

October 3, 2024

PRESENT: George A. Coyner, II, Chair  
 Mark L. Glover, Vice Chair  
 Thomas W. Bailey  
 Monica L. Rutledge  
 Thomas V. Thacker  
 Sandra K. Bunch, Zoning Administrator and Secretary  
 Doug Wolfe, Director of Community Development  
 James R. Benkahla, County Attorney  
 Julia Hensley, Planner II  
 Kaitlyn Savage, Planner I  
 Beatrice B. Cardellicchio-Weber, Executive Secretary

ABSENT: None

VIRGINIA: At the Called Meeting of the Augusta County Board of Zoning Appeals held on Thursday, October 3, 2024 at 8:30 A.M., in the County Government Center, Verona, Virginia.

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The staff briefing was held at **8:30 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:

- **TRAVIS ARMSTRONG, AGENT FOR ALL AMERICAN PROPERTIES, LLC, FOR A SPECIAL USE PERMIT**
- **BRADLEY MARTIN - SPECIAL USE PERMIT**
- **ERIC PISK, AGENT FOR TAGB, LLC - SPECIAL USE PERMIT**
- **JEFFREY LORD, AGENT FOR FISHERSVILLE VAA, LLC - SPECIAL USE PERMIT**
- **DAVID FRENCH - 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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 Chair

  
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 James R. Benkahla, County Attorney  
 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, October 3, 2024, 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 September 5, 2024, meeting be approved.

Mr. Bailey seconded the motion, which carried unanimously.

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**THOMAS W. AND DIANA K. DESPER - SPECIAL USE PERMIT**

This being the date and time advertised to consider a request by Thomas W. and Diana K. Desper, for a Special Use Permit to construct an accessory building in the front yard on property they own, located at 31 Chestnut Road, Staunton in the Beverley Manor District.

Mr. Thomas Desper stated I would like to construct a building in the front yard. There are woods in the back and the septic field. There are only certain places where we can put this building.

Ms. Diana Desper stated there is a power line on the property also.

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Chair Coyner asked what is the building type?

Mr. Desper stated it will be a pole style building with metal siding and roof.

Ms. Desper stated we went to the HOA and we will need to make sure that it will look good with the other buildings in the area which is not a problem.

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

There being none, Chair Coyner declared the public hearing closed.

Mr. Bailey stated this request is in keeping in character with the area. He moved to approve this request with the following conditions:

**Pre-Conditions:**

None

**Operating Conditions:**

1. Be permitted to construct a 30' x 40' building in the front as shown on the BZA sketch.
2. Applicant obtain all Building Permits and necessary inspections.
3. No junk or inoperable vehicles, equipment, or parts of vehicles or equipment be kept outside.
4. Site be kept neat and orderly.

Mr. Glover seconded the motion, which carried unanimously.

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**TRAVIS ARMSTRONG, AGENT FOR ALL AMERICAN PROPERTIES, LLC - SPECIAL USE PERMIT**

This being the date and time advertised to consider a request by Travis Armstrong, agent for All American Properties, LLC, for a Special Use Permit to construct a gazebo to have weddings and special events on property they own, located at 612 Paine Run Road, Grottoes in the Middle River District.

The applicant was not present during this time.

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**DAVID FRENCH - SPECIAL USE PERMIT**

This being the date and time advertised to consider a request by David French, for a Special Use Permit to have outdoor storage of commercial vehicles, mulch, and pavers, storage of equipment within an existing structure and employee parking in conjunction with a landscape business on property owned by Joseph E., Jr. and Cindy R. Barton, Etal, located on the east side of Bailey Road (Route 742), west of the intersection of Bailey Road and Catalpa Lane in the Middle River District.

Mr. David French stated employees will meet at the shop in the morning and leave to go to the jobsites.

Chair Coyner asked how long have you been there?

Mr. French stated the building has been there for two (2) years but before that I was in Rockingham County.

Chair Coyner stated there are a lot of vehicles at the site.

Mr. French stated my employees come there and park their personal vehicles. The mulch does not stay long at the site. There will also be pallets of pavers onsite. There is also a lot of farm equipment onsite.

Chair Coyner asked if there is an office onsite?

Mr. French stated sometimes my mother-in-law works there, or at my house, or wherever the grandkids are.

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Mr. Bailey stated it is important that no debris come back to the site.

Mr. French stated once in a while I do bring back brush to burn but mainly it goes to the landfill.

Chair Coyner stated the Board does not want the site to turn into a junkyard. He asked if there was anyone wishing to speak in favor, or in opposition to the request?

Mr. Larry Powell, 407 Pine Top Road, Fort Defiance, stated I support this request. They bought this property and kept it in agriculture instead of building houses. My only concern is that they talk to the employees and let them know that when they come to Bailey Road they do not look over or stop before going onto the road. What they are doing at the site is good for the community and the property looks immaculate.

There being no one else wishing to speak, Chair Coyner declared the public hearing closed. The site is neat and orderly. This business is much needed in the community.

Mr. Thacker moved to approve the request with the following conditions:

**Pre-Condition:**

1. Submit site plan meeting the requirements of Section 25-673 "Site Plan Contents" of the Augusta County Zoning Ordinance including a complete Erosion and Sediment Control and Stormwater Management Plan to be approved by all appropriate departments and/or agencies.

**Operating Conditions:**

1. All equipment, machinery, and materials for the business be kept inside the 36' x 48' building.
2. Be limited to seven (7) licensed trucks, three (3) box trailers, one (1) sixteen (16') foot utility trailer, and one (1) skid steer at this site.
3. All outdoor storage of mulch and pavers be kept in the 50' x 50' designated area shown on the site plan.
4. All trees and natural vegetation remain and be maintained to provide screening of the outdoor storage area.

- 5. Be limited to fifteen (15) employees coming to the site to pick up vehicles and equipment.
- 6. No employees working at the site unless the Health Department approval is obtained and a copy provided to Community Development.
- 7. No brush or debris from the business brought to the site.
- 8. No junk or inoperable vehicles, equipment, or parts of vehicles or equipment be kept outside.
- 9. Site be kept neat and orderly.

Mr. Glover seconded the motion, which carried unanimously.

