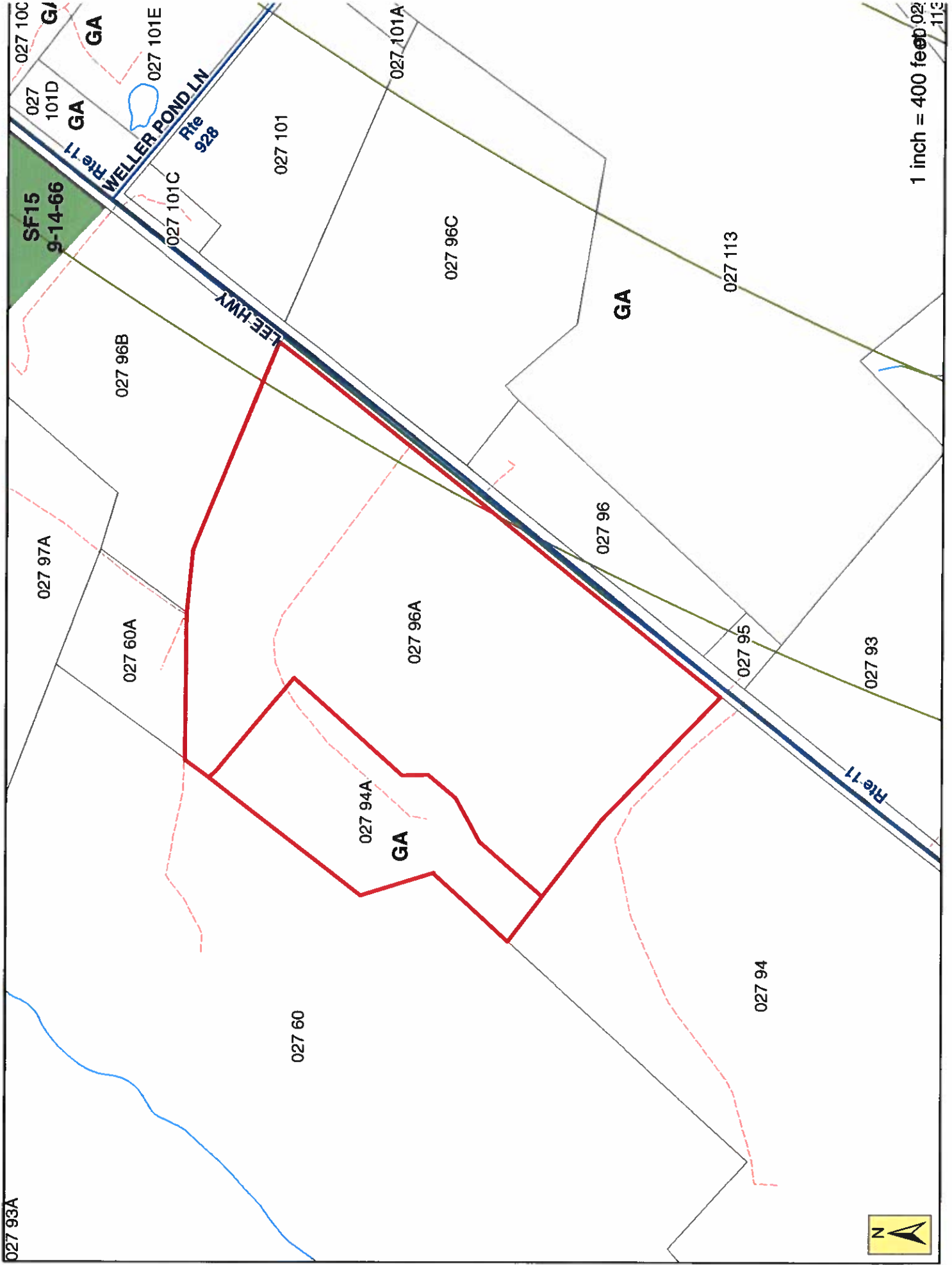
1. Submit Stormwater Management calculations.
2. Obtain VDOT approval and submit to Community Development.

