

PRESENT: S. F. Shreckhise, Chairman  
G. A. Coyner, II, Vice Chairman  
D. A. Brown  
T. H. Byerly  
J. W. Callison, Jr.  
J. R. Wilkinson, Zoning Administrator & Secretary  
Timothy K. Fitzgerald, Director of Community Development

ABSENT: Pat Morgan, County Attorney

VIRGINIA: At the Called Meeting of the Augusta County Board of Zoning Appeals held on Thursday, August 4, 2011, 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:

- **John McGehee, agent for the County of Augusta, City of Staunton, and the City of Waynesboro - Special Use Permit**
- **Robert A. and Louise A. Harris - Special Use Permit**
- **Joseph Riley - 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

PRESENT: S. F. Shreckhise, Chairman  
 G. A. Coyner, II, Vice Chairman  
 J. W. Callison, Jr.  
 D. A. Brown  
 T. H. Byerly  
 J. R. Wilkinson, Zoning Administrator & Secretary  
 Pat Morgan, County Attorney  
 Timothy K. Fitzgerald, Director of Community Development  
 B. Cardellicchio-Weber, Administrative Assistant

ABSENT: None

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VIRGINIA: At the Regular Meeting of the Augusta County Board of Zoning Appeals held on Thursday, August 4, 2011, at 1:30 P.M., in the County Government Center, Verona, Virginia....

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Vice Chairman Coyner moved that the minutes from the July 7, 2011, meeting be approved.

Ms. Brown seconded the motion, which carried unanimously.

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**JOHN MCGEHEE, AGENT FOR THE COUNTY OF AUGUSTA, CITY OF STAUNTON, AND THE CITY OF WAYNESBORO - SPECIAL USE PERMIT**

This being the date and time advertised to consider a request by John McGehee, Agent for the County of Augusta, City of Staunton, and the City of Waynesboro, for a Special Use Permit to continue operation of the existing kennel and to enclose the existing exercise area on property owned by Happy Critter, Inc., located at 1001 Mount Torrey Road, Lyndhurst, in the South River District.

Chairman Shreckhise stated the question before this Board is if this is an appropriate location for such a facility.

Mr. John McGehee stated he is the Assistant County Administrator for Augusta County. Mr. McGehee represents the applicants from the Cities of Staunton and Waynesboro and the County of Augusta. He stated this project is a regional project that all three governing bodies support. He mentioned the owners of the property in question today responded to an RFP that the three localities released for animal services approximately one month ago. He stated the three jurisdictions and property owners have negotiated a lease-purchase agreement for the property before you today. He stated the three localities believe this is an excellent facility and will meet the needs of our regional animal shelter. He mentioned if approved, renovations to the facility are planned to meet our needs of the state regulations for public shelters. He stated their plans include the installation of a fire and security system, enclosing the outside runs, installing a new heating and cooling unit for the kennel area, and a fenced unloading area at the facility. He thanked the Board for their consideration regarding this matter. He will be glad to answer any questions the Board or public may have regarding the request.

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

Mr. Gary Gregory, 1025 Mt. Torrey Road, Lyndhurst, stated that closing in the kennel is a blessing to the neighbors. He mentioned that the kennel should not even be at this site. He stated that staff originally recommended denial from the very beginning in 1995. He stated closing in the building will be a big difference with the noise at the site. He stated the sign blocks the dip in the road. He asked if the sign can be ten (10') to twelve (12') feet further from the road. He mentioned with the kennel being closed in, it should not bother any of the neighbors.

Ms. Annetta Keron, stated she is not happy with this request because the dogs are extremely noisy. She asked if the kennels would be cleaned with the dogs in it or if they would take dogs in the woods. She stated they will not have enough help. She stated she is against the entire operation.

Ms. Lynel of Stuarts Draft stated that the kennel should not even be open. She stated that the dogs do not even have a chance. She stated that five (5) to ten (10) days does not give the dogs much time. She stated they adopted a dog at the pound on White Bridge Road. She asked that the Board deny the request in order to give the dogs a chance.

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

There being none, Chairman Shreckhise asked Mr. McGehee to comment on the concerns of the neighbors.