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**BRADLEY MARTIN - SPECIAL USE PERMIT**

This being the date and time advertised to consider a request by Bradley Martin, for a Special Use Permit to have outdoor storage of commercial vehicles and storage of equipment within an existing storage shed in conjunction with a litter processing business on property owned by Tapeaka Holsteins #1, LLC ½ and Tapeaka Holsteins #2, LLC, located at 425 Freemason Run Road, Mount Solon in the North River District.

Mr. Bradley Martin stated I do not have room to park equipment so that is why I am parking vehicles and equipment at this site.

Chair Coyner stated the Board visited the site this morning. The entrance is a tough entrance.

Mr. Martin stated I am only out of there one time a day and come back in the evening.

Chair Coyner stated if the request gets approved, there is a pre-condition to meet with VDOT regarding the entrance.

Mr. Bailey stated the sight distance does not meet VDOT's standards.

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

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There being none, Chair Coyner declared the public hearing closed. This is a fine idea but the entrance needs to be improved or changed.

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

**Pre-Condition:**

- 1. Meet with VDOT to determine an alternate entrance location and obtain a VDOT entrance permit and provide a copy to Community Development.

**Operating Conditions:**

- 1. All equipment, machinery, and farm implements for the business be kept inside the 60' x 120' pole barn.
- 2. Be limited to one (1) single action semi-truck and one (1) gooseneck trailer at the site.
- 3. No employees working at this site.
- 4. No junk or inoperable vehicles, equipment, or parts of vehicles or equipment be kept outside.
- 5. Site be kept neat and orderly.

Mr. Glover seconded the motion, which carried unanimously.

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**TRAVIS ARMSTRONG, AGENT FOR ALL AMERICAN PROPERTIES, LLC - SPECIAL USE PERMIT**

This being the date and time advertised to consider a request by Travis Armstrong, agent for All American Properties, LLC, for a Special Use Permit to construct a gazebo to have weddings and special events on property they own, located at 612 Paine Run Road, Grottoes in the Middle River District.

Mr. Travis Armstrong stated I would like to have weddings and events at the site. I would like to have events every other weekend.

Chair Coyner stated the Board was at the site this morning. The road can only accommodate so much traffic.

Mr. Armstrong stated I am asking for seventy-five (75) attendees. This would not be a large venue at all.

Chair Coyner asked if there will be live music?

Mr. Armstrong stated no. There will be a DJ for parties.

Chair Coyner asked if the neighbors were talked to about the events?

Mr. Armstrong stated I stopped by some of the neighbors' homes but not everyone.

Chair Coyner asked if this would be a family venture?

Mr. Armstrong stated yes.

Chair Coyner asked have you had experience operating this type of business?

Mr. Armstrong stated I own Shenandoah Pizza but it is not a venue. I do have restaurant experience.

Mr. Bailey asked if they have spoken with the Health Department on the location of the gazebo?

Mr. Armstrong stated we will not construct it because of the septic.

Mr. Bailey stated VDOT has an issue with the sight distance.

Ms. Bunch read the VDOT comments:

Wedding venue entrances are required to meet moderate volume commercial entrance specifications due to the amount of traffic expected per event. The proposed entrance met intersection sight distance to the left, but did not meet intersection sight distance to the right. The requirement is 390'. The measurement obtained was 275'. VDOT does not recommend approval of the proposed special use due to the limited sight distance at the existing entrance location. VDOT is willing to meet in the field to discuss an alternate entrance location.



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Chair Coyner stated if approved, the applicant will need to meet onsite with VDOT to establish an alternative entrance.

Mr. Armstrong stated we were thinking about widening the existing entrance.

Chair Coyner stated the applicant will have two (2) years to put in restroom facilities.

Mr. Armstrong stated we have reached out to someone about that.

Ms. Rutledge asked is there an alternative since the gazebo will not be constructed?

Mr. Armstrong stated we bought plants and will use the grassy area for events.

Ms. Rutledge asked will you use tents?

Mr. Armstrong stated no but if the client wants to bring tents in that would be ok because it is not permanent. We are not going to put any tents up ourselves.

Mr. Bailey stated staff has recommended twelve (12) events but no more than two (2) per month being limited to seventy-five (75) attendees. Are you fine with that?

Mr. Armstrong stated yes. In the summer, it could be every weekend but the winter there would not be any at all.

Ms. Rutledge stated in June there could only be two (2) weekends a month. Twelve (12) per year only. You could not book out all four (4) weekends in a month.

Mr. Armstrong asked why is that?

Chair Coyner stated it is so there is not a burden on the neighbors and that we do not have events all of the time.

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

Mr. Jimmie Propst, 663 Paine Run Road, Grottoes, stated I am located 2/10 of a mile past the venue. The road is the biggest issue. This is only a one lane road. This would not be good until something gets done with the road.

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Ms. Kim Biggs, 607 Paine Run Road, Grottoes, stated this is not a good road. I have kids and dogs. I do not want to hear the music and see a bunch of people coming down the road. This road cannot handle seventy-five (75) cars. The flood waters could come up. This is not a good idea.

Ms. Sina Emory, 505 Paine Run Road, Grottoes, stated I am the second house on the right side. I worry about the kids. I cannot imagine all of the cars there.

There being no one else wishing to speak, Chair Coyner asked the applicant to speak in rebuttal.

Mr. Armstrong stated the kids do not play in the road. The road does get washed out but I have a skid steer and I can take care of it. I do not have a problem with that. I do not know what the neighbors do to maintain the road or pitch in to maintain it.

Ms. Bunch stated VDOT maintains the road.

Chair Coyner declared the public hearing closed. The road is not conducive to a lot of traffic. This is not a good spot.

Mr. Glover stated the Board went to the site today. The road was dry and there was a lot of dust. This is a safety aspect due to this being in a residential area. He moved to deny the request.

Chair Coyner stated we had to get off the road when trying to drive so a vehicle could pass.

Ms. Rutledge seconded the motion, which carried unanimously.

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### **ERIC PISK, AGENT FOR TAGB, LLC - SPECIAL USE PERMIT**

This being the date and time advertised to consider a request by Eric Pisk, agent for TAGB, LLC, for a Special Use Permit to have a special event facility and to have outdoor storage of food trucks on property owned by The Farm at Chapel Hill, LLC, located at 212 Chapel Hill Lane, Weyers Cave in the Middle River District.

