

PRESENT: T. H. Byerly, Chairman
S. F. Shreckhise, Vice Chairman
G. A. Coyner, II
D. A. Brown
J. D. Tilghman
Pat Morgan, County Attorney
J. R. Wilkinson, Zoning Administrator & Secretary

ABSENT: None

VIRGINIA: At the Called Meeting of the Augusta County Board of Zoning Appeals held on Thursday, June 6, 2013, at 9:30 A.M., in the County Government Center, Verona, Virginia.

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

VIEWINGS

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

- **JAMES W. OR DAWN E. PERRY - SPECIAL USE PERMIT**
- **RODNEY L. SOULSBY, II - 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.

Chairman

Secretary

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 J. D. Tilghman
 Pat Morgan, County Attorney
 J. R. Wilkinson, Zoning Administrator & Secretary
 B. Cardelicchio-Weber, Administrative Assistant

ABSENT: None

VIRGINIA: At the Regular Meeting of the Augusta County Board of Zoning Appeals held on Thursday, June 6, 2013, at 1:30 P.M., in the County Government Center, Verona, Virginia....

MINUTES

Mr. Coyner moved that the minutes from the May 2, 2013, meeting be approved.

Ms. Brown seconded the motion, which carried unanimously.

JOHN O. MARSH, MD - SPECIAL USE PERMIT

This being the date and time advertised to consider a request by John O. Marsh, MD, for a Special Use Permit to reopen a doctor's office within an existing building on property owned by William E. and Sarah F. Brubeck, Trustees, located at 40 Cherry Grove Road, Middlebrook, in the Riverheads District.

Dr. John Marsh stated currently he is at the 39 Cherry Grove Road property. He mentioned that he has had a disagreement with the rent on the building that the University of Virginia built. He noted he is no longer an employee of the University. He mentioned that he did open a second office in Raphine where they will do all of the billing and serve the residents in that area. He stated he will still be a physician in Middlebrook. He stated he will have someone there five (5) days a week. He felt that it would be best for him to move back to the building that the Brubecks own. He stated he will need to cut back on cost and this building will serve him well. He stated the Brubecks have maintained the property very well. He mentioned that he is requesting to maintain his practice in the Middlebrook area.

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

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

Mr. Coyner stated that Dr. Marsh is a valuable part of the community.

Chairman Byerly mentioned that he has neighbors that travel to the applicants office. He noted it is wonderful that the County has someone like him that is available for medical services.

Vice Chairman Shreckhise moved that the request be approved with the following condition:

Pre-Conditions:

None

Operating Condition:

1. Site be kept neat and orderly.

Ms. Tilghman seconded the motion, which carried unanimously.

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JAMES MILHAM, JR., AGENT FOR STONEWALL JACKSON AREA COUNCIL OF BOY SCOUTS OF AMERICA, INC. - SPECIAL USE PERMIT

This being the date and time advertised to consider a request by James Milham, Jr., agent for Stonewall Jackson Area Council of Boy Scouts of America, Inc., for a Special Use Permit to add a structure for ranger housing and to use the old ranger house as an office on property it owns, located at 216 Boy Scout Lane, Swoope, in the Riverheads District.

Mr. David Deering, 79 Willow Lane, Waynesboro, stated that he is a member of the property committee of the council. He noted Mr. Milham is also here to answer any questions the Board may have. He stated the current ranger facility is quite an old facility. He stated they have recently had a lot of turnover with regard to the rangers. He stated they want to provide a home that is more suitable and more modern to the ranger and their spouse. He stated they are still in the fundraising stage of the large multi-purpose building. He mentioned that the purpose of the building is to have a large meeting space and have offices but they are not ready to build it yet. He stated they are planning to move the office out to the current ranger building during summer months. He stated during the non-summer months they will use the facility for the Camp Master which is an adult senior scout on the weekend to look over the campers. He stated their ranger currently has a 24/7 responsibility and they need time to get away and have their own time away from the campsite.

Ms. Brown asked if they use the 400 acres?

Mr. Deering stated they use the entire facility. He stated they do not use the entire facility for campers. He stated a lot of the area is for people to hike and get their nature badges on the property.

Ms. Brown asked how many months of the year is the property used?

Mr. Deering stated twelve (12) months out of the year. He stated for about eight (8) weeks they have an intense camping season for the boys in the summer and the rest of the time weekends and holidays. He stated the camp requires maintenance and upkeep all year long.

Ms. Brown asked how many boys come through the program?

Mr. Deering stated they have had 1,250 boys in a five (5) week period of camping last year. He stated there have been as many as 200 cub scouts at camp, 325 adult leaders, and 45 staff members of which 21 of them are over 18 years old during the summer months.

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

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

Mr. Wilkinson asked if the 28qx 48qjs an adequate size for the facility?

Mr. James Milham stated yes.

Ms. Tilghman stated this is a reasonable request. She noted they are not doing a change but an upgrade to the facility. She moved that the request be approved 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 to be approved by all appropriate departments and/or agencies.

Operating Conditions:

1. Be limited to construct a 28qx 48qstructure for ranger housing.
2. Site be kept neat and orderly.

Ms. Brown seconded the motion, which carried unanimously.

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JAMES W. OR DAWN E. PERRY - SPECIAL USE PERMIT

This being the date and time advertised to consider a request by James W. or Dawn E. Perry, for a Special Use Permit to enlarge a nonconforming dwelling no closer to the side property line on property they own, located at 33 Shen Valley Drive, Weyers Cave, in the Middle River District.

Mr. James Perry stated they would like to construct a building addition on the existing house. He noted the end wall will be a single line without a step in it.

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

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

Ms. Brown stated the Board visited the site this morning. She noted there are several homes with this same situation. She stated this request would be compatible with the area. She moved that the request be approved with the following condition:

Pre-Condition:

None

Operating Condition:

1. Addition be constructed as shown on the submitted survey by Brunk & Hylton Engineering dated October 23, 2012.

Vice Chairman Shreckhise seconded the motion, which carried unanimously.

RODNEY L. SOULSBY, II - SPECIAL USE PERMIT

This being the date and time advertised to consider a request by Rodney L. Soulsby, II, for a Special Use Permit to expand a nonconforming dwelling no closer to the side property line on property he owns, located at 751 Kiddsville Road, Waynesboro, in the Wayne District.

Mr. Rodney Soulsby stated he would like to expand the roofline over the current addition that is already on the home. He stated this will change the home's appearance. He stated they will use the covered porch as a living area. He stated this will update the home.

Mr. Coyner asked if he planned on constructing this during the summer?

Mr. Soulsby stated yes. He stated he has a contract with the builder and it should be done within eight (8) weeks. He stated he would like to finish the work before school starts this fall.

Mr. Coyner asked if the front porch will be removed?

Mr. Soulsby stated half will stay and the other part will be enclosed. He presented a survey showing the exact distance to the property lines.

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

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

Mr. Coyner stated the Board visited the site this morning. He stated that it is nice to see that the property is being enhanced. He stated this would be in keeping with the character of the area. He moved that the request be approved with the following conditions:

Pre-Condition:

1. Applicant submit survey to Community Development showing additions are no closer to setback lines.

Operating Condition:

1. Be permitted to construct the additions no closer to the side property line and meeting the front setback line.

Ms. Brown seconded the motion, which carried unanimously.

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STAFF REPORT

12-30	ECA Properties, LLC
12-31	Thelma I. Uplinger . Tabled until the July 3, 2013 Meeting

Mr. Wilkinson stated SUP#12-30 has been inspected and is in compliance.

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

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

Chairman

Secretary