Operating Conditions:

1. Applicant install a sewage treatment system approved by the Health Department within **two (2) years**.
2. Be permitted to operate for **two (2) years** using a portable restroom facility, not including porta-potties, until the septic system and permanent restroom is installed.
3. Be limited to fifteen (15) events per year and no more than three (3) per month.
4. Be limited to a maximum of one hundred twenty-five (125) people per event.
5. No outdoor amplified music.
6. Events to cease by 10:00 p.m. and all persons off the property by 11:00 p.m.
7. Applicant must reside on premises.
8. No junk or inoperable vehicles, equipment, or parts of vehicles or equipment be kept outside.
9. Site be kept neat and orderly.
10. Any new outdoor lights over 3,000 lumens require site plan submittal and must meet the ordinance requirements of Article VI.A Outdoor Lighting.



Houff



1 inch = 400 feet

4 inch 400 feet

Houff



Agenda Item # 4G
Date 12/3/2020

PROPERTY OWNER:
SA Holdco, LLC

APPLICANT:
John H. Foote, agent for Sun Shenandoah Acres RV, LLC

LOCATION OF PROPERTY:
256 and 348 Lake Road, Stuarts Draft in the South River District

SIZE OF PROPERTY:
132.585 acres

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

PREVIOUS ZONING OR S.U.P.:

- 05/95 SUP approved to expand Shenandoah Acres Resort
- 12/95 Zoned General Agriculture
- 03/98 SUP approved to replace the non-conforming beach house
- 05/07 SUP approved to continue rental of cottages, the lodge, roundhouse, and three bedroom house, and use beach house for recreation and social events
- 03/14 SUP approved to continue the facility
- 10/14 SUP approved to reopen back section
- 06/16 SUP approved to expand the existing campground by adding additional full hookup campsites and a seasonal restaurant within the existing beach house
- 12/16 SUP approved to expand the existing campground by adding additional full hook-up sites and reopen an existing site area
- 10/17 SUP approved to expand the existing campground by adding full hook-up and seasonal sites
- 06/18 SUP approved to construct a building for recreational use
- 05/19 SUP approved to add extended stay sites to the existing campground
- 08/19 SUP approved to continue the existing short term and extended stay campground and to continue to rent out for recreational use the two bedroom cottages, two (2) three bedroom cottages, fourteen (14) room lodges and to continue to have a seasonal restaurant within the beach house

LAND USE MAPS:

Urban Service Area – Low Density Residential – Recreational Business

UTILITIES:

Private well, public sewer, and waste dump station

APPLICANT'S JUSTIFICATION:

To continue the existing short term and extended stay campground and to continue to rent out for recreational use the two bedroom cottages, two (2) three bedroom cottages, fourteen (14) room lodges and to continue to have a seasonal restaurant within the beach house

PLANNING COMMISSION'S COMMENTS:

No comments.

BUILDING INSPECTOR'S COMMENTS:

After review, our office has no conditions.

HEALTH DEPARTMENT'S COMMENTS:

The new owner will need to apply with the Health Department for a campground permit, possibly a lodging permit for the cottages and lodge, along with a restaurant permit. The current campground permit and restaurant permit are **NOT** transferable.

The new owner would be advised to contact the Augusta County Health Department to further discuss their plans.

HIGHWAY DEPARTMENT'S COMMENTS:

This request is only for a change in user. VDOT has no objection to the request.

SERVICE AUTHORITY'S COMMENTS:

1. This property is currently a Service Authority sewer only customer.
2. Good Faith, LLC (former owner) is currently under an Agreement dated December 2, 2014, with the Service Authority regarding their sewer service. SA Holdco, LLC will need to abide by the terms of that Agreement prior to any new sewer connections being allowed by the Service Authority as the Agreement states that it "shall be binding upon any successors in title to the property and all owners, lessees, or occupants thereof".
3. The Service Authority requests that the applicant provide a current map of the campground showing the locations and number of current sewer connections within the campground.