Mr. Eric Pisk stated I am asking for private events. By the Code of Virginia, I am permitted to operate a brewery as agri-tourism. I have had many public events since

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we have opened on March 14<sup>th</sup>. This has been a successful venture so far. I also want to have food trucks in the gravel driveway for these private events. The brewery can handle it. We have had up to 3,000 people on a weekend. The facility handles that number of people already. We have had ten (10) public events so far. I am requesting private events for corporate events or birthdays. I can close a portion of the brewery based on the size of the reserved event space.

Chair Coyner asked with the private events, will the brewery still be open?

Mr. Pisk stated we would keep the brewery open for smaller events. We have stalls and will section off the area. We are capable of having private events while the brewery is still open. Up to fifty (50) people in three (3) different areas. I am asking for 400 attendees for certain events. I am asking for a number of different private events. Most of them will be less than 25-50 people. If I had an event with 400 people that would justify closing the brewery. I cannot have a 400 person event and have the brewery open at the same time.

Chair Coyner stated there will be a lot of traffic on that road.

Mr. Pisk stated people come up and down that road. They are coming to the brewery anyway. When we first put in the brewery this was all taken into account.

Chair Coyner asked if all of the County water runoff requirements have been met?

Mr. Pisk stated this is an ongoing conversation with the County. I have had a number of discussions with Doug Wolfe and we are still working through that because of the designation of us being a farm brewery.

Chair Coyner asked what is the vision for the property?

Mr. Pisk stated I would like the brewery to continue and strengthen. I would like to offer other venues at the property. We have received many requests for private events.

Mr. Glover stated the applicant is requesting 400 attendees. In staff's recommended conditions, it reduces the number to 250. Is that a concern?

Mr. Pisk stated if I close the brewery, I would need 400 in order to justify closing. I have the capacity to have more because it is way oversized. The infrastructure is there. I would like to continue to grow. I am concerned if we are limited to that. The barn itself will handle many people. The food trucks also have the capacity to handle this.

Chair Coyner asked if some of the events were over 400 attendees?

Mr. Pisk stated opening weekend we had 600 at one time. Outside part of the venue is much bigger. On a nice day most people are outside. On opening weekend and other events we handled this in all aspects of the venue. This is what it was built for.

Chair Coyner asked how would you handle parking in the winter?

Mr. Pisk stated the parking area is incorrect on the screen. The parking is where the VDOT entrance (off to the west) is located which is easily able to handle parking.

Chair Coyner stated the Board saw it on the west side (roped off). On a day of operation, what is the peak time for the business?

Mr. Pisk stated about 2:00-5:00 p.m. When we open at noon it is slower.

Chair Coyner asked will there be amplified music?

Mr. Pisk stated yes. It is controlled because we face the river. The building is 1,500' from the closest neighbor. The music is going toward the river and away from the road.

Ms. Rutledge asked what is the capacity?

Mr. Pisk stated this is a farm brewery. We do not have a capacity. We have handled 400 people before easily.

Ms. Rutledge asked about parking?

Mr. Pisk stated we have not had an engineer design plans but we can handle two (2) people per car which is 300 cars.

Chair Coyner asked will there be parking attendants?

Mr. Pisk stated yes on event days.

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

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Mr. Sam Morris stated I am the operating manager at the brewery. I am here to speak in favor. We are not increasing the capacity over what we would normally do on a normal weekend day or on the event days. On opening day, we had 1,400 people in a day. We are just asking to take a group for events and they can celebrate together. We plan on sectioning off a portion of the brewery. This will not put us over in any way that we know that we can serve. We have received good reviews these last six (6) months. We are starting to get requests that people want these events. This is important for the growth of the business. If we are not allowed to section off the spaces, it will be critical. The large part of the reason for doing this is the support. We have proven that we can handle large groups of people. When we have 400 people, we intend to close the brewery to the public to ensure that we do not have any overflow issues.

Mr. John Smith, 106 James Crawford Lane, Mount Sidney, stated I am the Pastor at Old Paths Baptist Church. We are within a mile of this facility. This does not fit. The same facility was denied by the BZA but they found a loophole for this under a state bill. You listened and denied it before. A church has to follow all of the guidelines. There has not been an inspection on this property. Where does Mr. Pisk reside? Do you even live in Augusta County? This affects the lives of individuals in this area. The event center causes a great risk to those in the community. There could be traffic injuries related to alcohol. His vision is beer and our vision is safety, community and beauty of farming of our area. I am not against economic development at all but I am against things that do not fit in the area we live in. This is the not the fit or the plan or mindset that they have for this area. This has already been denied. He already requested 70 events at 350 and 85 events at 450 attendees. What will happen to the road. This will affect the neighborhood. Regardless of the food trucks and brewery events, alcohol will be involved. That will have a negative impact on our community. We are at risk. If we get that many people consuming alcohol, this will leave us at risk. This is going to cost the taxpayers money for him to do what he wants to do. Please listen to the people of Augusta County. We have opposition. Many people stood showing their opposition to the request in the room. These are the people that are affected by what is being proposed. This is not the proper fit for the road. Listen to the people of the community. Our vision is the community and their vision is the dollar and alcohol.

Ms. Linda Greene, 64 Chapel Hill Lane, Weyers Cave, stated I am opposed. The residents have seen firsthand how he has failed to adhere to the regulations since opening of the brewery a year ago. This raises concerns for him to manage additional projects like this. Since March he has operated food trucks with some staying on the property for weeks without a permit. Are these trucks allowed with County regulations?

