



COUNTY OF AUGUSTA
COMMONWEALTH OF VIRGINIA
DEPARTMENT OF COMMUNITY DEVELOPMENT
P.O. BOX 590
COUNTY GOVERNMENT CENTER
VERONA, VA 24482-0590



MEMORANDUM

TO: Augusta County Board of Zoning Appeals

FROM: John R. Wilkinson, Zoning Administrator 

DATE: October 29, 2015

SUBJECT: Regular Meeting and Viewing

The Regular Meeting of the Augusta County Board of Zoning Appeals will be held on **Thursday, November 5, 2015, at 1:30 P.M.**, in the Board Meeting Room, Augusta County Government Center, 18 Government Center Lane, Verona, Virginia.

Please meet in the Board of Supervisors Conference Room at the Augusta County Government Center in Verona at **8:30 A.M., Thursday**, for the Staff Briefing prior to going out to view the items on the agenda. Lunch will follow at **Country Cookin at noon**.

Enclosed are the minutes of last month's meeting, the agenda for **Thursday's** meeting, staff reports and site plans on each of the requests.

If you cannot attend this meeting, please notify this office as soon as possible.

JRW/bcw

Enclosures

A G E N D A

Regular Meeting of the Augusta County Board of Zoning Appeals

Thursday, November 5, 2015, 1:30 P.M.

1. CALL TO ORDER

2. DETERMINATION OF A QUORUM

3. MINUTES

Approval of the Called and Regular Meeting of October 1, 2015

4. PUBLIC HEARINGS

- A. A request by Melissa and Aaron Allen, for a Special Use Permit to have outdoor storage of food trucks and picnic tables, on property owned by Woodson Real Estate, LLC, located at 2508 Jefferson Highway, Waynesboro, in the Wayne District.
- B. A request by Bruce F. and Edward E. Holden, for a Special Use Permit to have motor vehicle and farm equipment repair, and tire service within the existing building, on property they own located at 693 Spottswood Road, Steeles Tavern, in the Riverheads District.
- C. A request by Francis Chester-Cestari, agent for Cestari Land and Sheep Corporation, for a Special Use Permit to construct a new building to have a law office, sheep and textile museum, manufacturing and dyeing of wool and textiles, a country store, and have tours on property owned by Justine Daniel Tilghman, located on the south side of Little Calf Pasture Highway (Route 42), just east of the intersection of Little Calf Pasture Highway and Montgomery Run Lane, in the Pastures District.
- D. A request by Joseph and Chapman Williams, agents for CJ Properties of Augusta, LLC, for a Special Use Permit to have two apartments within an existing dwelling on property owned by Mary L. Corbello, located at 81 Main Street, Greenville, in the Riverheads District.
- E. A request by Joseph and Chapman Williams, agents for Long Shots, LLC, for a Special Use Permit to have a firewood business and to have outside storage of firewood, wood chips, topsoil, mulch, compost, landscaping materials and equipment on property it owns, located at 54 Kerry Lane, Staunton, in the Riverheads District.

5. OLD BUSINESS

6. MATTERS TO BE PRESENTED BY THE PUBLIC

7. MATTERS TO BE PRESENTED BY THE ZONING ADMINISTRATOR

- A. A request by Jeffrey and Bridgette Showalter, for a Special Use Permit to continue the existing kennel operation and to expand the operation by adding the existing horse barn to the kennel operation on property owned by Gary W. or Erma M. Showalter, located at 11 Wise Hill Lane, Mt. Crawford, in the North River District. – **TWO YEAR EXTENSION OF TIME REQUEST**

- B. A request by Christopher S. or Tori C. McWhorter, for a Special Use Permit to have a grooming and boarding kennel on property they own, located at 232 Mine Branch Road, Crimora, in the Middle River District. - **ONE YEAR EXTENSION OF TIME REQUEST**

8. STAFF REPORT

15-1	Patrick R. or Becky D. Stapleton
15-2	James N., III or Sandra S. Riddel
15-3	Malissa W. Reed