ENGINEERING'S COMMENTS:

Proposal is to continue operations in accordance with existing site plan, no additional disturbance or impervious areas shown. No permit required as long as both are less than 10,000 sf.

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

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

This facility has operated for over fifty (50) years and has caused no traffic or crowd control problems.

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

All sites are served by existing sanitation facilities or hooked to public sewer. Trash is picked up on a regular basis.

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

The existing campground complies with Health Department regulations through the Office of Drinking Water.

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

Stuarts Draft Rescue Squad is within two (2) miles of the facility and there are life saving devices at the lake.

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

Facility staff will supervise parking and crowd control. Parking spaces are provided for every rental unit.

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

The Stuarts Draft Fire Department is within two (2) miles of the facility. They have fire extinguishers onsite and smoke detectors in all rental units.

The business meets the requirements of article VI “Outdoor Lighting”.

No new outdoor lights are requested.

There is an adequate plan to ensure that structures, grandstands, tents and amusement devices are constructed and maintained in a manner consistent with appropriate protection of public safety.

All structures meet Building Code requirements.

The campground or park is at least ten (10) acres in size. The minimum acreage required for the permit must be retained in the same ownership for the permit to remain valid. Nothing herein shall be deemed to limit the ability of the board of zoning appeals to require a larger site.

The facility contains 132.585 acres.

The density shall be no more than ten (10) sites per acre. Nothing herein shall be deemed to limit the ability of the board of zoning appeals to limit the density of the campground or park.

There are approximately five hundred (500) campsites. The total number of campsites is below ten (10) sites per acre

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

The campground meets the setback requirement. The lake and several structures were constructed decades before the setback requirement and do not meet the fifty (50') foot perimeter requirement, however, they are legal non-conforming uses.

All sites and facilities within the campground or park shall be served by a public water and sewer system or systems approved by the Virginia Department of Health. In no case shall portable toilets be permitted within a campground for anything more than temporary use defined as no more than four (4) days in any thirty (30) day period of time.

The facility has water and sewer systems approved by the Augusta County Service Authority and the Health Department.

Camp hosts may reside at a campground or park year-round, without regard to guest occupancy time limits. A campground or park may have one camp host per fifty (50) campsites. For purposes of this calculation, the number of campsites shall be rounded up to the next multiple of fifty (50). If a camp host resides in a recreational vehicle, the recreational vehicle must meet the definition of a self-contained unit as set out in § 25-4 and shall connect to an electricity supply and approved water and sewer system.

The campground has one (1) camp host per fifty (50) campsites. All recreational vehicles meet the definition of self-contained unit and are connected to electric and approved systems.

**The operator shall keep a guest register tracking occupancy data for all guests. This information shall be recorded on a standard form provided by the County and shall be made available for inspection on demand; and (Ord. 6/22/11)
The operator of a short-term campground or short-term recreational vehicle park may permit storage of unoccupied recreational vehicles year-round.**

(Ord. 6/22/11)

The operator keeps a guest register 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)

The facility has several entrances that have VDOT approval.

No recreational vehicle or recreational vehicle site may be sold or otherwise conveyed as a separate lot or condominium unit.

No recreational vehicles or recreational vehicle site are sold.

The campground or park may contain campsites that are not extended-stay recreational vehicle sites or extended-stay cabins as defined in § 25-4 if the operator obtains a permit under subsection (N) of this section for a short-term campground or short-term recreational vehicle park. In no case, shall more than 30% of the recreational vehicle sites be occupied by vehicles which are in the park for more than 240 days per calendar year.

The applicant was approved for short term campsites and extended stay campsites. The applicant was limited to thirty-five (35) recreational vehicle sites occupied more than 240 days per calendar year. This is below the 30% requirement.