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Where are they disposing the wastewater when there are no proper hookups? He has been advertising and holding private events despite not having a Special Use Permit. The lack of transparency is disheartening. How many events have taken place without County oversight? Mr. Pisk has ran a business for months without obtaining a business license with the County. How can we trust him when he has not followed rules in the past? Chapel Hill Lane is a bad road since it opened. The state was there early this morning fixing the road. This is a rural farming community and there has been an influx of cars 100-200 a day. This business has already had a significant impact on the road. The road cannot sustain the level of activity this brings. He said he has already had 3,000 visitors in a single weekend. In result, 1,500 cars using the road. More events will only worsen the problem. Cars are constantly going down the road. His guests seem to think that there is no speed limit. I have two grandchildren and I am afraid for them to play outside. I put a sign up that says slow children playing but they pay no attention and broke it into 1,000 pieces. They do not care. They drink and have fun and care even less. They are proposing a solar farm also. This will cause more traffic with employees and delivery trucks. This has made it impossible for farmers and residents to navigate the road during this time. They were already denied for events and then they classified this as an agriculture brewery as agriculture tourism. Large corporate events do not align with it. Is he equipped to handle catering services? This will set a precedent for future expansion. They said the noise does not travel but this promise has not been kept. It is loud and disturbing during events. I have a recording on my phone. I hear all of the music because it is so loud. It disrupts the peace and quiet. I heard the announcement at the Octoberfest event from my house. The County sees little return with this. Mr. Pisk benefits from tax reduction on land use for this. Mr. Pisk does not even live in the County so his personal investment to the community is minimal. None of the neighbors have been approached. I urge the Board to consider the lasting impact and decline the request.

Mr. Kevin Gartzke, 441 Chapel Hill Lane, Weyers Cave, submitted a petition with a map that included eight (8) neighbors who are opposed. I do hear the music. The road is very bad and rough with the potholes and very narrow (pictures in the file). He has had food trucks there at the site and he is advertising the food trucks this coming weekend. Mr. Pisk is not being up front and honest. We do have increased traffic and hear the music. There will be people coming to the brewery and if they add events there would be more people coming to the site. We would ask that you deny the request.

Mrs. Melinda Gartzke, 441 Chapel Hill Lane, Weyers Cave, stated several neighbors voiced opposition and sent in emails. I would like to read the emails from the following locations (all copies are in the file): 22 Chapel Hill Lane and 107 Chapel Hill Lane. Mr. Pisk came to this Board and his request for an event center was denied in June 2021.

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The reasons cited for denying the request was road conditions. The road conditions have not changed. The safety concerns and traffic on the road were cited back in June 2021 and the large farm equipment on the road has not changed. The neighbors believe in 2021 that this is an unsuitable business for this area. All of these have not changed. It has the same roads and same houses, same neighbors except one (but they are opposed), same large farm traffic. Only thing changed is more cars have been added, traffic, more noise, and more alcohol. Mr. Coyner said back in 2021 and I am going to quote because this is in the minutes.... he said "Seventy events is a tremendous amount to ask the neighborhood to endure". Now the neighborhood is asked to endure more events. In addition to this, when we were asked to endure the events previously, there was no brewery open and now they want an event space. Sometimes it may be the brewery and events. When do the neighbors' voices matter and they did matter in 2021 and we appreciate that. He said the noise is going to be under control and he said that in June 2021. The noise is not under control and many people have spoken to that. We live half a mile away. At the ABC hearing they said that we would not hear anything. When people are singing we can tell whether it is a male or female. We cannot hear the words like the close neighbors. Many neighbors went to the ABC hearing and the hearing in 2021 and showed their opposition to this. They did this because of the farm bill and it cannot be regulated unless it affects the health, safety and general welfare of the citizens. We do not want to do that but we do not want to see an increase in the number of people coming in. This did change the way of life for us.

Ms. Kathleen Lareau stated I live across the river and I am an adjacent property owner. This definitely does affect the neighbors. I can hear the music and loud speakers. When he repositioned the stage, I could hear the music because it was pointed right across my property. The Board did not want it to be a burden to the neighbors when they heard the other request, please look at this request for today. I support everything these neighbors have said about the issues.

There being no one else wishing to speak, Chair Coyner asked the applicant to speak in rebuttal.

Mr. Pisk stated I will tie into the existing sewer. The bathrooms will tie into the sewer lines. We are trying to get the equipment ordered with the vendors. We do not want bathroom trailers. We have the ok to have them until they get sewer installed. This would not be a long term use for the bathroom trailers. We have approval for a farm brewery. The farm brewery has been opened since March 14<sup>th</sup>. I attended a full day court hearing with an ABC judge on the ABC license. The judge unanimously approved our request to have a farm brewery to do things that are usual and customary to a farm

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brewery. I hear many people attacking me time and time again. I have never been disrespectful to all of you. We did a study that we presented at the farm brewery hearing. I am an engineer. Maybe the neighbors can hear a muffled sound from a distance at 120 decibels. It faces the other direction. It is possible she could hear something across the river. I also have a decibel meter. I have checked the measurements already and have the data on this. We have actual data on the decibel rating and it is not there. The stage was designed by engineers to minimize the effect of anything that would reach the neighbors. Not the case when you live a half a mile away. I feel this is the re-litigation of something that is already in place. The first time I was denied was for a wedding venue on the west side of the property to a farm brewery which goes through different types of regulations. The land is zoned General Agriculture and I am allowed by my property rights to have a farm brewery. I understand the neighbors have a right to speak up. My property rights are as important as everyone else's. I cannot change the amount of cars that come to the brewery. We knew that it was going to be a problem. There is no loophole in the farm code. Those changes were made in the code because of the pushback from agriculture farmers. We need to go to Richmond to have this conversation. I am not asking for a venue but to have events at a venue that is already existing. The venue is already there and has been there since March. I live in Rockingham County and I would like to move to the farm but that has nothing to do with this request. I plan to build a house on the property overlooking the brewery and the beautiful views. I reached out to neighbors stating I am going to be there. The issue for Mr. Smith is alcohol and the ramifications of that are not my responsibility. Let me rephrase, them personally but not on their health. I would like to close off certain areas of the building to have private events. Ms. Greene said that I failed to adhere to the regulations. I am not sure what that means. The ABC officer comes to visit often to make sure we do things in regulations. I talked with VDOT and Health Department. I reached out to VDOT and asked them to come out and regrade especially when the weather is bad. VDOT says there are no issues and the road can handle the traffic. Food trucks are a difference in option of what are usual and customary means in the Code of Virginia which I adhere to as a farm brewery. I have had many conversations at the County. It was the recommendation to go this direction. There are farm breweries all over Virginia that have food trucks and events that do not need a Special Use Permit. This is an issue that needs to be addressed across the board with farm breweries all over. The Craft Breweries Guild also agrees with this because it is usual and customary with the Code of Virginia to have food trucks. That is where the disagreement between myself and my attorney and the County on what that designation should look like. I came here to satisfy what the County wants but in most cases it goes beyond the County and it is built into the code of usual and customary at wineries, distilleries and breweries all over the country. The lack of transparency statement I do not even know what that means. I did not think a business license would



