



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: December 29, 2020

SUBJECT: Regular Meeting and Viewing

The Regular Meeting of the Augusta County Board of Zoning Appeals will be held on **Thursday, January 7, 2021, 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 **December** 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, January 7, 2021, 1:30 P.M.

1. CALL TO ORDER

2. DETERMINATION OF A QUORUM

3. ELECTION OF OFFICERS

Chair:

Vice Chair:

Secretary:

4. MINUTES

Approval of the Called and Regular Meeting of December 3, 2020

5. CONSIDERATION OF 2021 RESOLUTION

6. PUBLIC HEARINGS

- A. A request by Heather Thompson, agent for LaddFam, Inc., for a Special Use Permit to continue to have motorcycle shows and exhibitions, live music events, dirt track and paved area for rider training on property owned by SHD, LLC, located at 213 Rolling Thunder Lane, Staunton in the Beverley Manor District.
- B. A request by William F. or Elizabeth G. Swisher, for a Special Use Permit to construct an accessory building exceeding the 900 square foot total aggregate allowed on property they own, located at 698 Howardsville Turnpike, Stuarts Draft in the South River District.
- C. A request by Ryan or Allie Armstrong, for a Variance from the rear setback requirement on property owned by Ryan, Randy and Benjamin Armstrong, located at 398 Cherry Grove Road, Middlebrook in the Riverheads District.
- D. A request by Daniel Hansen, agent for Maybella R. Alexander, Estate, for a Variance to separate three (3) non-conforming dwellings creating a lot with two (2) dwellings in a residential district on property owned by Maybella R. Alexander, Estate, located at 126, 136, and 138 Laurel Hill Road, Verona in the Beverley Manor District.

7. OLD BUSINESS

8. MATTERS TO BE PRESENTED BY THE PUBLIC

9. MATTERS TO BE PRESENTED BY THE ZONING ADMINISTRATOR

- A. A request by Matthew Layman, for a Special Use Permit to have outdoor storage of excavation equipment and materials on property owned by CJ Properties of Augusta, LLC, located on the east side of Lee Jackson Highway (Route 11), adjacent to 10 Swisher Truck Lane, Staunton in the Riverheads District. – **30 DAY EXTENSION OF TIME REQUEST**
- B. A request by Kenneth Ray Bradley, Jr., agent for Kenneth Ray Bradley, Jr., Inc., for a Special Use Permit to have general outdoor storage for a contractor storage yard on property he owns, located at 391 East Side Highway, Waynesboro in the Wayne District. – **CANCEL SUP#19-39**
- C. A request by Jared Simmons, agent for Belle Vista Farm, LLC, for a Special Use Permit to have horse shows, weddings, and other special events on property they own, located at 5654 Spring Hill Road, Mount Solon in the North River District. – **9 MONTH EXTENSION OF TIME REQUEST**
- D. Presentation of the Annual Report

10. STAFF REPORT

20-8	Victory Worship Center and World Outreach
20-9	Lewie F. or Ida Murhl Blessing
20-10	Jerry D. or Sheila H. Davis
20-11	David L. or Ann W. Gardner
20-12	Joseph or Susan Koo – Withdrawn

11. ADJOURNMENT

RESOLUTION OF THE AUGUSTA COUNTY BOARD OF ZONING APPEALS

WHEREAS, § 15.2-2214 of the Code of Virginia (1950), as amended, authorizes the Augusta County Board of Zoning Appeals to fix a schedule of regular meetings.

WHEREAS, the Board of Zoning Appeals now desires to establish its schedule for regular meetings during calendar year 2021.

BE IT RESOLVED BY THE AUGUSTA COUNTY BOARD OF ZONING APPEALS:

1. The Board of Zoning Appeals shall hold regular meetings during calendar year 2021, in the Board Meeting Room at the Augusta County Government Center, on the dates and at the times set forth below:

January 7, 2021	1:30 p.m.
February 4, 2021	1:30 p.m.
March 4, 2021	1:30 p.m.
April 1, 2021	1:30 p.m.
May 6, 2021	1:30 p.m.
June 3, 2021	1:30 p.m.
July 1, 2021	1:30 p.m.
August 5, 2021	1:30 p.m.
September 2, 2021	1:30 p.m.
October 7, 2021	1:30 p.m.
November 4, 2021	1:30 p.m.
December 2, 2021	1:30 p.m.

2. In the event the Chairman of the Board of Zoning Appeals, or the Vice Chairman of the Board of Zoning Appeals, if the Chairman is unable to act, finds and declares that weather or other conditions are such that it is hazardous for members of the Board of Zoning Appeals to attend a meeting, such meeting shall be continued to the next business day. Such finding and declaration shall be communicated to the members of the Board of Zoning Appeals and the press as promptly as possible. All hearings and other matters previously advertised shall be conducted at the continued meeting and no further advertisement is required.

Adopted: _____

Chair, Augusta County
Board of Zoning Appeals

Agenda Item # 6A

Date 1/7/2021

PROPERTY OWNER:

SHD, LLC

APPLICANT:

Heather Thompson, agent for LaddFam, Inc.

LOCATION OF PROPERTY:

213 Rolling Thunder Lane, Staunton in the Beverley Manor District

SIZE OF PROPERTY:

12.864 acres

VICINITY ZONING:

General Business to the north and south; General Business and General Agriculture to the west; General Agriculture to the east

PREVIOUS ZONING OR S.U.P.:

03/00 Zoned General Business

05/05 SUP approved to have motorcycle shows and exhibitions, live music events, and rider training

03/12 SUP approved to continue to have motorcycle shows and exhibitions, live music events and rider training (new owners)

LAND USE MAPS:

Urban Service Area – Business

UTILITIES:

Public water and sewer

APPLICANT'S JUSTIFICATION:

To continue to have motorcycle shows and exhibitions, live music events, dirt track and paved area for rider training

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 with the request. Public water and sewer to serve.

HIGHWAY DEPARTMENT'S COMMENTS:

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

SERVICE AUTHORITY'S COMMENTS:

1. Water and sewer capacities are not reserved until system adequacy is determined (supply, treatment, transmission) and payment of the connection fees has been received in accordance with Service Authority Policy. Augusta County Service Authority Policies and Procedures can be found at <http://www.acsawater.com/oppm>.
2. Any engineering evaluations and upgrades or extensions would be the responsibility of the owner/developer and are subject to Service Authority review and approval.
3. Investigation of available fire flow is recommended to ensure that the system is capable of providing the needed fire flow to comply with Chapter 24 of the Augusta County Code requirements for the proposed use of the property. Any upgrades or extensions would be the responsibility of the owner/developer and are subject to Service Authority review and approval.
4. 213 Rolling Thunder Lane is currently a Service Authority water and sewer customer served by a 2" meter. If no additional water fixtures are proposed to be constructed, no evaluation or change of the service is required.
5. There is an existing 10 waterline along Rolling Thunder Lane, ending at the subject parcel.
6. There is an existing 8" sewer line along Rolling Thunder Lane, ending at the subject parcel.

ENGINEERING'S COMMENTS:

No additional disturbance or impervious areas shown. No permit required.

SECTION 25-304 C. RECREATIONAL ATTRACTIONS AND PUBLIC AMUSEMENT BUSINESSES AND SECTION 25-304 E - CARNIVALS, CIRCUSES AND FAIRS, EXHIBITIONS

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

The applicants will have staff members, volunteers and hire outside persons, as needed, onsite for crowd control during events.

