

December 3, 2020

**PRESENT:** George A. Coyner, II, Chairman  
 Justine D. Tilghman, Vice Chair  
 Thomas W. Bailey  
 Daisy A. Brown  
 Thomas V. Thacker  
 James R. Benkahla, County Attorney  
 Sandra K. Bunch, Zoning Administrator and Secretary  
 John R. Wilkinson, Director of Community Development  
 Kathleen Keffer, Assistant County Attorney  
 Beatrice B. Cardelicchio-Weber, Executive Secretary

**ABSENT:** None

**VIRGINIA:** At the Called Meeting of the Augusta County Board of Zoning Appeals held on Thursday, December 3, 2020 at 9:30 A.M., in the County Government Center, Verona, Virginia.

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The staff briefing was held at **9:30 a.m.** in the Board of Supervisors Conference Room where the Zoning Administrator reviewed the staff report for each request on the Board's agenda. Copies of the staff reports can be found in the Community Development Department.

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**VIEWINGS**

The members of the Board of Zoning Appeals assembled at the Government Center and went as a group to view the following:

- **KATHRYN FAULKNER - SPECIAL USE PERMIT**
- **CHARLES B. ALVIS, AGENT FOR QUARLES PETROLEUM, INC. - SPECIAL USE PERMIT**
- **KENNETH RAY BRADLEY, JR. - SPECIAL USE PERMIT**
- **RAY AND TAMMY MANNING - SPECIAL USE PERMIT**
- **MONICA L. RUTLEDGE - SPECIAL USE PERMIT**
- **ZANE M. OR KATHERINE P. HOUFF - SPECIAL USE PERMIT**
- **JOHN H. FOOTE, AGENT FOR SUN SHENANDOAH ACRES RV, LLC - SPECIAL USE PERMIT**

At each location, the Board observed the site and the premises to be utilized. The Board also viewed the development and the character of the surrounding area.

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 Chairman

  
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 Secretary

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 Beatrice B. Cardellicchio-Weber, Executive Secretary

ABSENT: None

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VIRGINIA: At the Regular Meeting of the Augusta County Board of Zoning Appeals held on Thursday, December 3, 2020, at 1:30 P.M., in the County Government Center, Verona, Virginia....

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**MINUTES**

Mr. Thacker moved that the minutes from the November 5, 2020, meeting be approved.

Ms. Brown seconded the motion, which carried unanimously.

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**KATHRYN FAULKNER - SPECIAL USE PERMIT**

This being the date and time advertised to consider 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.

Ms. Kathryn Faulkner stated she would like to operate as they have done in the past. She said they just purchased the property from Mr. and Mrs. Fink. She said they do not want to use the bedroom in the principal house for short term rentals.

Ms. Brown asked if the cottage is the first one that you come to?

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Ms. Faulkner stated yes.

Chairman Coyner asked if there was anyone wishing to speak in favor, or in opposition to the request?

There being none, Chairman Coyner declared the public hearing closed. He said the Board visited the site this morning. He noted they would like to continue to operate as they have in the past.

Ms. Tilghman moved to approve the request with the following conditions:

**Pre-Conditions:**

None

**Operating Conditions:**

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

Mr. Bailey seconded the motion, which carried unanimously.

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**CHARLES B. ALVIS, AGENT FOR QUARLES PETROLEUM, INC. - SPECIAL USE PERMIT**

This being the date and time advertised to consider 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.

Mr. Charles Alvis, agent for Quarles Petroleum, stated the applicant bought this property from Dixie Gas and Oil. He stated the previous Special Use Permit for the three (3) 30,000 gallon bulk fuel storage tanks was issued non-transferable. He said Quarles would like to continue the same operation as the previous owner.

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Chairman Coyner asked if there was anyone wishing to speak in favor, or in opposition to the request?