The operator shall submit to the Zoning Administrator a map of the campground or park (1) showing all campsites, (2) indicating the classification of each campsite as a tent site, short-term cabin, short-term recreational vehicle site, extended-stay cabin, or extended-stay recreational vehicle site, and (3) showing and identifying all other facilities.

Site plans are on file in the Community Development office for each location.

All campsites classified as extended-stay recreational vehicle sites or extended-stay cabins shall be served by: (1) electricity and (2) a water and sewer system approved by the Virginia Department of Health.

All extended stay sites are full hookup sites.

All recreational vehicles occupying extended-stay recreational vehicle sites shall meet the definition of a self-contained unit as set out in § 25-4.

All recreational vehicles meet the definition of self-contained unit.

All recreational vehicles occupying extended-stay recreational vehicle sites shall connect to the site's electricity supply and approved water and sewer system.

All recreational vehicle will be connected to the approved systems.

The operator shall inspect all occupied extended-stay recreational vehicle sites to ensure that the recreational vehicles occupying the sites are properly connected to the site's electricity supply and approved water and sewer system.

The operator ensures all comply with regulations.

The operator shall enforce time limits set out in § 25-4 for guest occupancy for each type of campsite.

The operator enforces time limits for each type of campsite.

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

All year round storage of recreational vehicles are kept in the storage area on the plan.

Other than those occupied by camp hosts, there shall be no additions or structures, including decks, steps, or porches, attached to a recreational vehicle. All recreational vehicles must have a valid license and all wheels must remain on the vehicles.

There are no additions or structures attached to recreational vehicles. All recreational vehicles have valid license and wheels remain on the vehicles.

Private streets shall meet the following standards and specifications:

a. The minimum street width shall be eighteen feet (18'). Street width shall not include curb and gutter and shall meet the requirements of subparagraph 3 of this section.

b. The subbase and the base course shall meet the minimum specifications promulgated by the Virginia Department of Transportation.

c. The surface course may be asphalt or gravel. If asphalt, the surface course shall meet the minimum standards for asphalt surface treatment promulgated by the Virginia Department of Transportation.

d. All banks and ditches shall be appropriately stabilized immediately upon completion of the work in accordance with the minimum standards promulgated pursuant to the Virginia Erosion and Sediment Control Law and Regulations.

e. Streets shall be designed to safely accommodate fire and rescue emergency vehicles.

The campground has an existing entrance. A portion of the campground was established prior to these requirements. The new section known as White Oak meets the new requirements.

STAFF RECOMMENDATIONS

The applicants are purchasing the property and are requesting to continue the current operation of the short term campground and extended stay recreational vehicle park. This request also includes the rental of the two (2) one (1) bedroom cottages, the two (2) three (3) bedroom cottages, the fourteen (14) room lodges and to continue to have a seasonal restaurant within the beach house. The new owners are not requesting any expansions or changes to the existing campground.

The campground was originally started in the 1940's and has provided families with a tourism option for many years. Staff feels the continued operation of this facility is a good use of the property. Staff has received concerns from neighboring properties regarding noise issues from outdoor amplified music, however, businesses are exempt from the decibel requirements of the Noise Ordinance. If the Board desires to approve the request, staff would recommend the following conditions:

Pre-Conditions:

1. Obtain letter of approval from the Service Authority and provide a copy to Community Development.
2. Obtain Health Department Campground Permit and provide a copy to Community Development within **thirty (30) days**.

Operating Conditions:

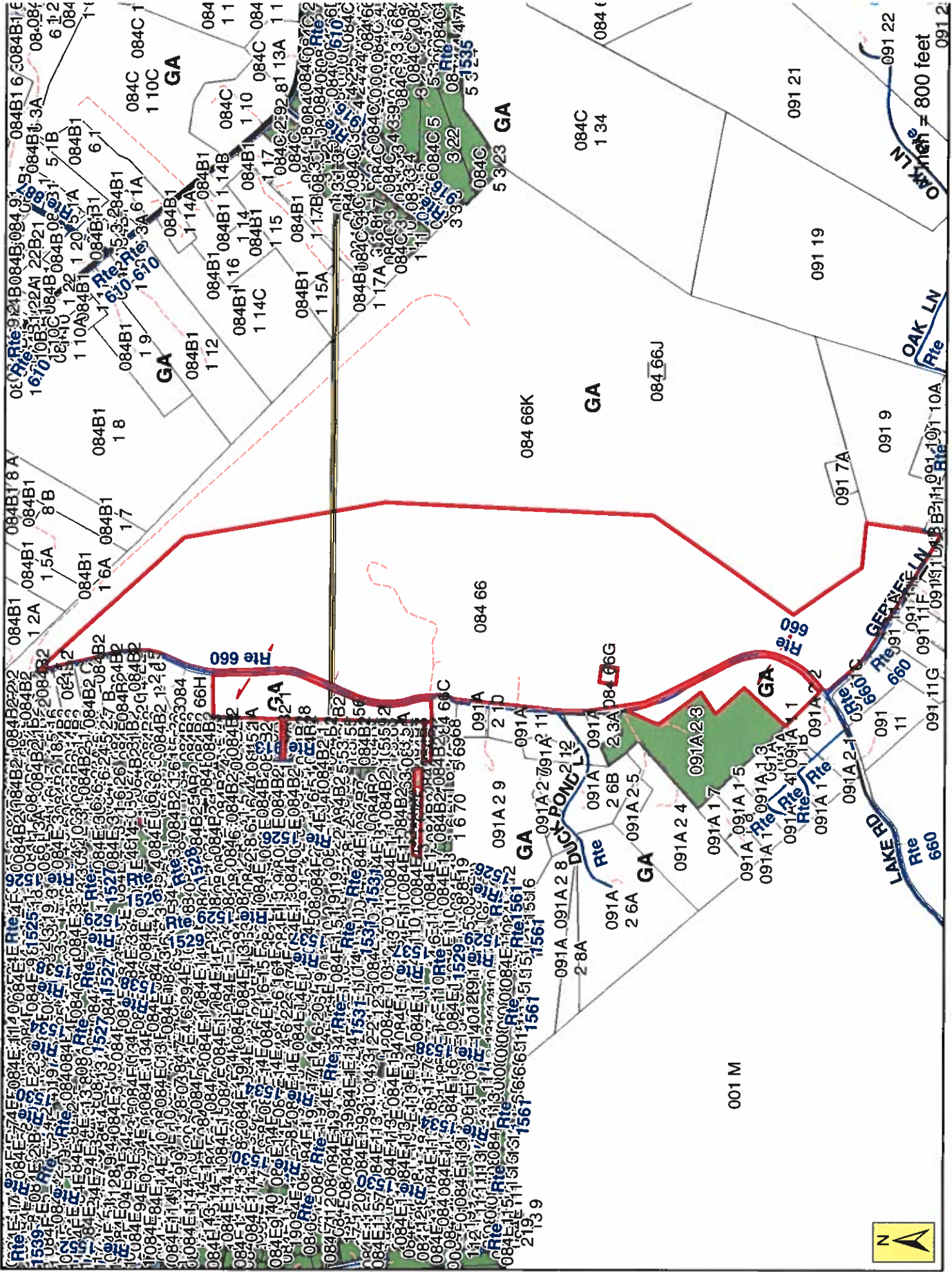
1. Be limited to no more than thirty-five (35) extended stay RV sites occupied more than two hundred forty (240) days in a calendar year, located to the rear of "White Oak" furthest away from the road.
2. Applicant keep a log tracking occupancy data for all sites.
3. No outdoor amplified music after 10:30 p.m. and be limited to no more than one (1) night per week.
4. Obtain yearly outdoor music festival permit.
5. Any new outdoor lights over 3,000 lumens require site plan submittal and must meet the ordinance requirements of Article VI.A Outdoor Lighting.
6. No further expansions.
7. Permit be reviewed in a year and renewed if all of the conditions are met.