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be needed because I did not need any permits. We are a farm brewery. I have taken care of that for the brewery with the business license. VDOT says the road is fine. I have sat along the road and watched and the residents are the fastest drivers. I do not encourage people to speed. The customers are not excessively speeding because they do not know the area but if they are that is an issue. If there is an issue it needs to be brought up to the Sheriff. I do not encourage people to speed. The solar farm has nothing to do with this conversation. As long as I abide by County regulations and the Code of Virginia I am allowed to do these things. If there is an issue I ask the neighbors to contact me. The speaker was facing west to announce events at the Octoberfest. The financial impact statement that there is little return to the local economy. Tax revenue that is being generated – I am not quite sure that there is no tax revenue. I want to see this succeed and I will live there. I put my resources in this. I will speak with Doug Wolfe about the Erosion requirements. I would like to have three food trailers but it may not be three. I am working on building one to keep onsite all of the time. I may add two but it depends on how busy we are. We would consider all of the events and food trucks as usual and customary to a brewery.

Chair Coyner stated the music is heard by the neighborhood.

Mr. Pisk stated the data does not suggest this. I do not know what I can possibly do to locate music. There is no way they can hear it if it is inside the building. Sometimes an acoustic band could be outside on the patio towards the east but the distance to the closest neighbor is 3,000 feet. I have all of the data in a spreadsheet and it does not suggest this. It is hard to imagine because I was physically out there and I see the data.

Chair Coyner declared the public hearing closed. The Board visited the site this morning.

Mr. Glover stated the facility is already in place. It does get to the point that there has to be a limitation on things. While we were there today, a tractor rode by and the road is narrow. This is a safety issue. There was dust from the road. This request exceeds what is compatible in the area in the sense of safety and health. I struggle to approve this request at this time.

Chair Coyner stated I agree. The applicant is trying to max this out. I am reluctant to increase the usage.

Mr. Benkahla stated traffic will increase regardless because it is a legal brewery.

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Ms. Rutledge stated VDOT does not have any objections in the staff report to the proposed use. With the events, the traffic will not increase because they already have a dedicated space for the brewery. On the larger scale events, the brewery will be closed completely. They have already exceeded that amount on a good Saturday. If they have 400 occupants, it will be about 200 cars. I have no problem with the food trucks.

Mr. Bailey stated the staff recommended conditions note that there needs to be an Erosion and site plan submitted. The suggested operating conditions are less than what Mr. Pisk requested originally.

Mr. Pisk stated that does affect how I do things at the brewery. What I asked for is not what the staff is recommending. I would like to come back in thirty (30) days to finalize my plans on my business perspective.

Mr. Glover moved to continue the request at the November 7, 2024 meeting.

Mr. Bailey seconded the motion, which carried unanimously.

\* \* \* \* \*

#### **JEFFREY LORD, AGENT FOR FISHERSVILLE VAA, LLC - SPECIAL USE PERMIT**

This being the date and time advertised to consider a request by Jeffrey Lord, agent for Fishersville VAA, LLC, for a Special Use Permit for a 3MW (alternating current) small scale solar energy facility within approximately 22 acres of fenced enclosed site located on Parcel Tax Map No. 67-114 with a gravel access road extending through Tax Map No. 67-108 and 67A(8)35 on property owned by Arehart Family Investment, LLC, located at 121 Mule Academy Road, Fishersville in the Beverley Manor District.

Mr. Kevin Comer with Stark Tech and Bryan Schoffman with RWE presented a PowerPoint presentation to the Board (copy is in the file).

Chair Coyner asked if the trees will be removed along the hill for the panels?

Mr. Comer stated yes.

Chair Coyner asked how much topsoil will be removed?

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Mr. Comer stated in the rolling areas there will be some grading. This is track equipment that can follow the terrain of the land.

Chair Coyner asked will there be a pole and transformer or a building onsite?

Mr. Comer stated we will look at that during site specific stage. We will try to use poles but there is less cost if you can hide them. In this case, the poles can be hidden behind the thick tree line on the parcel.

Chair Coyner asked how much more time before it is completed?

Mr. Comer stated this is the last step in the approval process. We have the interconnection agreement in hand with Dominion which is the thing that takes the longest time.

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

Mr. Thomas Sheets, 1087 Hermitage Road, Staunton, stated I do not see any problems with this. It will be a major visible impact but there is not a lot happening on this road. The project fits here. I was glad to see at the Planning Commission meeting they worked out a separate entrance. I am in favor and this is a good use of the land. This will be good for the County.

There being no one else wishing to speak, Chair Coyner declared the public hearing closed. The Board viewed the site today. This fits well given the sawmill and railroad near the property.

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

**Pre-Conditions:**

1. The applicant shall submit a site plan meeting the requirements of Section 25-673 "Site Plan Contents," Section 25-70.4.C "Standards applicable to small solar energy systems," and Section 25-70.5 "Applications and Procedures for Small Energy Systems" of the Augusta County Zoning Ordinance to be approved by all appropriate departments and/or agencies.

2. The solar energy system shall not commence commercial operations until final site plan approval is first obtained from the Zoning Administrator or his/her designee, and all pre-conditions of approval have been met.
3. In consultation with site plan review, wetlands shall be inventoried and delineated, and no wetland impacts shall be permitted except as shown on the Site Plan prepared by VHB and RWE Antares, dated September 19, 2024.
4. The solar energy system shall not obtain final site plan approval until evidence has been given to the County that the permittee has obtained an interconnection approval by a regional transmission organization or electric company.
5. Landscaping Plan. The Applicant shall submit a proposed landscaping plan for each perimeter of the solar energy system (outside all fenced areas) to the Zoning Administrator and/or his/her designee for review and approval as part of the full site plan, which shall be in general conformance with the landscaping plan submitted with the Concept Site Plan. The following conditions shall govern the installation of landscaping in accordance with the landscaping plan:
  - a. All landscaping shown on the landscaping plan shall be installed at the heights specified on the Concept Site Plan and shall be in good condition prior to the commencement of commercial operations.
  - b. In the event that the Applicant requires a minor deviation from the approved landscaping plan or full site plan, such deviation shall be provided on a revised plan sheet for review and approval by the Zoning Administrator and/or his/her designee. Minor deviations shall not include changes to the proposed install heights of landscaping.
  - c. In areas where there is an existing timber buffer remaining on the solar energy system parcel that provides at least the equivalent buffer benefits as the buffer proposed on the Concept Site Plan, then the existing timber buffer shall be retained as the perimeter landscaping. Hand-clearing of trees within the existing timber buffer for purposes of safety or removal of dead trees is permitted, so as long as the Applicant plants appropriate replacements in accordance with ordinance standards. All existing timber buffers, which may require supplementation with planted trees or shrubs if the existing buffer consists of a relatively thin block of trees or lacks significant understory, are subject to review and approval by the Zoning