Mr. Chris Earhart, 162 Pleasant Grove Road, Staunton, stated he sold this property to Quarles the end of October and did not realize that the permit in 2001 was issued non-transferable. He said they have operated safely without incident all these years and have met all of the criteria. He stated that he is in support of this request.

Chairman Coyner asked if there was anyone else wishing to speak regarding this request?

There being none, Chairman Coyner declared the public hearing closed. He stated this is a change of ownership and there has never been an issue that we are aware of at this site.

Mr. Thacker moved to approve the request.

Ms. Brown seconded the motion, which carried unanimously.

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**KENNETH RAY BRADLEY, JR. - SPECIAL USE PERMIT**

This being the date and time advertised to consider 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.

Mr. Ray Burkholder with Balzer and Associates stated this was approved previously for Dominion Power. He said Kenny Bradley has his business down the street in Waynesboro and would like to move some of that operation up this way. He said the screening is already in place and so it is almost a continuance of what was happening there before but just a different business. He noted it would be transferring from Dominion which expired to Mr. Bradley.

Chairman Coyner asked if he plans on keeping trucks there?

Mr. Kenneth Bradley stated yes. He stated there will be another building there at the site for storage inside.

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Mr. Burkholder stated now it will be inside the fenced area.

Ms. Brown asked if the gravel is for the paving?

Mr. Bradley stated yes.

Mr. Bailey asked if the towing business vehicles will be kept in the fenced area?

Mr. Bradley stated yes.

Ms. Tilghman stated the applicant has not gotten the final approval from the Health Department.

Mr. Bradley stated Aaron Sherwood is working on the paperwork now.

Ms. Tilghman stated they will need that completed before this receives final approval.

Chairman Coyner asked if there was anyone wishing to speak in favor, or in opposition to the request?

There being none, Chairman Coyner declared the public hearing closed. He stated the Board visited the site.

Ms. Tilghman moved to approve the request with 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.

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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.

Ms. Brown seconded the motion, which carried unanimously.

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#### **RAY AND TAMMY MANNING - SPECIAL USE PERMIT**

This being the date and time advertised to consider 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.

Ms. Tammy Manning stated they currently have a permit to have the business on the property but because it is zoned agricultural they need a Special Use Permit. She said they want to make sure that if they expand they are following the rules. She said they want to be able to have all of the commercial vehicles and trailers and equipment.

Chairman Coyner asked how many vehicles do you have?

Ms. Manning stated they have three (3) commercial trucks plus a gravel trailer as well as other equipment and a bucket truck. She noted they have pickup trucks that they haul the stump grinder with or pull the gravel trailer with. She noted the bucket truck has the boom on it and a chip truck.

Chairman Coyner asked if the residue would be brought back to the property?

Ms. Manning stated no. She said they have sites that they dump stuff off on. She said anything that would be brought to the house would be for personal use and not for sale.

Chairman Coyner asked if employees would come to the site to get the commercial vehicles and park their car?

Ms. Manning stated yes, they do come in and they are behind the fenced area. She said no more than two (2) to three (3) employees but it can vary because some jobs are

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bigger and we may need an extra hand. She said she, her husband, and her daughter all work for the company and live on the property. She noted there would only be two (2) or three (3) employees coming. She said they start around 7:30 in the morning and end around 3:00 p.m. or 4:00 p.m. depending on the job. She noted there is not traffic in and out all day.

Chairman Coyner stated there should be no Sunday work at all and it is part of the criteria.

Ms. Manning stated they do occasionally if they have had rain all week but that is very rare. She said they mainly do extra work on Saturday.

Chairman Coyner stated the Board viewed the property and it is well kept. He said it would be easy for this type of business to become a junkyard.

Ms. Manning stated that will not happen.

Mr. Bailey asked if she had spoken with the Health Department about the employees coming there?

Ms. Manning stated she did not talk with them.

Mr. Bailey stated we need some type of approval from the Health Department concerning the employees coming to the site.