Mr. McGehee stated closing in the facility will help with the noise from the dogs. He stated they will have a 2 x 6 wall with insulation which will provide superior insulation for weather and sound. He stated that they will move the sign to an appropriate location. He will have Mr. Fitzgerald tell us where the best location is for the sign from a safety standpoint.

Chairman Shreckhise asked if the dogs would be running in the woods?

Mr. McGehee stated no. He mentioned that many of the dogs will go back to the SPCA for adoption.

Chairman Shreckhise asked when the animals are brought to the site will they be kept inside the entire time?

Mr. McGehee stated yes. He stated they have their own heating and cooling system with two heat pumps which will increase the tonnage in the kennel HVAC unit.

Chairman Shreckhise asked if they need to meet the requirements from the state and county?

Mr. McGehee stated they are regulated by the Department of Agriculture, Department of Veterinary Service, the state, and the county. He stated that they have annual inspections any time. He stated they will clean the cages twice a day.

Vice Chairman Coyner asked if the kennel will be open to the public?

Mr. McGehee stated yes they have to be open to the public. He stated the code does not define how many hours per week they need to be open.

Vice Chairman Coyner asked if they will have employees?

Mr. McGehee stated yes they need to have staff seven (7) days a week. He mentioned they will have two (2) full-time and three (3) to four (4) part-time employees. He stated they will not be open to the public seven (7) days a week but they need to have staff there to clean the cages seven (7) days a week.

Vice Chairman Coyner asked if animals can come in seven (7) days a week?

Mr. McGehee stated yes.

Chairman Shreckhise declared the public hearing closed. He stated that the request before the Board is not if the County should operate a kennel but if this building location is acceptable. He stated the applicants are making an effort to eliminate the noise. He noted that the Board visited the site today.

Vice Chairman Coyner stated the fence will alleviate the problem of animals getting away.

Mr. Byerly stated this is a reasonable request. He moved that the request be approved with the following conditions:

**Pre-Condition:**

1. Kennel areas will be completely enclosed prior to occupancy by animals.

**Operating Conditions:**

1. All animals to be kept inside the enclosed kennel.
2. The facility will have no outdoor runs or kennels.
3. Site be kept neat and orderly.

Mr. Callison seconded the motion, which carried unanimously.

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**ROBERT A. AND LOUISE A. HARRIS - SPECIAL USE PERMIT**

This being the date and time advertised to consider a request by Robert A. and Louise A. Harris, for a Special Use Permit to modify the outdoor storage area for the existing pallet repair business currently operating under Special Use Permit, and to request one additional employee on property they own located at 110 Liberty School Road, Mount Sidney, in the North River District.

Mr. Boyce Brannock stated he is the agent for Mr. and Mrs. Harris. He stated the Board approved a Special Use Permit nine (9) years ago for a part-time pallet repair business with no sales occurring onsite. He stated they would like to change the storage areas on the request. Mr. Brannock explained the site plan to the Board which indicated eliminating the red area and including two (2) storage areas in front and the other

further down adjacent to the trailer. He mentioned by swapping out the storage areas it will have a benefit of screening the property line. He stated it will also benefit by having less time in moving the pallets and less noise. He stated the pallets will be moved closer to the internal area and not be near the boundary line. He stated the height restriction that staff recommended is adequate. He stated they are also requesting a part-time employee. He stated the nature of the employment is part-time. He stated the area is zoned agriculture. He stated the hours of operation currently would be similar to the hours on a working farm. He stated Mr. Harris needs to operate from 7:00 a.m. to 9:00 p.m. He stated that Mr. Harris' son works shift work. He also mentioned they need to have Saturday hours as well. He stated they pickup pallets on Saturdays and they also need to unload in the afternoon. He stated they will not be able to do that with the hours that staff is recommending. He stated they have trucks, trailers, wagons, and fork lifts which would not be too different than what is on a farm. He stated the hours of operation and noise would not be different than on a farm. He stated they currently have 2,500 pallets onsite. He mentioned they are requesting 3,000 pallets. He mentioned this request is not due to an increase in business size. He stated businesses are slowing down their purchases and Mr. Harris would like to be proactive and request an increase so that the pallets do not build up and so he can be in compliance. He stated neighbors are here to speak on behalf of Mr. Harris. He stated only one neighbor made complaints but they have moved away. He stated Mr. Harris has gone to the new neighbor and offered to show them his operation. He mentioned Mr. Harris has been proactive on screening. He has planted twenty (20) additional trees which are over and above what the Board required. He asked the Board to grant Mr. Harris' application.