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- Administrator and/or his/her designee. The use of existing timber and natural screening is preferable.
- d. In areas where sufficient existing timber does not remain, the landscaping requirements shall conform to the Concept Site Plan. The trees shall be planted during the appropriate time of year, subsequent to the completion of construction.
  - e. A surety agreement for landscape maintenance in a form acceptable to the County Attorney shall be submitted and approved prior to the issuance of any building permits. The amount of the surety shall be determined by an independent landscape architect selected and reasonably compensated by the Applicant but approved by the Zoning Administrator and/or his/her designee. The amount of the surety shall be equal to a reasonable estimate of the amount needed to establish, and following establishment, to maintain the landscaping required by the approved landscaping plan for two (2) years after initial installation. Once the landscaping has been successfully established, the surety amount will be reduced to that amount required for two (2) years of maintenance thereafter. The surety will be released only after decommissioning is complete.
  - f. All landscaping will be reviewed by the Zoning Administrator and/or his/her designee following installation, at one-year following installation, and as necessary thereafter to ensure the landscaping is being maintained.
  - g. The Applicant shall work with the County to identify the species that will provide the best aesthetic and environmental benefit, while also considering market availability.
  - h. The use of herbicides for perimeter landscaping shall be minimized to the greatest extent reasonably practicable.
6. Decommissioning Plan. Concurrent with the submittal of the final site plan, the owner of the solar energy system shall produce to the County a Decommissioning Plan as outlined in the Augusta County Code Section 25-70.10, as amended. Any structure or equipment associated with the solar energy system that is not operating for a continuous period of 12 consecutive months shall be subject to decommissioning, per Augusta County Code Section 25-

70.10, as amended. Within 6 months of the date of abandonment or discontinuation, the owner or operator shall complete the physical removal of the solar energy system and site restoration. This period may be extended at the request of the owner or operator, upon approval of the Board of Zoning Appeals. Periods during which the Site is not operational for maintenance, repair, or due to catastrophic events beyond the control of the Applicant, during which the Applicant works diligently to return the Site to full operating status, shall not trigger the Decommissioning requirements herein. The Applicant must provide written notice and evidence of the above to the Zoning Administrator during the period in which the solar energy system is not fully operational. Such notice shall identify the last day on which the Site was fully operational. Regardless of the efforts of the Applicant to return the solar energy system to full operational capacity, if the solar energy system does not operate as a solar energy system collecting and transferring and distributing it to the Grid after the catastrophic event, for a period of two (2) years, the Special Use Permit shall be rendered void and the Applicant shall commence Decommissioning no later than the 730th day after the last day the Site was fully operational.

7. A letter of acceptance from a landfill shall be provided with the submittal of the Decommissioning Plan.
8. Decommissioning Estimate. Concurrent with the submittal of the final site plan, the owner of the solar energy system shall produce to the County an estimate of the decommissioning costs as outlined in the Augusta County Code Section 25-70.10, as amended, and/or detailed below (the more stringent shall apply), by line item and the surety guaranteeing the payment of those costs and the decommissioning work. The estimate shall be signed and sealed by a third-party engineer licensed in Virginia. The decommissioning cost estimate shall include, at least, the following delineated by line item:
  - a. Total cost related to complying with all the decommissioning work required by this Special Use Permit.
  - b. Costs related to creating, maintaining, and re-stabilizing any construction entrances identified on the Property, with a separate line item for each such construction entrance, unless written waiver to the Board of Zoning Appeals is requested by the landowner.
  - c. Costs for mobilization.

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- d. Costs for removal and disposal of all materials, line itemed by category of facility. For example, "cost to remove conduit," "cost to remove panels," "cost to remove panel support structure," cost to remove inverters," etc.
- e. Costs to de-compact soils and reestablish topsoil.
- f. Costs to stabilize land disturbed by the decommissioning work.
- g. Costs of trucking, hauling, and equipment use.
- h. Costs for removal of any landscaping in buffer zones, setback areas, or under panels
- i. Costs of landfill fees associated with the disposal of commercial and industrial waste
- j. Costs of all labor and estimated man hours to perform the decommissioning work.
- k. Costs must assume an increase in labor and equipment costs of two percent (2%) a year every year until the completion of decommissioning and must assume commencement of decommissioning after year thirty-five (35) of operation.
- l. Costs must include a 25% contingency of the total estimate.
- m. The certification of a third-party engineer licensed in Virginia affirming that the owner/operators' cost estimate is sufficient to satisfy the decommissioning required herein. The estimated amount for the salvaged materials shall not be part of the consideration in the decommissioning cost estimate.
- n. Should the funds guaranteed for the Decommissioning Activities for any reason not be sufficient for the County to complete the Decommissioning Activities as allowed for herein and as set forth in the Decommissioning Plan, the Applicant shall be and shall remain liable to the County for the difference between the guaranteed funds and the amounts required to Decommission the solar energy system and shall pay the difference to the County upon demand. The County shall not be liable to any party in any

way for the funds drawn pursuant to the conditions set out herein and expended in relation to Decommissioning.