Ms. Bunch stated that the Health Department's comments noted that if the business has any employees on site that do not live within the existing home that a proper sewage disposal system is needed and will need to accommodate those employees. She said the applicant should contact them and just tell them that the employees are just coming to pick up vehicles.

Ms. Brown asked if they use both driveways at the site?

Ms. Manning stated we tend to use the one where the bank is for pulling out just because it is easier to see oncoming traffic and then they usually tend to pull in the other one.

Chairman Coyner asked if there was anyone wishing to speak in favor, or in opposition to the request?

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Mr. Michael McNulty, 875 East Side Highway, Waynesboro, stated he is their neighbor to the north. He said they keep their property very well kept. He said they have no complaints with the business or the family. He said he would recommend that they get the permit because they keep the property very well.

Chairman Coyner asked if there was anyone else wishing to speak regarding this request?

There being none, Chairman Coyner declared the public hearing closed. He said this is a well-cared for piece of property. He said the Health Department approval is needed for the employees.

Ms. Tilghman moved to approve the request 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.

Ms. Brown seconded the motion, which carried unanimously.



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**MONICA L. RUTLEDGE - SPECIAL USE PERMIT**

This being the date and time advertised to consider 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.

Ms. Monica Rutledge stated she is here today to request an amendment from 150 to 200 participants. She said the Office of Water and the Health Department are both fine. She also would like to be able to have more than three (3) events per month. She stated if there is five (5) weekends in a month, she would like to be able to have five (5) weddings. She said with some months that have five (5) weeks, technically they are losing money by not being able to operate those extra weekends. She said COVID has just been a significant impact to the venue. She said she would also like to be able to have small events, say like Sunday church. She stated they were contacted by Village Church based out of Churchville. She said they are no longer able to have service at the elementary school. She said they contacted them about being a backup for their services should the weather not be appropriate to be able to have it outside. She stated we would like to be able to consider that but the problem is, that takes away from the events. She noted Sunday would be a minimal impact as far as two to three hours maximum on a Sunday. She noted that she is not asking for more events for the year, just more flexibility and being able to have the events. She stated that she did reach out to multiple neighbors and has letters from them. She said several are older and are not able to come because of COVID and then some simply are working during the day. She said the neighbors have seen our venue operation and they have seen no impact and said they do a good job in making sure our venue stays clean and respectful.

Chairman Coyner asked if all of the activity is in the new barn?

Ms. Rutledge stated yes. She stated it is climate controlled with heat and air conditioning which is different compared to a lot of the other barns in the area. She said we are able to operate really year round, whereas others are not able to. She said if it is a December or January month, and it is snowing, or it is cold out, we can run and if it is July and it is hot, we have air conditioning.

Chairman Coyner asked if she wants to raise the number to 200?

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Ms. Rutledge stated yes, from 150 to 200.

Ms. Tilghman asked what is the capacity of your building?

Ms. Rutledge stated she has no problem with 200. She said they have lost revenue by not being able to say, we can accommodate that.

Ms. Tilghman stated she has seen cars there during the week. She asked if there are events sometimes during the week?

Ms. Rutledge stated yes, she has the ability to have an event during the week. She said they have had work retreats and training sessions. She said 2020 was actually set to be a really good year for us but then COVID happened.

Ms. Brown asked if all of your weddings are on Saturday?

Ms. Rutledge stated yes. She said many have had micro weddings and that is typically a smaller version of a wedding. She said they can no longer have their 150-200 people at a wedding and so they are looking at downsizing the event so those we would typically offer on a Sunday through Thursday. She said on a micro wedding it is only five (5) hours maximum that they are at the venue.

Chairman Coyner asked if the people at the weddings are local or out of state?

Ms. Rutledge stated she is getting people coming from Tidewater, Richmond, and Northern Virginia. I would say probably half local and half out of state.

Chairman Coyner said the three (3) weekends a month limitation was to give the neighbors an opportunity not to have something going on all the time.