9. ADJOURNMENT

Date 11 | 5 | 15

PROPERTY OWNER:
Woodson Real Estate, LLC

APPLICANT:
Melissa and Aaron Allen

LOCATION OF PROPERTY:
2508 Jefferson Highway, Waynesboro, in the Wayne District

SIZE OF PROPERTY:
1.374 acres

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

PREVIOUS ZONING OR S.U.P.:
07/75 Zoned General Business

LAND USE MAPS:
Urban Service Area – Business

UTILITIES:
Public water and sewer

APPLICANT'S JUSTIFICATION:
To have outdoor storage of food trucks and picnic tables

PLANNING COMMISSION'S COMMENTS:
No Comment

HEALTH DEPARTMENT'S COMMENTS:
The food trucks must be properly permitted by the Health Department.

SECTION 25-304B - GENERAL OUTDOOR STORAGE

A site plan is filed meeting the requirements of division J article LXVII "Site Plan Review", approved and followed which clearly delineates the areas intended for outdoor storage and complies with the requirements of this chapter.

The site plan shows the area requested for the food service trailer and three (3) picnic tables.

On-site traffic flow will adequately and safely accommodate all traffic to and from the public highways. Aisleways will be appropriate for the anticipated vehicular and pedestrian traffic.

The food service trailer and picnic tables are shown to be outside of the parking and aisleway areas.

Outdoor storage areas will not interfere with convenient, easily accessible parking for the public. Areas delineated on the site plan for parking or aisleways may not be used for outdoor storage.

The proposed locations will not interfere with access to parking spaces or aisleways.

Outdoor storage areas will be proportionately appropriate in size and scope to the nature of the business. Financial considerations alone will not justify the failure to use inside storage.

The request for a food service trailer and three (3) picnic tables is appropriate in size to the nature of this business.

Setbacks for proposed structures and facilities will be sufficient to protect neighboring properties.

The location of the food service trailer should not negatively affect the neighboring business properties.

Items not displayed for sale or lease shall be fully shielded or screened from view unless the board of zoning appeals determines that fully shielding or screening is not necessary. Opaque screening, including fencing and landscaping, shall be appropriate to ensure compatibility with neighboring properties, taking into account the proper location of aisleways and gates and the compatibility of screening materials with the materials utilized in the principal buildings on site. Fencing or screening shall be maintained in a good state of repair. Chain-link fencing with slats inserted is not acceptable for this screening. Gates shall remain closed except when goods are moved to and from the enclosed area.

The proposed outdoor storage of a food service trailer and picnic tables would provide a service to the neighboring area.

There is an adequate plan for outdoor lighting showing the location of lights and shielding devices or other equipment to prevent unreasonable glow beyond the site. Any such outdoor lighting shall otherwise comply with the provisions of article VI of division I of this chapter.

No new lights are requested.

Items to be stored outside may not be items normally and customarily kept inside.

Food service trailers and picnic tables are normally kept outside.

STAFF RECOMMENDATIONS

The applicants operate a successful beer brewery on this site but do not prepare or cook food. They are requesting to have outdoor storage of a food service truck and three (3) picnic tables in order to offer food to their customers. The food truck would be onsite Friday, Saturday, and Sunday and usually leave by 8:00 p.m. on Sunday. The applicants plan to have a different food truck each week in order to offer a variety of food to their customers. The food truck and picnic tables would be outside of the parking lot and aisleways.

Staff feels the food service truck would provide a needed service to the customers and the neighboring area, and would recommend approval with the following conditions:

Pre-Conditions:

None

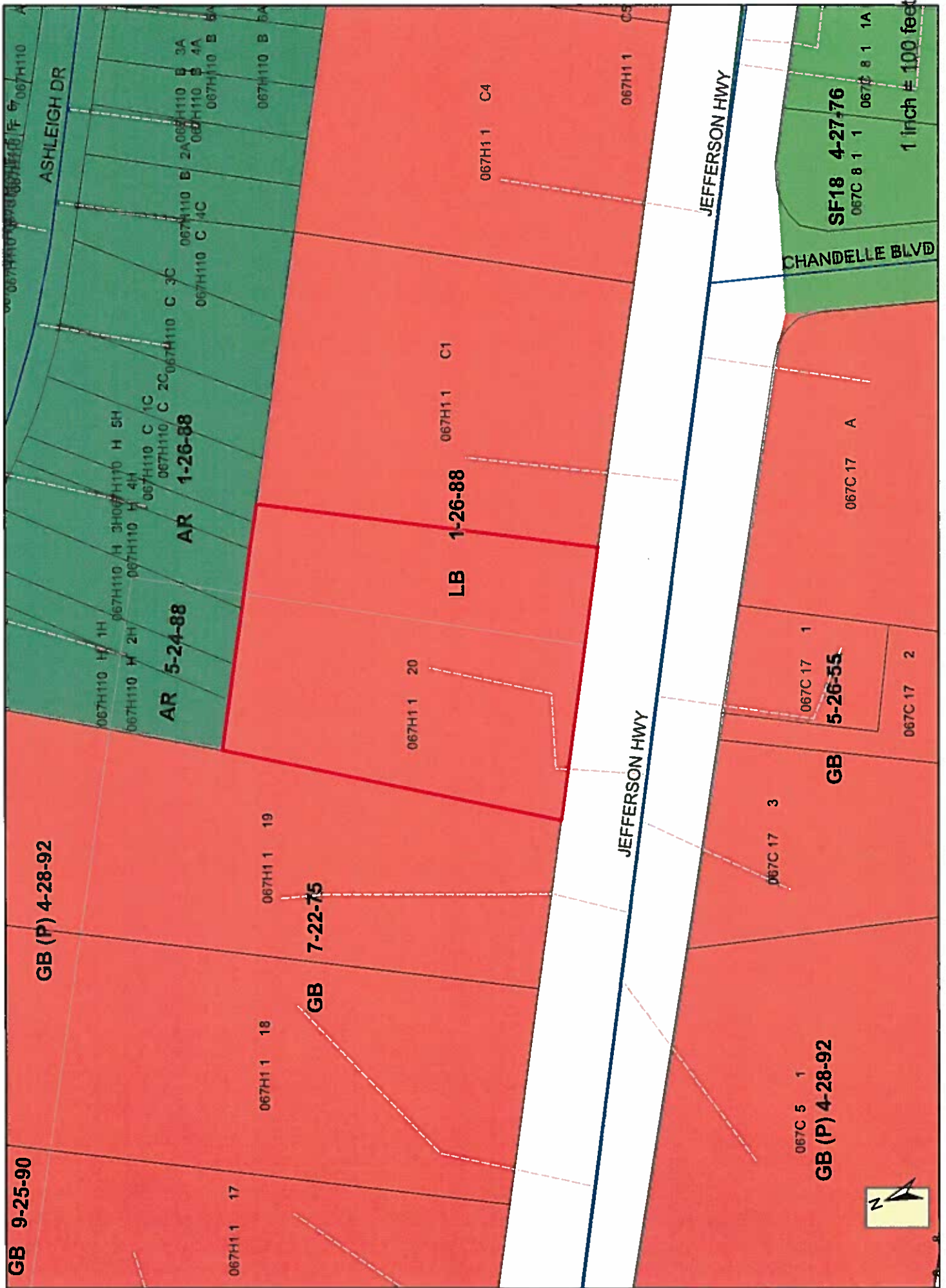
Operating Conditions:

1. Be permitted to have one (1) food service truck and four (4) picnic tables outside and they be kept in the designated areas shown on the site plan.
2. Site be kept neat and orderly.