9. Decommissioning Bonding. Prior to the issuance of final site plan approval for the solar energy system, the applicant shall submit a bond, irrevocable letter of Credit, or other appropriate surety acceptable to the County in accordance with Augusta County Code Section 25- 70.11, as amended.
10. Panel Specification and Composition. At the time of site plan review the Applicant shall provide to the Zoning Administrator, a written panel specification disclosure document that includes the composition, toxicological information, and the physical and chemical properties of all of the solar panels, including coatings, being utilized for the solar energy system. The Applicant shall utilize crystalline solar panels for the Project. The Applicant shall not utilize any panels that of the type known as thin-film panels, including but not limited to not utilizing panels manufactured with or coated using lead, the GenX chemical, amorphous silicon (a-Si), cadmium telluride (CdTe), copper indium gallium selenide (CIS/CIGS), organic photovoltaic cells (OPC) panels, and/or any other material prohibited by state or federal law for use in solar photovoltaic panels. Moreover, to the extent any panel utilized has a Safety Data Sheet associated therewith under 29 CFR 1910.1200(g) and its Appendix D, the Safety Data Sheet shall be disclosed, as well.
11. The solar energy system, including, but not limited to, all areas covered by photovoltaic panel, any and all landscape or fencing buffer areas, any and all setback areas, any and all support equipment, and any and all access roads, shall be removed from Land Use Assessment and therefore subject to a rollback tax paid to the County for the difference between land use tax and the fair market value for each of the five most recent complete tax years. The remainder of the property not included in the solar energy system shall continue to meet current requirements for the County's Land Use Assessment program in order to remain included in the program, as determined by the Commissioner of the Revenue upon approval of the Special Use Permit.
12. The applicant shall disclose to the Augusta Water if corrosion control systems are part of the solar energy system.



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**13. Augusta Water Infrastructure.**

- a. Ground surface elevations shall not be changed, and no water shall be impounded over any existing water/sewer infrastructure without written consent of Augusta Water.
  - b. No panels and/or appurtenances, including fences and landscaping shall be installed within 20 feet each way of the centerline of any existing water or sewer main to ensure adequate space for future operations and maintenance.
  - c. Where public water/sewer utilities are located on the same property as the solar energy system, Augusta Water shall have the right to utilize access roads constructed for the project or be provided with reasonable access to the utilities by truck.
14. The Applicant must obtain site plan approval within 24 months of the issuance of the Special Use Permit and shall substantially complete construction within 36 months of the issuance of final site plan approval. Notwithstanding the foregoing, the Board of Zoning Appeals may approve an extension of any deadline herein for good cause.

**Operating Conditions:**

1. This Special Use Permit ("Permit") is granted solely for the subject property for operation of a small solar energy system. This Permit shall be binding on - Fishersville VAA, LLC and any successor-in-interest, including but not limited to any current or future owner, lessee, sub-lessee, and permitted assignee ("Applicant").
2. The Permit shall not be assignable by Fishersville VAA, LLC to a third party absent the written consent of the Board of Zoning Appeals of Augusta County.
3. Any document memorializing or relating to the establishment of any successor-in-interest, e.g., lessee, sub-lessee, future owner, permitted assignee, etc., between Fishersville VAA, LLC or business entity, shall include a recital as to the existence of the Permit, and the duties and obligations of the third party and now successor-in-interest thereunder the Permit, to ensure that successors-in-interest are on written notice of the Permit and its terms and conditions. A copy of these conditions shall be recorded in the clerk's office of the Circuit Court for the County of Augusta, Virginia.

4. The solar energy system, including but not limited to, fence line boundary, access roads (unless otherwise required by VDOT), and setbacks (unless otherwise determined by the Board of Zoning Appeals), shall be constructed and operated in substantial conformance with the approved Site Plan prepared by RWE Antares, dated September 19, 2024.
5. All bonding or posting of sureties for the project shall at all times be by and in the name of the owner of the solar energy system and its successors and assigns.
6. All non-operational, non-electrical site features along the perimeter of the solar energy system, such as landscaping and fencing, shall be properly maintained throughout the life of the Permit. Fencing shall be maintained in good repair and landscaping shall be maintained so as to provide the desired buffer benefits. Maintenance of such features shall be guaranteed by the surety agreement and surety as provided below. If the Zoning Administrator and/or his/her designee determines that site features identified are not being properly maintained, as described herein, then the Applicant shall be given a notice to remedy as is the standard zoning violation policy of Augusta County.
7. Setbacks, either as shown on the Concept Site Plan, or set by the Board of Zoning Appeals during their review, shall be measured from the property line and/or VDOT Right of Way to the fence line of the solar energy system.
8. The Applicant shall not add additional photovoltaic panel areas, change the entrance locations of access roads (unless otherwise required by VDOT in a written statement), or revise the height, placement, or design of landscaping buffer elements without prior approval by the Augusta County Board of Zoning Appeals.
9. The Zoning Administrator or any other parties designated by the Zoning Administrator shall be allowed to enter the property at any reasonable time to check for compliance with the provisions of this Permit, with at least 24 hours of advance notice and subject to the security, health and safety standards and regulations that apply to the solar energy system.
10. The Applicant shall preserve and maintain existing forest/vegetation where it serves to meet buffer standards or standards for alternative compliance as required by ordinance from adjacent property and public right of ways, and is not

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in conflict with the solar panels, as indicated on the Concept Site Plan. See 5.C and 5.D in the pre-conditions of this Special Use Permit.

11. All construction and decommissioning activities shall be limited to the hours of 7:00 a.m. to 8:00 p.m., Monday through Saturday, and will be prohibited on Sundays. These conditions shall apply to noise generated during the construction of the solar energy system and to any construction needed during replacement, repair, or maintenance activities during the ongoing operation of the solar energy system. Replacement, repair, and maintenance activities conducted at nighttime and not involving construction shall comply with all applicable noise standards.
12. The solar energy system shall not be lit during ongoing operations, unless as required by the Uniform Statewide Building Code. Lighting used during construction shall be downward facing and shall be located at least 500 feet from any adjacent residential property.
13. All solar panels shall use anti-reflective coatings.
14. No topsoil shall be removed from the site.
15. The Applicant shall implement the following additional measures during construction:
  - a. Maintain all construction-related vehicles in good working order.
  - b. Designate a specific individual and provide that individual's name and contact information to the Zoning Administrator and/or his /her designee, to which questions, complaints, or concerns during construction may be directed.
  - c. Prior to the initiation of construction, mail a notice of construction activity to all property owners whose properties are adjacent to areas on which the solar energy system will be constructed. The notice shall summarize upcoming construction activities, describe the areas in which construction will occur, including the main routes of delivery, and provide the name and contact information of the solar energy system representative to whom any complaints, concerns, or comments may be addressed.