Ms. Rutledge stated that we have shown having the venue in place for three (3) years, we have not had any complaints, she has letters to show that we have the support of our neighbors. She said she is very respectful to the neighbors because if you keep your neighbors happy, your business runs a lot smoother.

Ms. Brown asked if she uses caterers or prepares food onsite?

Ms. Rutledge stated no. She said they have to be licensed and insured caterers.

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Chairman Coyner asked about alcohol?

Ms. Rutledge stated if they choose to have alcohol then they need an ABC license and a bartender. She said the client will get their own permit. She said she does not deal with any of that. She said we run a tight ship and a good business and our reviews say so.

Ms. Tilghman stated the advantages that you have is that most venues are on or off side roads or back roads. She said the applicant's property is on a main road.

Ms. Rutledge stated whenever we have a wedding, we have parking attendants in place.

Chairman Coyner asked if there was anyone wishing to speak in favor, or in opposition to the request?

Mr. Todd Yoder, 292 Hankey Mountain Highway, Churchville, stated he is the Senior Pastor at Village Church. He said their church has been meeting at Churchville Elementary School but with COVID, we were shut down so we are meeting outside. He said we are trying to stay in the Churchville area as much as we can because that is where the majority of our congregation comes from. He said that he touched base with Ms. Rutledge to see if we could possibly meet there but then she explained to me how she is limited on how many times she could meet per month. He said he would not want to impact her revenue. He asked that you take her request into consideration.

Chairman Coyner asked if there was anyone else wishing to speak in favor, or in opposition to the request?

There being none, Chairman Coyner declared the public hearing closed. He said that she wants to increase it to 200 people. He said that sounds like a reasonable request and we could accommodate the church and not count that as part of her number.

Ms. Brown stated the property does look good. She moved to approve the request and to allow the church to have their services there every Sunday and continue to let her have three (3) weddings per month with 200 people.

Ms. Rutledge stated part of her request was to be able to have four (4) weekend events per month. She said that she does not want to exceed the number of events per year.

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Ms. Tilghman stated your venue is very unique. She said being on a major road like this makes a huge difference to the neighbors. She noted this is a different situation. She noted this is a road that she uses every day. She said there were no complaints about noise. She stated the main thing we look at is how it affects neighbors. She noted this is a different situation from most of our requests for wedding venues because we just do not basically get requests on main highways. She said she would not object to keeping the events at the same number but having four (4) weekend events per month.

Ms. Brown stated the applicant is using a state maintained road. She said that she is fine with allowing four (4) weekend events per month. She moved to amend her motion to the following:

**Pre-Conditions:**

None

**Operating Conditions:**

1. Be limited to fifty-five (55) events per year but no more than four (4) weekends per month.
2. Be limited to a maximum of two hundred (200) persons per event.
3. Church services be allowed on Sunday and they not count towards the number of events.
4. No further expansions.
5. All other Operating Conditions of SUP#17-24 and #18-24 remain in effect.

Mr. Bailey seconded the motion, which carried unanimously.

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**ZANE M. OR KATHERINE P. HOUFF - SPECIAL USE PERMIT**

This being the date and time advertised to consider 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.

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Mr. Zane Houff stated he would like to start a wedding venue and have two (2) events a month. He would like to start off with 120 people.

Ms. Brown asked about parking?

Mr. Houff stated there are eight (8) acres around the facility and in the riding ring that they used for horses.

Chairman Coyner asked if they have someone handling the day to day activities?

Mr. Houff stated yes.

Chairman Coyner asked if these would be huge events?

Mr. Houff stated no.

Mr. Bailey asked if the applicant spoke with the Health Department concerning the drainfield?

Mr. Houff stated they plan to use portable restrooms now and see how it all goes before investing the money into restrooms. He said there would be no onsite cooking or overnight stays.

Chairman Coyner asked what about the alcohol?

Mr. Houff stated the client takes care of getting the license.

Ms. Brown asked if the weddings will also be inside the building?