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

There are public restrooms inside the facility and portable toilets and trash cans will be provided for special events and coordinated with the Health Department.

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

The applicant states they will comply with all Health Department regulations with regards to food and water service. The food will be catered and vendors will be licensed.

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

The applicant will have a local rescue squad onsite for large events.

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

This site contains 12.8 acres and the applicant plans to contact adjacent property owners for overflow parking. Parking, crowd, and traffic control will be handled by staff, volunteers and outside hired persons, as needed.

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

The applicants are talking with local Fire and Rescue Departments about being onsite for large events and staff will also keep adequate lanes open for fire and hazard protection.

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

No new permanent lighting will be installed. They plan to use portable lights for large events and will keep the lights directed towards the interior of the property.

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.

There are no plans to construct grandstands. All tents and canopies will meet Building Codes.

The operator has granted the Zoning Administrator, or his designees, written permission to enter the property without charging an entrance fee to determine compliance with applicable regulations and permit conditions.

The operator has agreed to let the Zoning Administrator, or his designees, enter the property to determine compliance with applicable regulations and permit conditions.

STAFF RECOMMENDATIONS

The applicants are the original owners of the property and are requesting to continue to have motorcycle shows and exhibitions, live music events, dirt track and paved area for rider training. They are planning various types of events, i.e.; beauty contests, band competitions, swap meets, charity events, car and bike shows, children activities and dances. They are requesting to host two to three (2-3) events per month during the months of April through October and one to two (1-2) events during the months of November through March. The current Special Use Permit was approved in March 2012. There were many events held onsite over the last fifteen (15) years without any

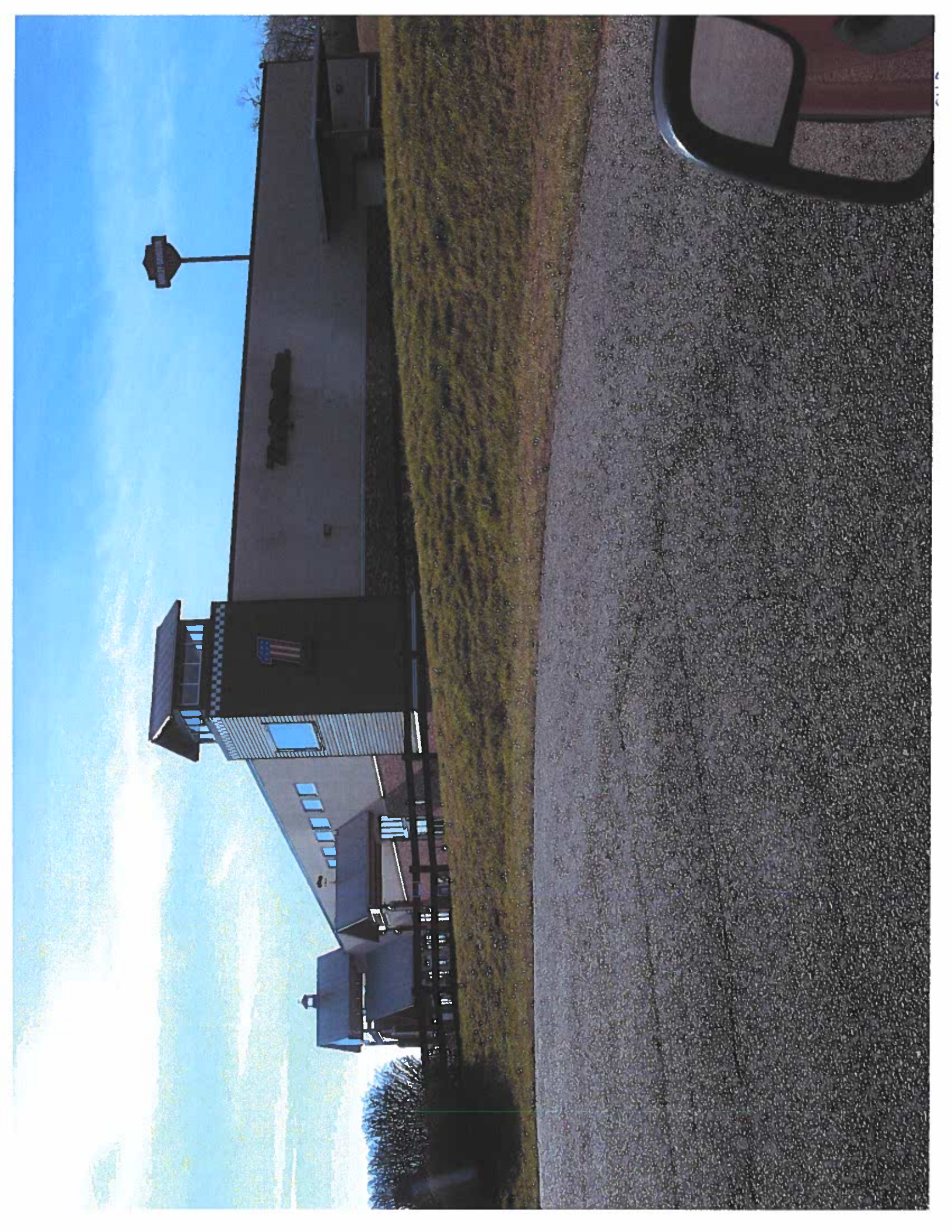
complaints to the Community Development Department. Staff feels the 12.8 acre site located next to the Interstate has been a good location for these events and would recommend approval of the request with the following conditions:

Pre-Condition:

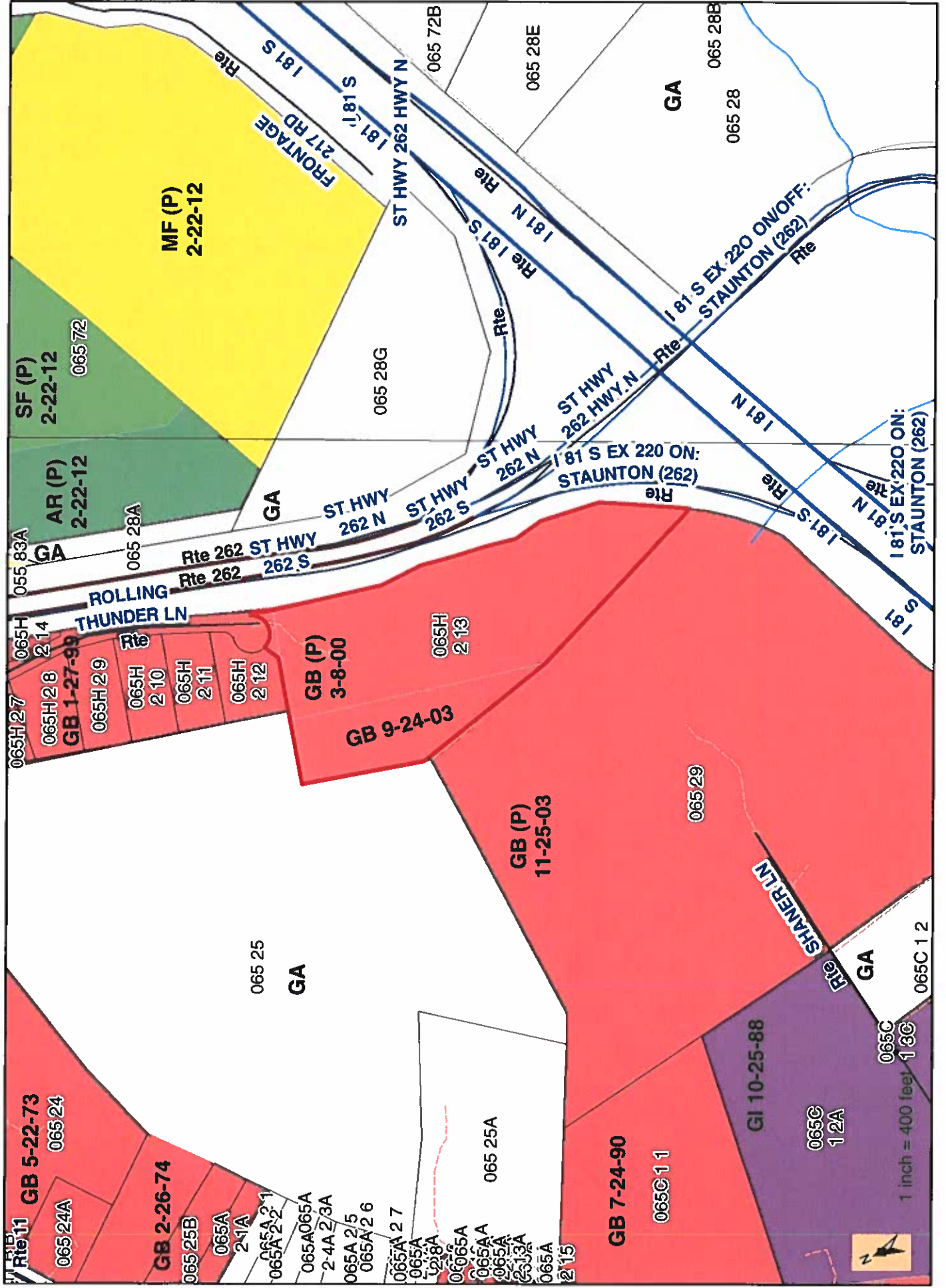
None

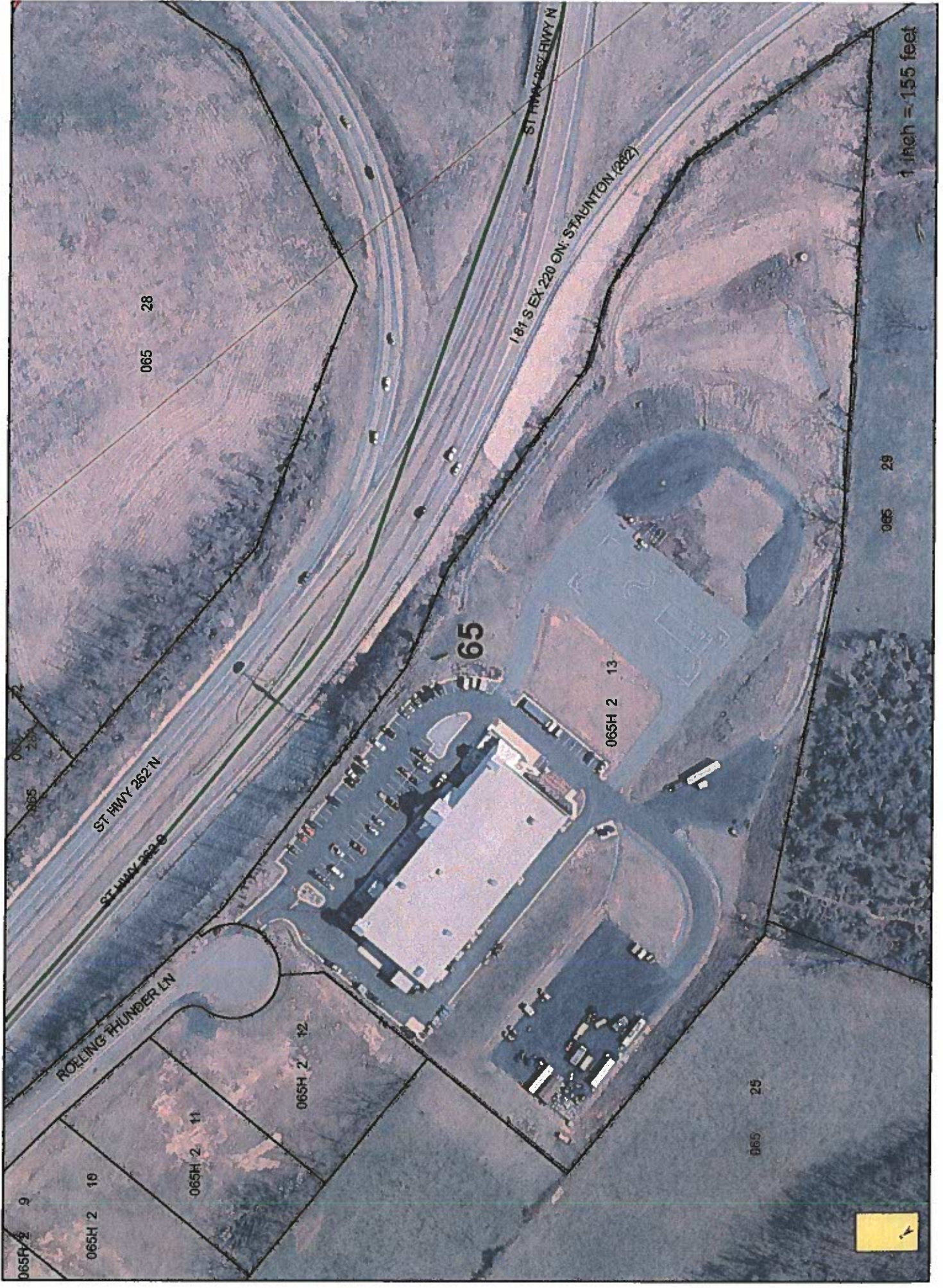
Operating Conditions:

1. Be limited to no more than two (2) events per month or no more than twelve (12) per year.
2. Events cease by 11:00 p.m.
3. No music events, festivals, or rider training be held on Sunday.
4. Applicant to obtain an outdoor musical or entertainment festival permit from the Board of Supervisors.
5. Local rescue squads be onsite for all music events.
6. Rider training be limited to a maximum of ten (10) riders at any one time.
7. Site be kept neat and orderly.



SHD, LLC





065H 2 9

065H 2 10

065H 2 11

065H 2 12

065H 2 13

065 25

065 29

065 28

ROLLING THUNDER LN

ST HWY 282 E

ST HWY 282 N

181 S EX 220 ON: STANTON (282)

ST HWY 282 HWY N

65

1 inch = 155 feet



PROPERTY OWNER:
William F. or Elizabeth G. Swisher

Agenda Item # 6B
Date 1/7/2021

APPLICANT:
Same

LOCATION OF PROPERTY:
698 Howardsville Turnpike, Stuarts Draft in the South River District

SIZE OF PROPERTY:
0.920 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:
Private septic and public water

APPLICANT'S JUSTIFICATION:
To construct an accessory building exceeding the 900 square foot total aggregate allowed

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 has no issues as long as the building maintains 10'+ setback to the existing drainfield. If the building has any plumbing, sinks, bathrooms, then a sewage disposal system permit will be needed.

HIGHWAY DEPARTMENT'S COMMENTS:
VDOT has no objection to the request on the condition that the storage building is used for personal use only.

SERVICE AUTHORITY'S COMMENTS:
The proposed storage building has no impact on the public water facilities.