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- d. Provide adequate portable sanitation facilities that are located in a manner that facilitates ease of disposal but that are not within one hundred and fifty (150) feet of any property boundary of a parcel on which a home is located and whose owner is not participating in the solar energy system.
  - e. Prohibit any personnel associated with the construction of the solar energy system from overnight lodging at the site.
16. The construction protocol will be designed to ensure that ground cover is expeditiously established, and appropriate site stabilization achieved throughout construction, and the approved construction phasing plan shall be implemented during construction.
17. Any electrical wiring used in the system shall be underground except where wiring is brought together for inter-connection to system components and/or at the project substation and switchyard for interconnection the local utility power grid. Electrical distribution lines between the inverters and the point of interconnection shall be underground except where crossing creeks, floodplains, wetlands, and at the point of interconnection. Nothing in this condition shall prevent the ability to utilize underground boring technology.
18. This Permit shall be valid from the time of issuance and thereafter for a period of 40 years from the start of commercial operations of the solar energy system, which shall be the date on which the solar energy system first delivers non-test energy to the high-voltage transmission system, or until this Permit is lawfully terminated or terminated as a matter of ordinance or other law prior to the natural expiration date, whichever is sooner. At the end of the 40 year period, unless such period is otherwise extended by the Board, or unless decommissioning is required sooner pursuant to the conditions herein, the solar energy system shall be deemed to have reached the end of its lifespan and decommissioning shall begin pursuant to the conditions herein.
19. Solar Panels will be constructed, maintained, and operated in accordance with national industry standards and regulations including the National Electrical Code, International Fire Code of the International Code Council and the National Fire Protection Association Fire Code, as provided in Va. Code 15.2-2286. In the event of a conflict between the national industry standards and these Conditions, the national industry standards shall control.

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20. **Corporate Structure, Associations, and Information.** Applicant and all successors-in-interest, including current and future owners, lessees, sub-lessees, and permitted assignees shall provide the Zoning Administrator, with a copy to the County Attorney, written notice of changes of ownership of the solar facility within thirty (30) days thereof.
21. Any substantial upgrades or changes made to the design or operation of the solar energy system that are planned shall be disclosed to the Zoning Administrator and/or his/ her designee at least ninety (90) days before the intended implementation of the upgrades or changes – except as provided herein. Any substantial upgrades and/or changes resulting solely from a bona fide emergency and force majeure event shall be disclosed no later than (sixty) 60 days thereafter.
22. Prior to the activation of the solar energy system Fishersville VAA, LLC, shall provide training to the Augusta County Fire Rescue and Augusta County Sheriff's Office. This training and education shall include documentation of onsite material and equipment, proper firefighting and lifesaving procedures, and material handling procedures.
23. Local Subscribers – Prior to beginning commercial operation of the utility-scale solar facility, the Applicant shall work in good faith and use its best efforts to identify residents of Augusta County, Virginia and its incorporated towns to voluntarily subscribe to its community solar program ("Local Subscribers"). Outreach efforts to Local Subscribers may include, among others, advertising in a local newspaper of record and hosting informational community meetings. The Applicant will give notice of such informational community meetings to the County Administrator.
24. Contribution for Public Improvements – The Applicant, and if different than the Applicant, the solar energy system owner and/or operator, shall provide an up-front payment of \$15,000 per megawatt along with annual substantial cash payments for substantial public improvements in accordance with the provisions of Virginia Code § 15.2-2288.8. The amount of such annual substantial cash payment shall be equal to \$1,400 per megawatt as measured in alternating current (AC) generation capacity of the solar energy system as listed in the Applicant's executed Interconnection Agreement with the interconnecting utility ("Contribution Amount"). The Applicant and the County acknowledge and agree that the County may identify in future budget years qualifying substantial public improvements that will be funded by the annual substantial cash payments to be provided by the solar energy system owner and/or operator. The Contribution

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Amount will increase annually by two percent (2%), beginning on the first anniversary of the first payment of the Contribution Amount. The first payment will be due on or before the date that is 90 days following the commencement of commercial operation of the solar energy system. Subsequent payments will be due on each anniversary of the commercial operation date until the solar facility is decommissioned as required by these Conditions. The Applicant, facility owner and/or operator shall provide written notice to the Zoning Administrator within ten (10) business days of when the solar facility commences commercial operation. The payment by the Applicant, solar energy system owner, and/or operator of all annual substantial cash payments until the decommissioning of the solar facility is complete shall be a condition of this permit. The Applicant, facility owner and/or operator shall be jointly and severally responsible for the payment of all annual substantial cash payments required by this condition.

BE IT FINALLY RESOLVED that the Augusta County Board of Zoning Appeals' decision to approve this Permit is predicated on the Augusta County Board of Zoning Appeals' understanding that the above conditions the Augusta County Board of Zoning Appeals hereby imposes upon this Permit are valid, lawful, and shall apply to the approved use for the life of the use, provided, however, that if any provision of these conditions is determined by a court of competent jurisdiction to be invalid or unenforceable, the remainder of these conditions and this Permit shall nonetheless remain in full force and effect.

Mr. Glover seconded the motion, which carried unanimously.

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

### **CHARLES MAY - EXTENSION OF TIME REQUEST**

A request by Charles May, for a Special Use Permit to have storage of commercial vehicles, equipment, tools, and landscape materials inside the existing barn, greenhouse, and garage in conjunction with a landscape business on property owned by Charlene T. May, located at 1177 Rockfish Road, Waynesboro in the Wayne District.

Mr. Glover moved to approve the one (1) year Extension of Time.

Mr. Bailey seconded the motion, which carried unanimously.

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**STAFF REPORT**

23-63 Ellen B. and Laura B. Fitzgerald  
23-64 Brandon R., Sarah F. and Robert M. Burkholder

Ms. Bunch stated the applicant was given two (2) years to complete the pre-conditions for SUP#23-63. SUP#23-64 is in compliance.

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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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\_\_\_\_\_  
Chair

  
\_\_\_\_\_  
Secretary