Mr. Houff stated the reception or wedding can be outside or inside.

Ms. Tilghman asked if there is heat and air conditioning in the building?

Mr. Houff stated no.

Chairman Coyner asked if there was anyone wishing to speak in favor, or in opposition to the request?

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There being none, Chairman Coyner declared the public hearing closed. He stated this is a beautiful site. He stated the Board visited the site this morning and it is good that they will start off small.

Ms. Tilghman stated this location is on a public highway. She said there should be no traffic problems.

Mr. Thacker moved to approve 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.

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Ms. Tilghman seconded the motion, which carried unanimously.

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**JOHN H. FOOTE, AGENT FOR SUN SHENANDOAH ACRES RV, LLC - SPECIAL USE PERMIT**

This being the date and time advertised to consider 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.

Mr. Brian Prater with Walsh Colucci Lubeley, PC stated he is here on behalf of John Foote. He stated Shenandoah Acres RV LLC is an entity of Sun Communities and that is the contract purchaser of the property where Shenandoah Acres Family Campground is operated. He stated they would like to transfer the Special Use Permit that was approved by the Board in August of last year and it is just a change in ownership and transfer of the existing permit. He said they are going to keep the operation the same as it currently is. He said they are going to retain the existing staff on the property or at the facility and there will be no expansion.

Chairman Coyner asked where is the home office?

Mr. Prater stated they are based out of Michigan, however, they have an office in Richmond.

Chairman Coyner asked if this would be the second facility in Virginia?

Mr. Prater said he does not know and would have to get back to you to find out if they have any other facilities in Virginia.

Chairman Coyner said they obviously have been in this sort of business before.

Mr. Prater stated yes. He said they are one of the nation's leaders in these type of RV campground communities.

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Ms. Brown asked how many employees will there be?

Mr. Prater stated they will keep the same operation which he believes is around thirty (30) with some seasonal employees but that is subject to change on the seasonal.

Ms. Brown asked how many sites do you have?

Mr. Prater stated 500 which is in accordance with the per acre count for the County.

Ms. Brown asked if they will oversee areas of the campground?

Mr. Prater stated yes. He has been told by the operating team that is their full intention is to operate as it is today and to continue that and he is sure they might have some of their own corporate policies but he does not think that will be a noticeable change in the day to day operations of the facility.

Chairman Coyner asked how long has this company been in existence?

Mr. Prater stated he does not know but he can get that information for you. He said that he does know that it is a publicly traded company and the nation's leader in this field.

Ms. Brown asked if they will still have their yearly outdoor music festival?

Mr. Prater stated yes.

Chairman Coyner asked if there was anyone wishing to speak in favor, or in opposition to the request?

Mr. Chris Kempton, 306 Lake Road, Stuarts Draft, stated he has been there for ten (10) years when Garland Eutsler first purchased the property. He said now he is the Operating Manager of the campground. He said they definitely know what they are doing as far as the campground business. He said they have over 400 properties. He said this would be a big gain for Augusta County. He said he is the person that actually did majority of all the water, sewer, and electric in the buildings.

Mr. Michael Benavitch, 26 Oak Lane, Stuarts Draft, stated he was made aware that the property was sold again for a second time in like two years. He said these people are also a developer of manufactured home communities. He said if it stays like what they say they are going to do, he is fine but we are concerned with what the future



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development would be. He said there is a lot of traffic on that road so that is our main concern if development should occur in the future. He said there is a lot of traffic with all of the campers coming in. He said they do not want more traffic on the road. He said the Blackas are concerned with all of the traffic in the area and they do not want more traffic on Gerties Lane.