ENGINEERING'S COMMENTS:

Home landscaping / accessory building less than 10,000 sf of disturbance or impervious area, no permit required. If the building is later approved for use with a Special Use Permit, then stormwater requirements will be evaluated at that time.

STAFF RECOMMENDATIONS:

The applicant is requesting to construct a 30' X 50' (1500 sq. ft.) accessory building for personal use on the property. Because the property contains less than one acre, .920 acre, the ordinance change **effective on March 1, 2010**, limits the total aggregate size of accessory buildings to be **no more than 900 square feet**. If the property is over one (1) acre, there are no limits on the buildings. Prior to March 1, 2010, there was no limit on the size or number of accessory buildings in General Agriculture Districts.

There is a 16' x 16' storage building with an attached 8' X 16' lean-to on the property that totals three hundred and eighty four (384) square feet. The placement of the new building will bring the total aggregate to one thousand eight hundred and eighty four (1,884) square feet. The applicant states the pool has been removed.

In 2014, the Board of Supervisors amended the Ordinance to establish an option to apply for a Special Use Permit to have larger accessory buildings if it was determined the larger buildings would not be out of character with the neighborhood and not disproportionately larger than other structures in the area.

The property is surrounded by General Agricultural zoned properties, there are larger accessory buildings within close proximity. If the Board feels the request would be compatible and not be disproportionately larger than other structures in the area and desires to approve the request, staff would recommend the following conditions:

Pre-Condition:

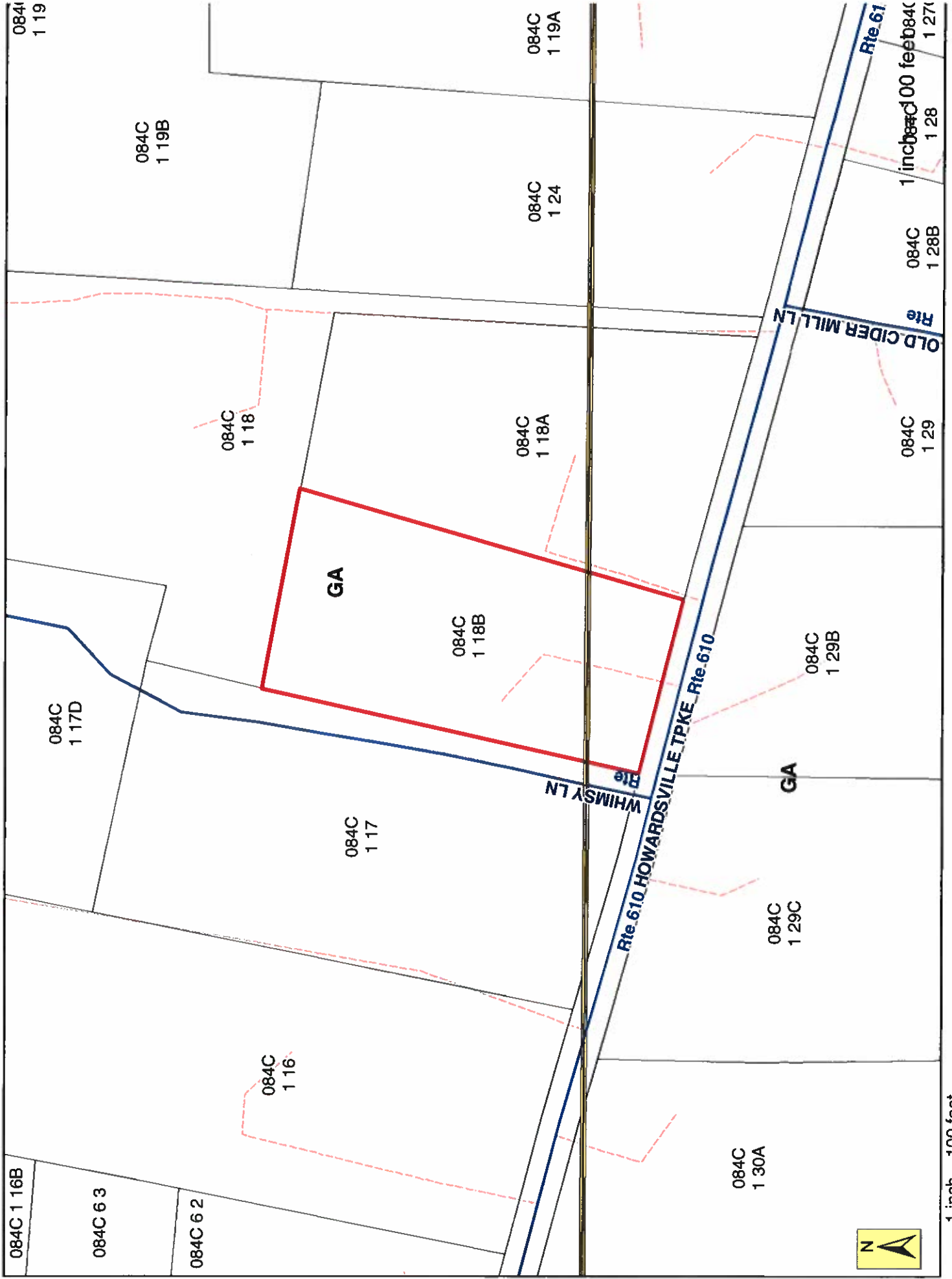
1. Applicant obtain a Building Permit.

Operating Conditions:

1. Be permitted to construct a 30' X 50' accessory building for personal use.
2. No further expansions.
3. No junk or inoperable vehicles, equipment, or parts of vehicles or equipment be kept outside.
4. Site be kept neat and orderly.



Swisher



Swisher



30x50

Swisher

1" = 50'



PROPERTY OWNER:
Ryan, Randy and Benjamin Armstrong

Agenda Item # 6C
Date 1/7/2021

APPLICANT:
Ryan or Allie Armstrong

LOCATION OF PROPERTY:
398 Cherry Grove Road, Middlebrook in the Riverheads District

SIZE OF PROPERTY:
14.633 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:
Variance from the rear setback requirement

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.

HIGHWAY DEPARTMENT'S COMMENTS:
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:
Variance request for existing facilities, no additional disturbance or impervious areas shown. No permit required.

STAFF RECOMMENDATIONS:

The applicant and his brothers inherited the 14.633 acre parcel in September, 2020. The applicant would like to purchase the existing dwelling and 2.556 acres of the 14.663 acre parcel from the other heirs of the property; however, according to a plat submitted December 29, 2020, when the dwelling was constructed in 1985 it did not meet the twenty-five (25') foot rear setback requirement. The subdivision plat shows the dwelling located 23.4' from the rear property line and the deck 14.7' from the rear property line. Therefore, In order to subdivide the property a Variance of 10.3' would be required for the dwelling and deck to remain as shown.

Section 15.2-2201 of the Code of Virginia **defines** Variance "In the application of a Zoning Ordinance, a reasonable deviation from those provisions regulating the shape, size, or area of a lot or parcel of land, or the size, height, area, bulk, or location of a building or structure when the strict application of the Ordinance would unreasonably restrict the utilization of the property, and such need for a Variance would not be shared generally by other properties, and provided such Variance is not contrary to the purpose of the Ordinance. It shall not include a change in use which change shall be accomplished by a rezoning or by a confidential zoning."