LAKE
ENTRANCE

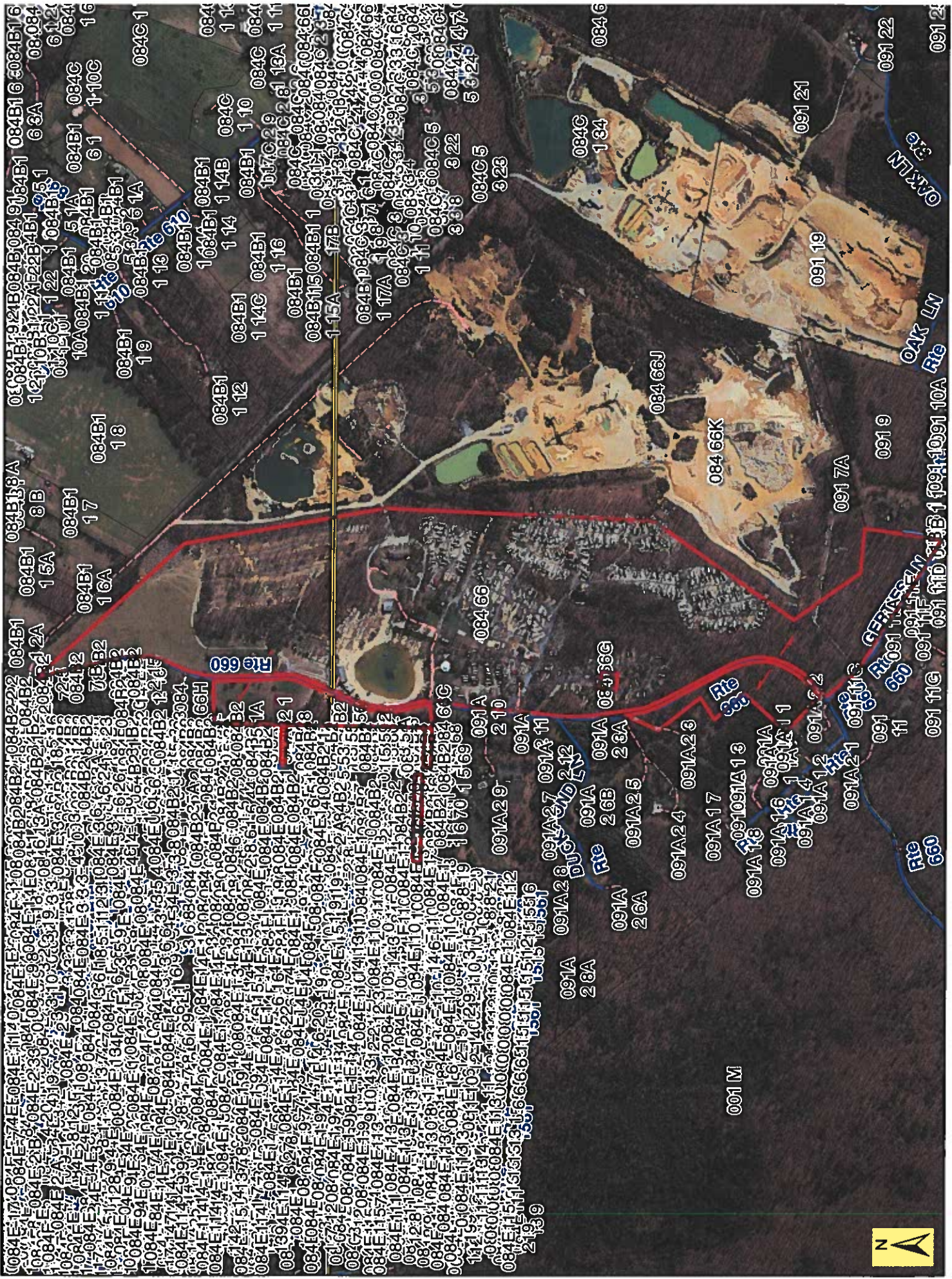
OFFICIAL NOTICE
ZONING ACTION
PENDING
CALL: 540-245-5700
DASH PROPERTY & SERVICE COMPANY