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

Mr. Joseph Marvec, 1060 Roman Road, Mount Sidney, stated that his farm adjoins the site on the back side. He does not hear any noise at all. He mentioned if anyone needs help Mr. Harris will help them. He stated that they make more noise on their farm than Mr. Harris has ever done. He would appreciate that the Board approve the permit and he supports his business.

Mr. Rick Huffman, 125 Liberty School Road, Mount Sidney, stated that he feels the same as Mr. Marvec. He has not had any problems with anything. He stated that Mr. Harris is a great neighbor and the noise has not been a problem. He stated the property is screened well and it is kept neat. He stated that Mr. Harris is recycling the pallets instead of burning the pallet scraps. He hopes the Board approves the request.

Ms. Shirley Marvec, 1060 Roman Road, Mount Sidney, stated that she agrees with everything her husband said. She stated we all make noise. She stated that he is a

better neighbor than anybody could ask for. She mentioned that it is a shame he needs to go before the Board. She stated Mr. Harris has been a wonderful person and a good neighbor. She felt he has been misjudged and harassed.

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

There being none, Chairman Shreckhise declared the public hearing closed.

Mr. Wilkinson read the letter from the former owner of 84 Liberty School Road. He stated they expressed their concerns that the noise is not appropriate for the area. He stated they voiced their concerns and opposition to the request.

Vice Chairman Coyner stated that when the Board granted the permit it was a part-time venture. He stated the applicant does keep the site looking nice but he is unsure if there is a need to increase the amount of activity at the site.

Mr. Callison stated that Mr. Brannock stated the business was still a part-time venture. He mentioned when the Board visited the site, it was his impression that the business looked more of a full-time venture.

Mr. Brannock stated that his client does not work full-time. He stated his client states it is a part-time business.

Vice Chairman Coyner asked how many hours per day does the applicant work at the site?

Mr. Harris stated it varies. He stated that sometimes they start at noon and make deliveries. He mentioned deliveries to Charlottesville take time. He stated that the hours vary depending on his customers. He mentioned that he has never abused the hours of operation. He stated that if they are working in the evening does not mean that they have been working all day long. He stated they pickup from customers on Saturdays and drive to Charlottesville or Lexington. He stated that no one comes to the place of business.

Mr. Brannock stated in the heat they start in the early morning and stop when it is too hot to continue operating in the shed.

Vice Chairman Coyner asked how did the applicant get away from being fifty (50') feet from the building?

Mr. Harris stated that he thought the screening was where it needed to be. He stated that when staff went to measure he was not aware of the fifty (50') foot screening. He stated that they have never had a complaint. He stated that all pallets that are brought in are repaired and sent out.

Vice Chairman Coyner asked where is the scrap taken?

Mr. Harris stated that he takes all the scrap to TB Pallets on Route 340 as well as the landfill.

Vice Chairman Coyner asked if they have a goose neck trailer?

Mr. Harris stated yes. He mentioned they will not have a tractor trailer. He stated that he has never had any complaints.

Chairman Shreckhise asked how many loads will be coming in on Saturday?

Mr. Harris stated that it varies possibly one (1) to two (2) trailers on Saturday.

Chairman Shreckhise asked if there would be repairs on Saturday?

Mr. Harris stated sometimes if there is bad weather during the week.

Chairman Shreckhise asked if the building is air conditioned?

Mr. Harris stated no. He stated that all work is done in the shop. He hopes the Board will approve the request. He stated the trees have grown magnificently.

Vice Chairman Coyner stated that there is a void in the trees where the trailer is sitting. Mr. Harris stated there is nothing in the trailer except agriculture equipment and feed.

Mr. Wilkinson stated that there is a gap in screening.

Vice Chairman Coyner stated that if the applicant adds additional trees it will be nice to fill in that gap and help screen the pallets.