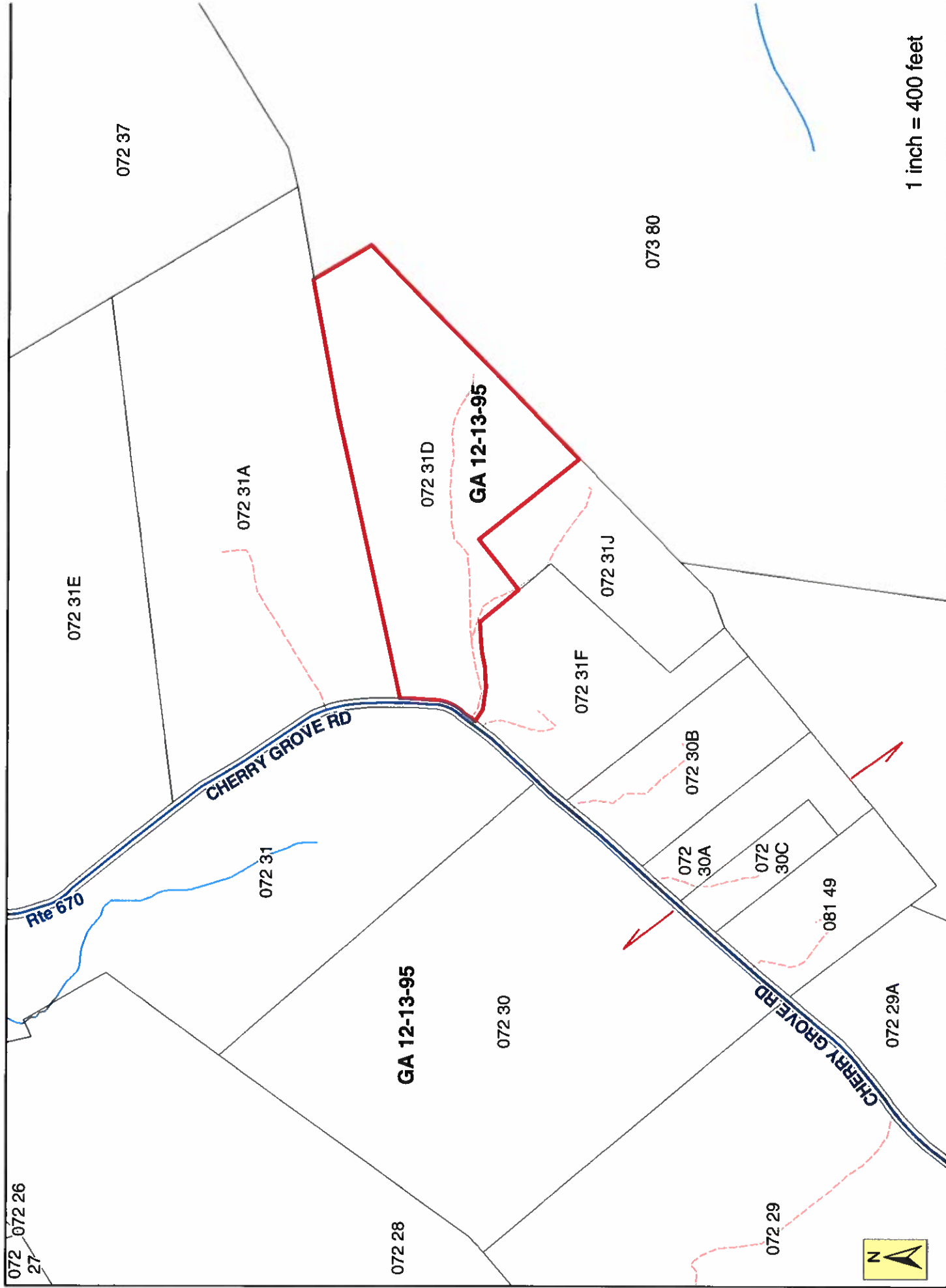
Staff has explained an option to the applicants that they could purchase or exchange a small amount of property with the adjacent agricultural property without the need for a Variance.

Staff understands the applicants desire to create a new lot separating the dwelling from the 14.633 acres in order to settle the estate. However, due to the fact the dwelling did not meet the twenty-five (25') foot setback requirements when constructed in 1985, there was no due diligence to establish the property line prior to the house being constructed, no specific hardship as defined by the State has been identified, and the applicants have other options, staff does not feel the request meets the criteria set by the State Code for granting a Variance. Therefore, staff could not support approval of the Variance request.