SA HOLDCO, LLC



1 inch = 800 feet

SA HOLDCO, LLC



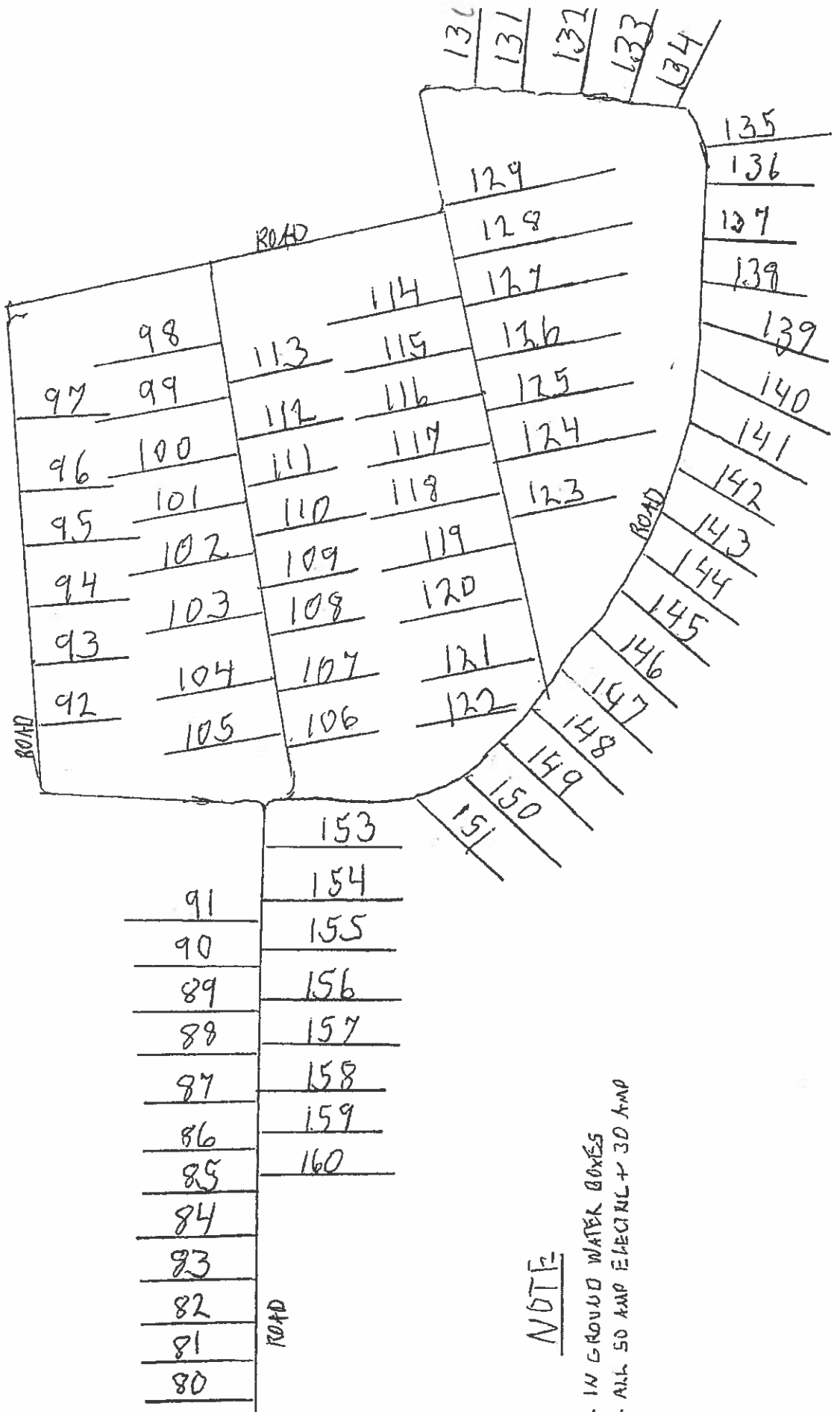
SHEPARD ACRES FAMILY CAMPGROUND

MOUNTAIN LAUREL WAY

SITES NUMBERED

APRIL 8, 2019 - 80 SITES

ALL - WATER, SEWER, ELECTRIC



NOTE

- IN GROUND WATER BOXES
- ALL 50 AMP ELECTRIC + 30 AMP

SHEET 40 OF 40 - 10/10/10 - 10/10/10

10/10/10

10/10/10 10/10/10 10/10/10
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ENTRANCE

1040

10/10/10

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10/10/10

STUARTS HART, AUGUSTA COUNTY, VIRGINIA
 PROPOSED 30 RV SITES AND BATH HOUSE
 IN THE AREA TO BE NAMED ROYALWAY LAUREL WAY
 NO. 30 AND 31 RV SITES IN THE AREA OF SECTION A
 TO BE NAMED AT A LATER DATE



Agenda Item # 7A

EXTENSION OF TIME REQUEST

Date 12/3/2020

PROPERTY OWNER:

Kent or Amy Shull

APPLICANT:

Same

LOCATION OF PROPERTY:

1370 Parkersburg Turnpike, Swoope in the Pastures District

SIZE OF PROPERTY:

16.666 acres

VICINITY ZONING:

General Agriculture surrounds the entire parcel

PREVIOUS ZONING OR S.U.P.:

12/95 Zoned General Agriculture

LAND USE MAPS:

Agriculture Conservation Area

UTILITIES:

Private well and septic

APPLICANT'S JUSTIFICATION:

To have a short term vacation rental

The applicant is requesting a six (6) month Extension of Time.

The applicant is working with VDOT to complete the Pre-Conditions of the Special Use Permit. Staff recommends approval.

Agenda Item # 7B
Date 12/3/2020

CANCEL SPECIAL USE PERMIT

PROPERTY OWNER:

William E. Sipe, Jr.

APPLICANT:

Same

LOCATION OF PROPERTY:

473 Hatchery Road, Grottoes in the Middle River District

SIZE OF PROPERTY:

1.438 & 0.750 acres

VICINITY ZONING:

General Agriculture surrounds the entire parcel

PREVIOUS ZONING OR S.U.P.:

12/95 Zoned General Agriculture

LAND USE MAPS:

Rural Conservation Area

UTILITIES:

Private well and septic

APPLICANT'S JUSTIFICATION:

To have weddings and special events

The applicant is requesting the Special Use Permit be cancelled. He states they are not going to open the business at this time.

CANCEL SPECIAL USE PERMIT

Agenda Item # 7C

Date 12/3/2020

PROPERTY OWNER:

Five Stars, LLC

APPLICANT:

Same

LOCATION OF PROPERTY:

1785 Lee Highway, Fort Defiance in the North River District

SIZE OF PROPERTY:

0.870 acres

VICINITY ZONING:

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

PREVIOUS ZONING OR S.U.P.:

1984 SUP approved to add gas pumps to the existing convenience store and to sell antiques and crafts

05/86 SUP approved for offices

12/95 Zoned General Agriculture

08/96 SUP approved for outdoor storage of construction equipment

01/07 SUP approved for outdoor storage of equipment and materials in conjunction With a landscape business

02/18 SUP approved for outdoor storage of u-hauls

LAND USE MAPS:

Urban Service Area – Medium Density Residential

UTILITIES:

Public water and sewer

APPLICANT'S JUSTIFICATION:

To have an apartment within a pre-1980 structure

The applicant states he does not wish to have the apartment and is requesting a cancellation.

Agenda Item # 70

EXTENSION OF TIME REQUEST Date 12/3/2020

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

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

The applicants are requesting additional time to complete the Pre-Conditions due to Covid-19 setbacks. Staff recommends approval.