Mr. Harris stated that the Board never required him to put any more screening in 2002. He stated that if the pallets are moved up front it will help everyone. He stated they are using the same equipment as they did in 2002.

Mr. Brannock stated if the Board is concerned about the hours with regard to nail guns Mr. Harris can shut down that part of the operation at 6:00 p.m. He stated that he likes

the flexibility of moving pallets in and out. He stated that site has been clean since 2002.

Mr. Byerly asked about the part-time employment?

Mr. Harris stated that two (2) or three (3) times a year neighbors ask if he would have employment for students at the high school. He stated that the part-timer would not fix the pallets but pickup loose nails with a magnetic roller and pickup scrap wood. He stated they would work on an as needed basis.

Chairman Shreckhise stated this is a clean facility. He stated that when a business gets big it appears to be spot zoning property rather than applying for a Special Use Permit. He stated the Board granted this because it was a part-time operation and the number of pallets were limited.

Vice Chairman Coyner stated that entrepreneurial spirit is wonderful. He does not feel comfortable with the business growing larger. He moved that the request be approved with staff's recommendations. He also would like to include the hours of operation for nailing and fabrication to be 9:00 a.m. to 6:00 p.m. weekdays and 9:00 to noon on Saturday, provide screening with living trees, a part-time employee, and that all fabrication be inside the building.

Mr. Callison stated other than the immediate neighbor this request has not been a real objection to anyone. He stated with regard to the pallets it is not a real difference to him having 2,500 or 3,500 but he does feel the business has grown tremendously.

Vice Chairman Coyner feels that 2,500 is a good number.

Chairman Shreckhise stated that the other permit can be rescinded. He feels that the number of pallets should not be increased.

Mr. Callison seconded the motion.

Mr. Byerly stated that this is the neatest operation that he has been too. He hopes the applicant would be fine with the 2,500 pallets. He stated they do not want to push the business to the limit.

Mr. Brannock stated that some days the applicant does not work at all because of weather or his schedule. He stated the applicant needs to work early because of the heat. He stated that their hours need to be flexible. He is asking for an earlier start time for Monday thru Saturday. He is also asking to work later in the day on Saturday to do some fabricating.

Chairman Shreckhise asked if Vice Chairman Coyner would like to amend his motion to reconsider the hours of operation?

Vice Chairman Coyner asked if 8:00 a.m. would be reasonable?

Mr. Harris stated that 7:00 a.m. would be better for him.

Vice Chairman Coyner amended his motion to including the following:

**Pre-Condition:**

None

**Operating Conditions:**

1. All pallets be kept in the areas designated on the site plan within the evergreen buffer.
2. No pallets to be stored more than one hundred (100') feet from the building and no closer than two hundred (200') feet from Route 616.
3. A maximum of 2,500 pallets be on the site at any one time.
4. Pallets to be stacked no higher than ten (10') feet.
5. Be permitted one (1) part-time employee other than family members.
6. Site be kept neat and orderly.
7. Existing evergreen tree buffer be maintained.
8. No burning of pallets on site.
9. Hours of operation for **nauling and fabrication be Monday – Friday 7:00 a.m. to 6:00 p.m. and Saturday from 7:00 a.m. to noon.**
10. Hours of operation for deliveries or loading/unloading of pallets be Monday – Saturday 7:00 a.m. to 9:00 p.m.
11. No Sunday operation.

12. All fabrication work be inside the building.

13. The tree buffer be extended from the existing point to the semi-trailer.

Mr. Callison seconded the motion, which carried unanimously.

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**RONALD E. AND THERESA B. HUNT - SPECIAL USE PERMIT**

This being the date and time advertised to consider a request by Ronald E. and Theresa B. Hunt, for a Special Use Permit to add a janitorial and safety supply business on property they own, located at 3101 Stuarts Draft Highway, Stuarts Draft, in the South River District.

Ms. Theresa Hunt stated that she is a CPA and has been in business for thirteen (13) years. She would like to add a janitorial and industrial safety supply business. She stated that products would be sold to commercial or industrial businesses. She stated they sell products on the internet. She stated they have a room that has their products in it. She stated occasionally customers want to pickup their products. She mentioned that she deliveries the products to the customer.

Ms. Brown asked what is the name of the business?