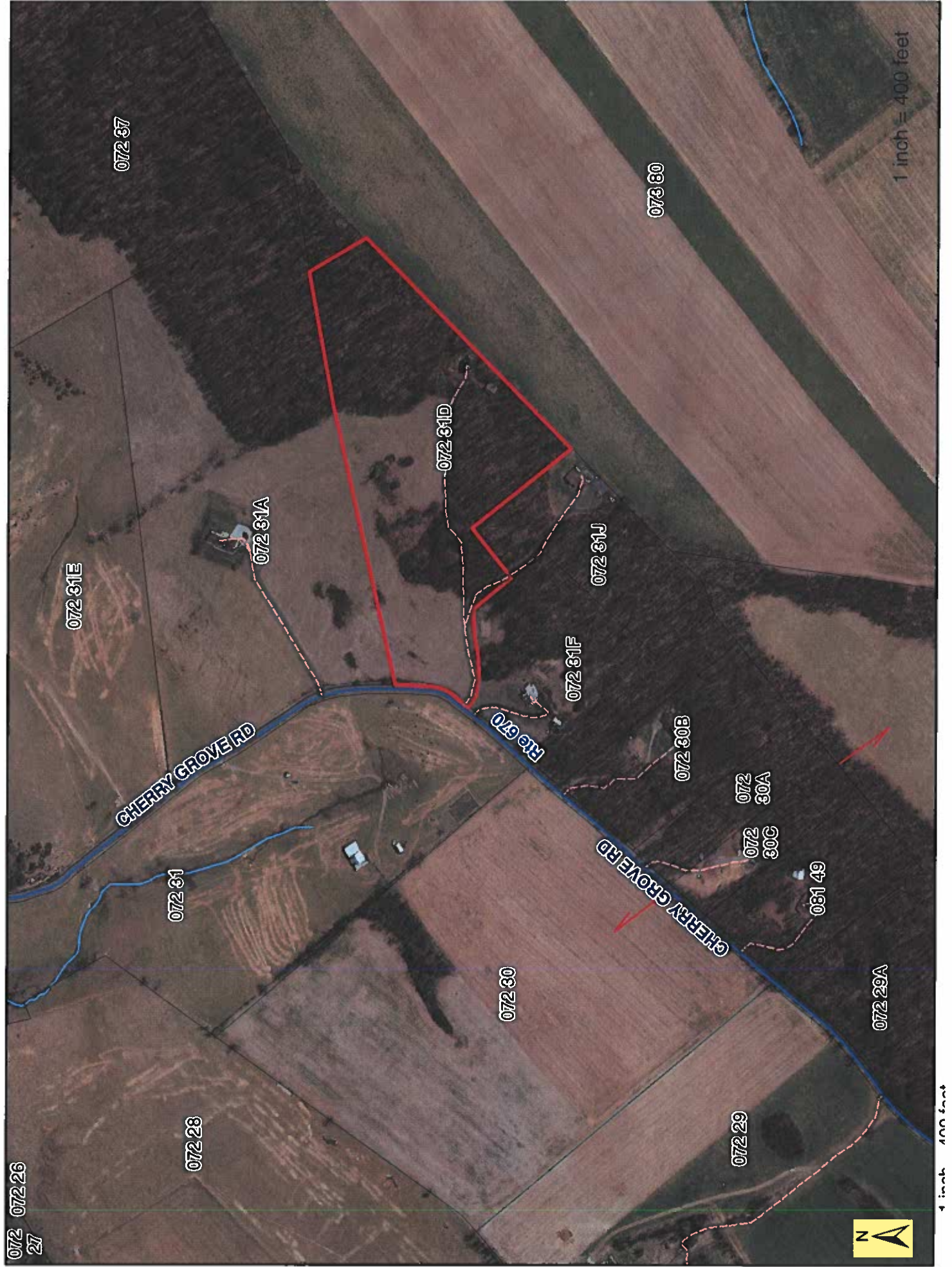
Armstrong



1 inch = 400 feet

1 inch = 400 feet

Armstrong

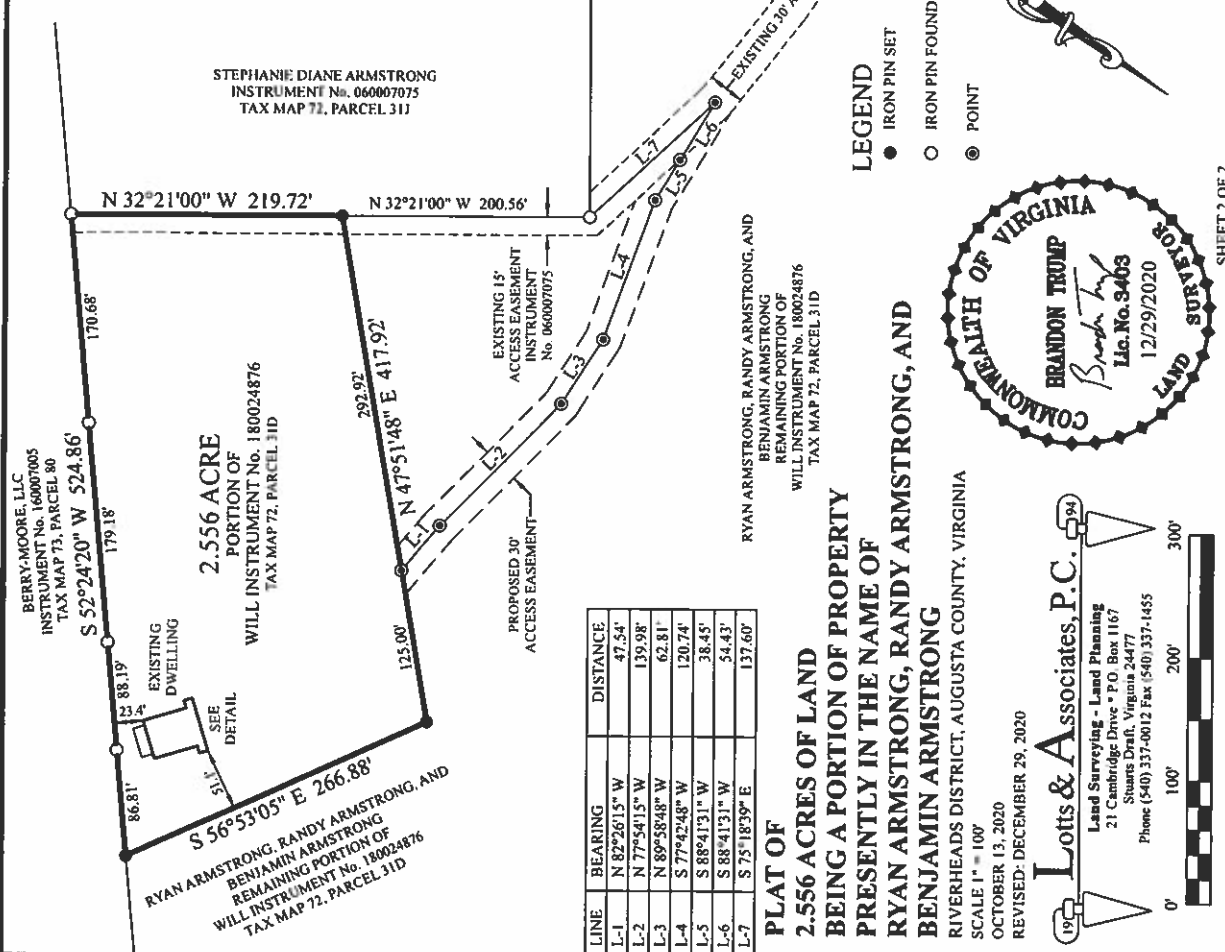


1 inch = 400 feet

1 inch = 400 feet

NOTES:

- DATUM AS SHOWN HEREON IS ACCORDING TO RECORDED INFORMATION. THE PROPERTY CORNERS WERE SET BY A FIELD SURVEY IN NOVEMBER 2017.
- BEARINGS ARE ROTATED TO PLAT RECORDED IN DEED BOOK 826, PAGE 239.
- ANY EASEMENT SHOWN HEREON IS BASED ON RECORDED INFORMATION. THIS PROPERTY MAY BE EXPRESSLY SUBJECT TO EASEMENTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN DULY RECORDED DEEDS, PLATS AND OTHER INSTRUMENTS CONSTITUTING CONSTRUCTIVE NOTICE IN THE CHAIN OF TITLE TO THE PROPERTY HEREBY SURVEYED THAT ARE NOT SHOWN. THIS PROPERTY MAY BE SUBJECT TO OTHER EASEMENTS NOT OF PUBLIC RECORD.
- NO TITLE REPORT HAS BEEN FURNISHED.
- THE RESIDUE PARCEL NOT SHOWN IS IN COMPLIANCE WITH THE PROVISIONS APPLICABLE TO FRONTAGE, WIDTH AND AREA.
- THE LOT SHOWN HERE HAS AN EXISTING DWELLING, SEPTIC SYSTEM, AND HIGHWAY ENTRANCE PERMIT WHICH IS NOT AFFECTED BY THIS DIVISION.
- THE STREETS IN THIS SUBDIVISION DO NOT MEET THE STANDARDS NECESSARY FOR INCLUSION IN THE SECONDARY SYSTEM OF THE STATE HIGHWAY AND SHALL NOT BE MAINTAINED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION OR THE COUNTY AND ARE NOT ELIGIBLE FOR RURAL ADDITION FUNDS OR ANY OTHER FUNDS APPROPRIATED BY THE GENERAL ASSEMBLY AND ALLOCATED BY THE COMMONWEALTH TRANSPORTATION BOARD.
- THERE WAS NO EVIDENCE OF ANY GRAVE, OBJECT OR STRUCTURE MARKING A PLACE OF BURIAL OBSERVED.
- SEE INSTRUMENT NUMBER 200007844 FOR A DEED OF RELEASE CONCERNING THE LIFE ESTATE GRANTED AT WILL INSTRUMENT NUMBER 18002486 TO DIANE S. LAW AND ANY INTEREST SHE MIGHT HAVE IN TAX MAP 72, PARCEL 31D.