Mr. Bob Shipp, 102 Duck Pond Lane, Stuarts Draft stated when he came here in August and the current operators were applying for renewal of the Special Use Permit, he presented a petition with 91 signatures of people asking that electronically amplified music be prohibited and after some extensive discussion about this the applicants assured them that all that they were going to make some changes and try to get this intrusive loud music under control. He said over the past year, they have done a pretty good job of reducing the noise and responded to complaints. He said on Halloween weekend the music was so loud that it could be heard more than a quarter mile away. He sent in a letter asking for some consideration on this. He said the music that is generated here is intrusive and it negatively impacts the quality of life of the neighbors. He said this year he was unable to go door to door to the same people who signed the petition last year due to the pandemic. He said there are some days when the music is way too loud. He said we are asking to change operating conditions so that the music should stop at 9:00 p.m. and that they not be allowed to amplify the music no greater than 65 decibels at their property line. He said this is not an entertainment venue, but their music blasts out on weekend evenings with really no regard for the neighbors. He is asking the Board to change the operating conditions to no amplified music after 9:00 p.m. instead of 10:30 p.m. and no amplified music that exceeds 65 decibels at the property line.

Chairman Coyner asked if there was anyone else wishing to speak regarding the request?

There being none, Chairman Coyner asked the applicant to speak in rebuttal.

Mr. Kempton stated they do have a sound system at the beach house. He said Mr. Shipp has come over several times along with a couple of neighbors and we have turned it down. He said six (6) years ago we actually marked the amplifier so that it does not go above that. He said that we do recognize and respect our community and our neighbors. He said as far as the music out in the pavilion, on Saturday nights we alternate DJs and bands, we shut it down at 10:30 p.m. to be respectful to our neighbors.

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Mr. Prater stated his client has 430 properties and they were founded in 1975. He said they are only doing the outdoor music one (1) night a week, that was limited last August, and he thinks that is important to note that they are limiting that opportunity to have live music to only one (1) night a week and cutting it off at an earlier time at 10:30 p.m. which is greater than the code requires. He said as a business, it is exempt and outside of the noise ordinances that the code is written with.

Chairman Coyner declared the public hearing closed. He said the new applicant will be continuing like they have in the past.

Ms. Tilghman stated the developer cannot develop without asking for a rezoning and that would be a public hearing.

Mr. Thacker stated the Board may want to review this permit in a year.

Chairman Coyner stated it would be good to review this to see how things are going at the campground.

Mr. Thacker moved to approve the request with 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.

Ms. Brown seconded the motion, which carried unanimously.

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**MATTERS TO BE PRESENTED BY THE ZONING ADMINISTRATOR**

**KENT OR AMY SHULL - EXTENSION OF TIME REQUEST**

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.

Ms. Brown moved to approve the six (6) month Extension of Time.

Ms. Tilghman seconded the motion, which carried unanimously.

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**WILLIAM E. SIPE, JR. - CANCEL SPECIAL USE PERMIT**

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.

Ms. Tilghman cancelled the Special Use Permit.

Mr. Thacker seconded the motion, which carried unanimously.

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**FIVE STARS, LLC - CANCEL SPECIAL USE PERMIT**

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.

Mr. Thacker cancelled the Special Use Permit.

Ms. Tilghman seconded the motion, which carried unanimously.

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**STONEWALL JACKSON AREA COUNCIL OF BOY SCOUTS OF AMERICA, INC. - EXTENSION OF TIME REQUEST**

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.

Ms. Tilghman moved to approve a one (1) year Extension of Time.

Ms. Brown seconded the motion, which carried unanimously.

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**STAFF REPORT**

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

Ms. Bunch stated all permits were inspected and are all in compliance.

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December 3, 2020

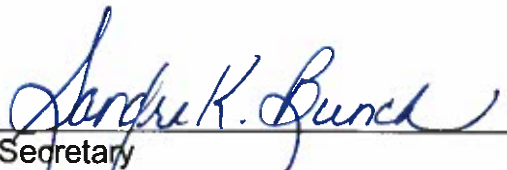
Mr. Benkahla discussed the court cases with the Board.

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There being no further business to come before the Board, the meeting was adjourned.

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Chairman

  
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Secretary