Ms. Hunt stated Maric, LLC. She stated they are a well known business.

Vice Chairman Coyner asked if customers normally come to the business site?

Ms. Hunt stated two (2) to three (3) customers do but that basically is not the normal. She stated that they do not solicit walk-ins. She stated their hours of operation are posted from 10:00 a.m. to 2:00 p.m.

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

There being none, Chairman Shreckhise declared the public hearing closed.

Vice Chairman Coyner stated this is a good business that has been there for years. He stated there will not be much walk-in traffic. He moved that the request be approved with the following conditions:

**Pre-Conditions:**

None

**Operating Conditions:**

- 1. Hours of operation be Monday – Saturday 8:00 a.m. to 5:00 p.m.
- 2. No Sunday work.
- 3. Be limited to three (3) employees.
- 4. Site be kept neat and orderly.

Ms. Brown seconded the motion, which carried unanimously.

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**EVERETTE W. AND JANICE E. OREBAUGH - SPECIAL USE PERMIT**

This being the date and time advertised to consider a request by Everette W. and Janice E. Orebaugh, for a Special Use Permit to have a welding and machine shop within an existing building, and have a farm waste hauling business on property they own, located at 597 Knightly Mill Road, Mount Sidney, in the North River District.

Chairman Shreckhise stated he will not participate in the discussion or vote on this request.

Mr. Everette Orebaugh stated that he would like to operate a welding and machine shop in the existing building. He stated he has been working with the Health Department and the issues with VDOT have been resolved. He stated financially he cannot build another building and that is why he is asking to operate in the existing building. He mentioned it would cost \$6,500 to develop the plans. He stated that if he can afford to do a site plan further down the road then he will construct another building. He stated financially he cannot handle the costs of an engineer preparing the plans.

Vice Chairman Coyner asked what is the timeframe for constructing another building?

Mr. Orebaugh stated maybe in two (2) years.

Mr. Wilkinson stated the previous permit was applied for in November. He stated that the Board placed a pre-condition on the permit that the applicant must complete a site plan meeting all requirements. He stated the cost to develop that was \$6,500. He stated that the applicant would like to keep the original Special Use Permit active. He stated the applicant has two years. He stated that one permit would not be issued until the site plan is completed. He mentioned this permit would only permit the applicant to use the existing building so he can get his business license to start operating the business and move forward with the operation.

Mr. Byerly asked if the older permit should be extended or wait until the two (2) years are up?

Mr. Wilkinson stated that staff tracks the permits and we will notify the applicant before their time is up. He stated the applicant still has another year.

Mr. Byerly asked if the applicant would be charged a fee?

Mr. Wilkinson stated no.

Mr. Orebaugh stated the speed study was completed for VDOT. He needs to do a little grading on the front of the property.

Mr. Byerly asked if the conditions were fine with the applicant?

Mr. Orebaugh stated yes. He mentioned that he submitted documentation with fifty-three (53) signatures of support for this operation.

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

There being none, Vice Chairman Coyner declared the public hearing closed.

Mr. Byerly stated the community appreciates him being there. He moved that the request be approved with the following conditions:

**Pre-Conditions:**

1. Obtain VDOT entrance permit and provide a copy to Community Development.
2. Obtain Health Department approval and provide a copy to Community Development.

**Operating Conditions:**

1. All outdoor storage be kept in the designated 100' x 100' area shown on the site plan.
2. Be limited to four (4) waste hauling vehicles at the site.
3. No more than two (2) employees to come to the site.
4. Hours of operation be 7:00 a.m. to 8:00 p.m.
5. No Sunday work.
6. Site be kept neat and orderly.
7. No further expansion.

Ms. Brown seconded the motion, which carried with a 3-0 vote with Chairman Shreckhise abstaining for the vote and Mr. Callison absent for the vote.

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**JOSEPH RILEY - SPECIAL USE PERMIT**

This being the date and time advertised to consider a request by Joseph Riley, for a Special Use Permit to have a construction business and use a portion of the existing building for the business on property owned by Billy G. and Margaret A. Riley, located at 3057 Deerfield Valley Road, Deerfield, in the Pastures District.

Chairman Shreckhise stated the applicant is requesting to store business vehicles at the site.