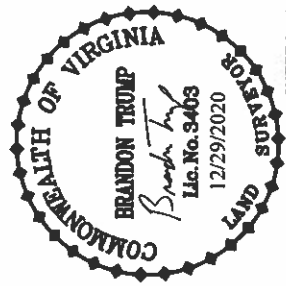


LINE	BEARING	DISTANCE
L-1	N 82°26'15" W	47.54'
L-2	N 77°54'15" W	139.98'
L-3	N 89°58'48" W	62.81'
L-4	S 77°42'48" W	170.74'
L-5	S 88°41'31" W	38.45'
L-6	S 88°41'31" W	54.43'
L-7	S 75°18'39" E	137.60'

**PLAT OF
2.556 ACRES OF LAND
BEING A PORTION OF PROPERTY
PRESENTLY IN THE NAME OF
RYAN ARMSTRONG, RANDY ARMSTRONG, AND
BENJAMIN ARMSTRONG**

RIVERHEADS DISTRICT, AUGUSTA COUNTY, VIRGINIA
SCALE 1" = 100'
OCTOBER 13, 2020
REVISED: DECEMBER 29, 2020

Lotus & Associates, P.C.
Land Surveying - Land Planning
21 Cambridge Drive • P.O. Box 1167
Staunton, Virginia 24477
Phone (540) 337-0012 Fax (540) 337-1455



- LEGEND**
- IRON PIN SET
 - IRON PIN FOUND
 - ⊙ POINT



SHEET 2 OF 2

PROPERTY OWNER:
Maybella R. Alexander, Estate

Agenda Item # 6D
Date 1/7/2021

APPLICANT:
Daniel Hansen, agent for Maybella R. Alexander, Estate

LOCATION OF PROPERTY:
126, 136, and 138 Laurel Hill Road, Verona in the Beverley Manor District

SIZE OF PROPERTY:
12.033 acres

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

PREVIOUS ZONING OR S.U.P.:
01/69 – Zoned Single Family Residential

LAND USE MAPS:
Urban Service Area – Business

UTILITIES:
Public water and private septic

APPLICANT'S JUSTIFICATION:
Variance to separate three (3) non-conforming dwellings by creating a new lot with two (2) dwellings in a residential district

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.

HIGHWAY DEPARTMENT'S COMMENTS:
Based on the proposed variance exhibit, both Parcel A and B are served by existing adequate entrances and VDOT has no objection to the request.

SERVICE AUTHORITY'S COMMENTS:
1. Water and sewer capacities are not reserved until system adequacy is determined (supply, treatment, transmission) and payment of the connection fees has been received

in accordance with Service Authority Policy. Augusta County Service Authority Policies and Procedures can be found at <http://www.acsawater.com/oppm>.

2. Any engineering evaluations and upgrades or extensions would be the responsibility of the owner/developer and are subject to Service Authority review and approval.

3. Investigation of available fire flow is recommended to ensure that the system is capable of providing the needed fire flow to comply with Chapter 24 of the Augusta County Code requirements for the proposed use of the property. Any upgrades or extensions would be the responsibility of the owner/developer and are subject to Service Authority review and approval.

4. 126, 136 & 138 Laurel Hill Road are all current Service Authority water and sewer customers. Each structure shows up in the Service Authority billing system as a water and sewer customer.

5. There is an existing 8" waterline along Laurel Hill Road, fronting the subject parcel.

6. There is an existing manhole on the property between 126 and 136 Laurel Hill Road. From a field visit on 12/22/2020, the exact location of the sewer connections for each house and the piping from the manhole to the public sewer are unknown. Following a search, no recorded easement has been located for the manhole or associated line. As noted in comment 4, each house/structure is shown in the Service Authority billing system as being separate water and sewer billing locations. Service Authority policy requires that each house/structure have its own connection to the public system. The Service Authority has scheduled a camera inspection of the lines in the vicinity for the week of January 4th in an effort to determine where each structure connects to the public system. In conjunction with the Special Use Request, the Service Authority requests time to allow for the connectivity of each house/structure to be determined and whether or not the manhole and line from the manhole to the public sewer needs to be dedicated to the Service Authority by easement.

ENGINEERING'S COMMENTS:

Variance request for existing facilities, no additional disturbance or impervious areas shown. No permit required.

STAFF RECOMMENDATIONS:

The lot contains 12.033 acres and has three (3) existing dwellings constructed in the 1950's prior to the current zoning regulations. The applicant is requesting a Variance from the one (1) single family dwelling per lot requirement in order to separate the three (3) dwellings onto two (2) separate lots.

The current Zoning Ordinance prohibits two (2) dwellings an individual lot zone Single Family Residential without a Variance.

Due to Ordinance changes over the last fifty (50) years and the fact that separating the lot containing the three (3) dwellings into two (2) separate lots will create one (1) conforming lot, and will not substantially increase the existing nonconforming lot, Staff feels the granting of the Variance would be in keeping with the character of the neighborhood and the spirit of the ordinance and recommends **approval** with the following conditions:

Pre-Condition:

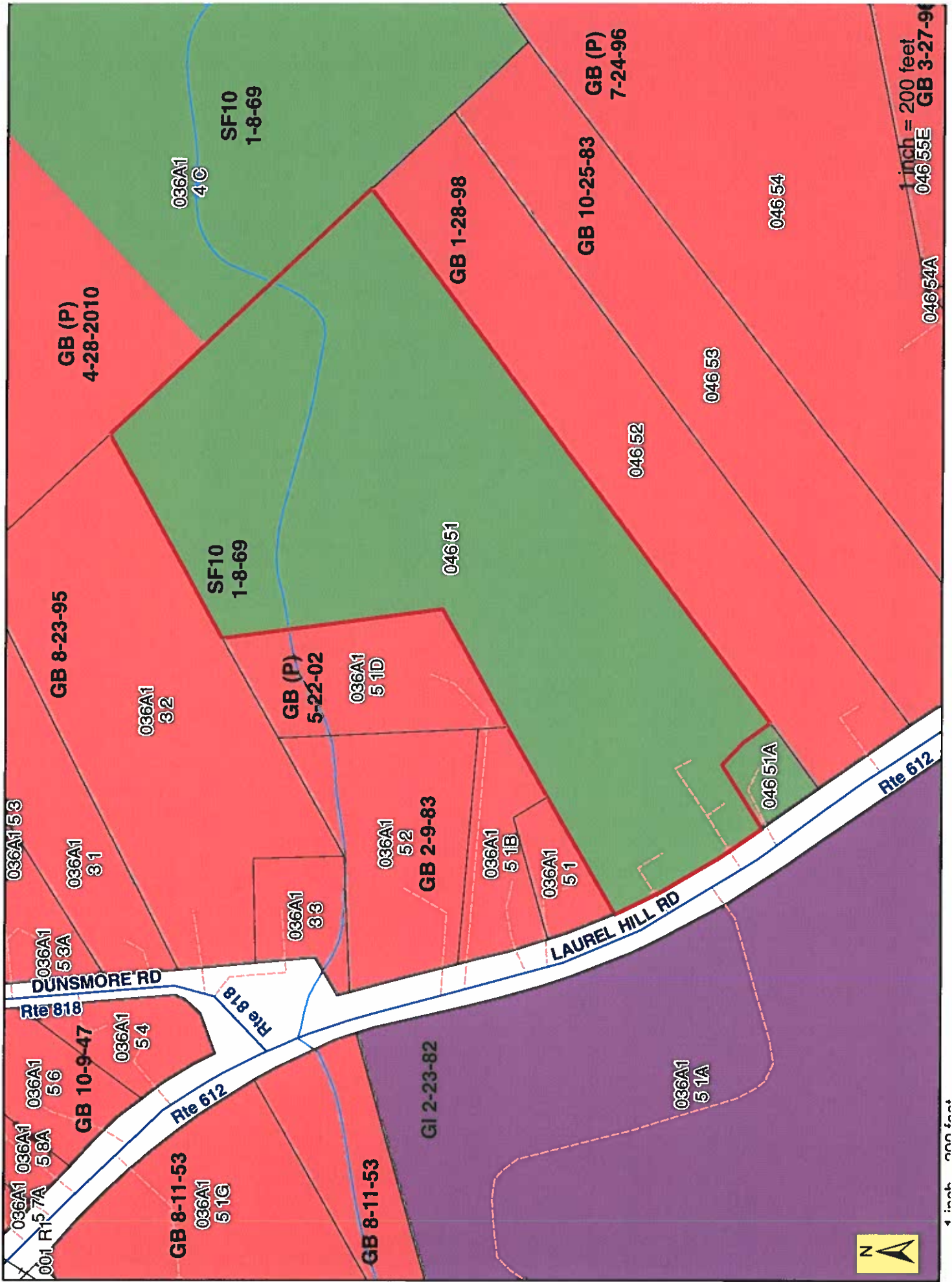
1. Obtain Service Authority approval and provide a copy to Community Development Department.

Operating Condition:

1. Be permitted to subdivide the existing lot in order to separate the three (3) existing dwellings, by creating a new lot containing one (1) dwelling and leaving one (1) non-conforming lot containing two (2) dwellings as depicted on the submitted plat dated 12/2/2020.



Alexander

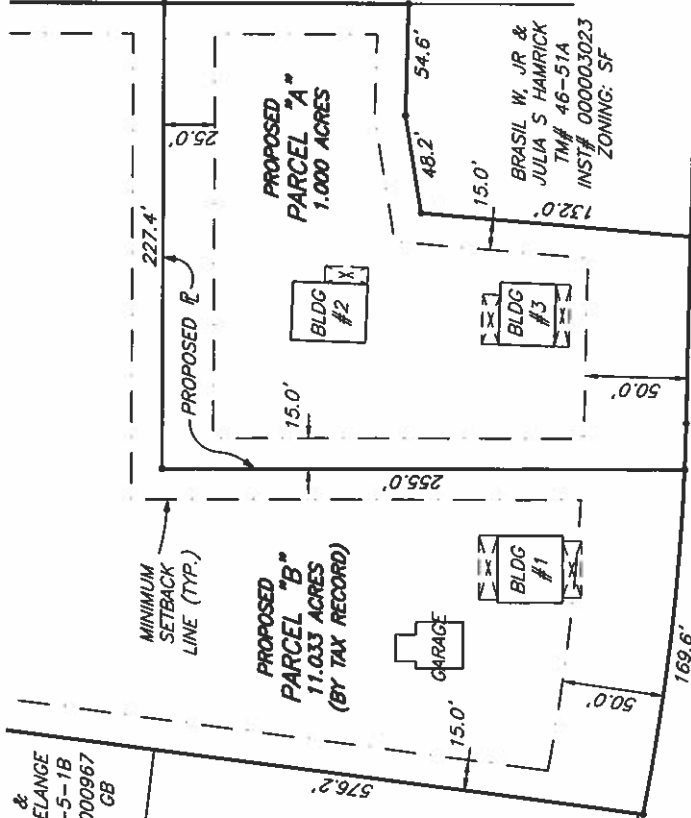


Alexander



BARRY &
KRISTINA DELANGE
TM# 36A1-5-1B
INST# 060000967
ZONING: GB

C WILSON REKRODE &
KAREN H RODGERS
TM# 36A1-5-1
DB:911 PG:462
ZONING: GB



NOTES:

- 1) THIS EXHIBIT COMPILED FROM PLATS OF RECORD AND INFORMATION FROM PRIOR FIELD SURVEYING.
- 2) THIS EXHIBIT WAS COMPILED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO INFORMATION DISCLOSED BY SUCH.
- 3) IT IS THE INTENTION OF THIS EXHIBIT TO SHOW THE GENERAL LAYOUT OF A PROPOSED DIVISION OF THE SUBJECT PROPERTY. FINAL LAYOUT AND DIMENSIONS WILL BE BASED ON AN ACTUAL FIELD SURVEY AND MUST CONFORM TO THE FOLLOWING:
 - A. PARCEL "A" BEING A MINIMUM OF 1 ACRE.
 - B. EXISTING BUILDINGS MUST CONFORM TO SIDE AND REAR SETBACKS FROM ALL PROPOSED PROPERTY LINES.

BRASIL W, JR & JULIA S HAMRICK
TM# 46-52
DB:1361 PG:809
ZONING: GB

OWNER INFORMATION:
ESTATE OF
MAYBELLE R ALEXANDER
TAX MAP# 46-51
INST# WF150022911
ZONING: SF



**TAX MAP #46-51
VARIANCE EXHIBIT**

BEVERLEY MANOR DISTRICT
COUNTY OF AUGUSTA, VIRGINIA
PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS
ROANOKE / RICHMOND / NEW RIVER VALLEY / STAUNTON / HARRISONBURG / LYNCHBURG
1661 Commercial Road, Suite 4017, Verona, Virginia 24482 / Phone (844) 248-3226 / www.baizer.co



DATE: 12-02-2020
SCALE: 1" = 60'
JOB: 35200048.00
DRAWN BY: DEH

Agenda Item # 9A

Date 1/7/2021

EXTENSION OF TIME REQUEST

PROPERTY OWNER:

CJ Properties of Augusta, LLC

APPLICANT:

Matthew Layman

LOCATION OF PROPERTY:

On the east side of Lee Jackson Highway (Route 11), adjacent to 10 Swisher Truck Lane, Staunton in the Riverheads District

SIZE OF PROPERTY:

3.549 acres

VICINITY ZONING:

General Business to the south and General Agriculture to the north, east and west

PREVIOUS ZONING OR S.U.P.:

LAND USE MAPS:

Community Development Area – Low Density Residential

UTILITIES:

Public water and private septic

APPLICANT'S JUSTIFICATION:

To have outdoor storage of excavation equipment and materials

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

The applicant needs additional time due to delays in site plan submittal. Staff recommends approval.

CANCEL

Agenda Item # 9B
Date 1/7/2021

PROPERTY OWNER:

Kenneth Ray Bradley, Jr., Inc.

APPLICANT:

Kenneth Ray Bradley, Jr., agent for Kenneth Ray Bradley, Jr., Inc.

LOCATION OF PROPERTY:

391 East Side Highway, Waynesboro in the Wayne District

SIZE OF PROPERTY:

8.471 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

LAND USE MAPS:

Urban Service Area – Community Mixed Use

UTILITIES:

Public water and private septic

APPLICANT'S JUSTIFICATION:

To have general outdoor storage for a contractor storage yard

The permit was issued non-transferrable to Dominion Power. Dominion Power is no longer using the site. Staff recommends cancellation.

Agenda Item # 9C

Date 1/7/2021

EXTENSION OF TIME REQUEST

PROPERTY OWNER:

Belle Vista Farm, LLC

APPLICANT:

Jared Simmons, agent for Belle Vista Farm, LLC

LOCATION OF PROPERTY:

5654 Spring Hill Road, Mount Solon in the North River District

SIZE OF PROPERTY:

7.757 acres

VICINITY ZONING:

General Agriculture surrounds the entire parcel

PREVIOUS ZONING OR S.U.P.:

12/95 – Zoned General Agriculture

LAND USE MAPS:

Agricultural Conservation Area

UTILITIES:

Private well and septic

APPLICANT'S JUSTIFICATION:

To have horse shows, weddings, and other special events

The applicant is requesting a nine (9) month Extension of Time.

The applicant has not stated operation and need additional time to complete VDOT requirements. Staff recommends approval.