Mr. Joseph Riley stated he will not have a bunch of people coming to the site. He has been self-employed for twenty (20) years.

Vice Chairman Coyner asked if the vehicles stay on the job site?

Mr. Riley stated most of the time they stay at his site and he will bring them back and forth. He mentioned he is the only one licensed to drive them. He mentioned they do stay at the job site every once in awhile.

Vice Chairman Coyner stated the shop is very nice.

Mr. Riley stated that he built it for the property not just for Riley Construction. He stated only part of it is a mill shop.

Vice Chairman Coyner asked if the applicant lives at the site?

Mr. Riley stated yes in the old house.

Mr. Wilkinson asked if there are materials in the building or are they left on the job site?

Mr. Riley stated he has twenty (20) years of leftovers at the site.

Vice Chairman Coyner stated that it is the Board's intent that the property does not become junky looking.

Mr. Riley stated the site has looked the same for the last twenty (20) years.

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

Ms. Darlene Hoy, 3003 Deerfield Valley Road, Deerfield, stated that she objects to Mr. Riley operating his business. He has operated for the last several years.

Vice Chairman Coyner asked if they live in the white house on the hill?

Ms. Hoy stated yes. She stated that equipment has been coming in and out early in the morning and have been coming back way too late in the evening including Sundays. She mentioned that she smells chemicals in the air. She stated her husband has respiratory problems and he cannot go out when there are smells in the air. She stated there is hardly any construction in the Deerfield area. She mentioned that all the work is in Waynesboro, Stuarts Draft, and Staunton. She stated that he goes back and forth everyday which is approximately fifty (50) miles and \$187.00 worth of gas. She stated Mr. Riley does not play by the rules. She stated that Mr. Riley has been digging ditches and he has not gotten any approvals for that. She questioned if the septic is even legal. She mentioned they have had several disputes. She does not think it would be in their best interest to have Mr. Riley operating from this property.

Mr. Byerly asked how many acres is the property?

Ms. Hoy stated fourteen (14) acres.

Mr. Byerly asked how long have they lived there?

Ms. Hoy stated they built the house in 2002. She stated that her husband grew up in the house across the street.

Ms. Brown asked if their property adjoined Mr. Riley's property?

Ms. Hoy stated yes.

Mr. John Hoy, 3003 Deerfield Valley Road, Deerfield, stated that there will be a lot of noise going on at the site. He does not want this property to turn into a light industrial park. He stated that Mr. Riley is also building cabinets in the building. He does not know what type of chemicals he is even using and some of the old chemicals will affect his breathing. He said it was a hunting camp but now he is assuming Mr. Riley will live at the site.

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

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

Mr. Riley stated that he does not know what the Hoys are talking about. He stated he has not gotten along with his neighbors and they have had several disagreements.

Chairman Shreckhise indicated that this request does not include a cabinet shop.

Mr. Riley stated that his business is for custom homes and remodeling.

Chairman Shreckhise asked about the noise at the site?

Mr. Riley stated the only noise will be him starting up his truck and leaving. He mentioned that he cannot be limited to a time.

Chairman Shreckhise declared the public hearing closed.

Vice Chairman Coyner stated that cabinet making is not before this Board today. He stated the applicant plans on driving his truck in and out of the property. He moved that the request be approved with the following conditions:

**Pre-Conditions:**

None

**Operating Conditions:**

1. All equipment, machinery, and materials for the business be kept inside the 40' x 60' garage.
2. Be limited to six (6) company vehicles or pieces of equipment outside.
3. No employees other than family members may come to 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.
6. Applicant must reside on premises.

Mr. Byerly stated this is an agricultural area and there are certain things that citizens should expect in agricultural areas. He stated that trucks may not have silent exhausts. He seconded the motion, which carried unanimously.

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**STAFF REPORT**

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| 10-57 | Larry H. or Wilma Simmons                       |
| 10-58 | Good News Ministries, Inc.                      |
| 10-59 | C. Mathew Fredricksen                           |
| 10-60 | Ronald Edward Kiser - Specialized Cycle Service |

Mr. Wilkinson stated that all permits were inspected and they are all in compliance.

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Mr. Wilkinson passed out the court cases for the Board to review.

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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