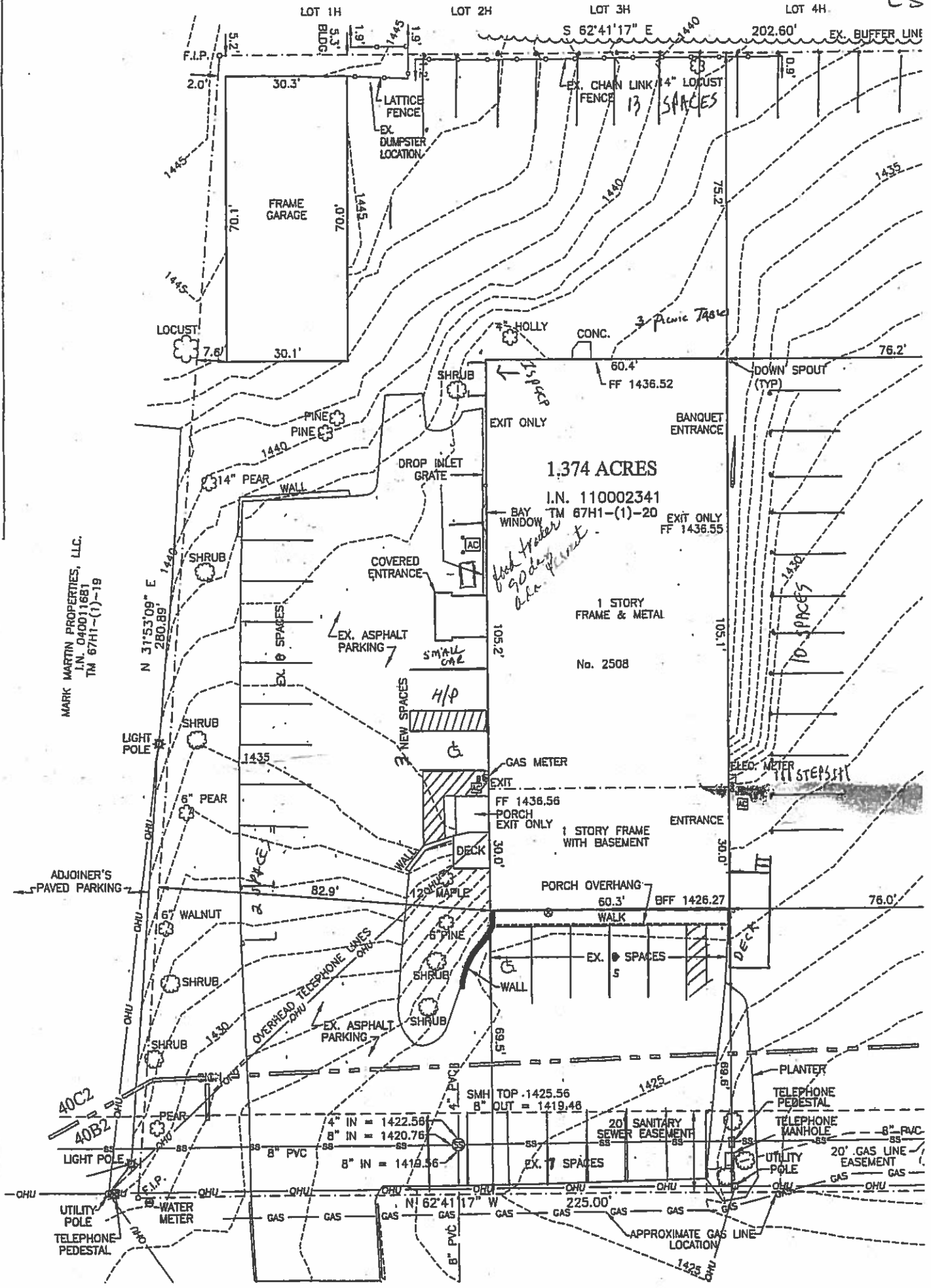
was parked

Woodson F al Estate, LLC



Woodson F al Estate, LLC





MARK MARTIN PROPERTIES, LLC.
I.N. 040011881
TM 67H1-(1)-19

1.374 ACRES

I.N. 110002341
TM 67H1-(1)-20

1 STORY
FRAME & METAL

No. 2508

1 STORY FRAME
WITH BASEMENT

PORCH OVERHANG

20' SANITARY
SEWER EASEMENT

TELEPHONE
PEDESTAL

TELEPHONE
MANHOLE

UTILITY
POLE

20' GAS LINE
EASEMENT

APPROXIMATE GAS LINE
LOCATION

Date 11/5/15

PROPERTY OWNER:

Bruce F. and Edward E. Holden

APPLICANT:

Same

LOCATION OF PROPERTY:

693 Spottswood Road, Steeles Tavern, in the Riverheads District

SIZE OF PROPERTY:

4.13 acres

VICINITY ZONING:

General Agriculture surround the entire parcel

PREVIOUS ZONING OR S.U.P.:

12/95 Zoned General Agriculture

LAND USE MAPS:

Rural Conservation Area

UTILITIES:

Private well and septic

APPLICANT'S JUSTIFICATION:

To have motor vehicle and farm equipment repair, and tire service within the existing building

PLANNING COMMISSION'S COMMENTS:

No Comment

BUILDING INSPECTOR'S COMMENTS:

1. Provide handicapped parking space, loading zone and path from loading zone to building access.
2. Provide 1 minimum 3/0 6/8 side hinged door with lever door hardware for building access.
3. Obtain all required building permits and inspections for any work done to structure for new use.

HEALTH DEPARTMENT'S COMMENTS:

Drainfield is serving the shop. To have no employees of public use.

HIGHWAY DEPARTMENT'S COMMENTS:

The use is not expected to significantly impact the adjacent roadways. The existing entrance location is adequate as a low volume commercial entrance capable of serving up to 50 vehicle trips per day. However, the entrance geometry needs to be modified to

meet the requirements of the VDOT Road Design Manual (Appendix F). These modifications will include narrowing the entrance so that customers do not pull in front of the building and then back out onto Spottswood Road. Assuming a site plan is required, the geometrical concerns can be reviewed and addressed in more detail at that time.

DEQ'S COMMENTS:

Comments pending

SECTION 25-74J - VEHICLE REPAIR SHOP

The operator will be a resident on the premises unless the board of zoning appeals determines that such residency is not appropriate in the specific case, taking into account the nature of the business and the character of the neighboring properties.

The applicants live onsite.

The business and anticipated enlargements thereof will be appropriate for agricultural areas.

The applicant has operated a road service tire business from this site for many years. They are requesting to add motor vehicle and farm equipment repair and tire service within the building. A small business of this type could provide a service to the area and be compatible in agricultural areas.

Traffic generated by the proposed project will be compatible with the roads serving the site and other traffic utilizing said roads. The business shall have direct access on to a state maintained road.

VDOT comments state the entrance is adequate for low volume commercial traffic, however, they want some modifications.

On-site traffic flow will adequately and safely accommodate all traffic to and from the public highways.

The 4.13 acre site should be able to adequately and safely handle all expected traffic.

Only pre-existing structures will be utilized unless the board of zoning appeals finds that proposed new construction a)will be not only compatible with neighboring properties, but will also be a substantial benefit to neighboring properties; and b)will not be of such size, character or required financial investment that it would best be located in an available business or industrial zoned area.

The applicants are requesting to use the existing shop building, warehouse, and one (1) semi-trailer for this business. A small scale commercial use should be compatible with the rural area.

Reasonable limitations are imposed on the enlargement or expansion of the business. Business structures larger than four thousand (4,000) square feet or accumulated expansions by more than fifty percent (50%) shall not be permitted unless the board of zoning appeals finds that a larger structure or expansion is not only compatible with neighboring properties, but will also be a substantial benefit to neighboring properties.

No expansion of the building is requested.

Employees will be limited to residents on premises unless the board finds that a limited number of additional employees will be compatible with neighboring properties and will not be inconsistent with available infrastructure, including, but not necessarily limited to, sanitation facilities, water supply, and roads serving the site.

There are no outside employees, only family members.

Outside display or outside storage of new or used automobile parts is prohibited. The applicants state they will have no outside storage. They feel everything can be kept inside the two (2) buildings. There is a large pile of tires that will have to be removed.

When allowed, no more than five (5) vehicles shall be located outside of the vehicle impoundment yard at any time. Such vehicles remaining for more than thirty (30) days must be located in the vehicle impoundment yard.

The applicants state they will not have vehicles outside.

Where outside storage is permitted, all outside storage areas and all inoperable motor vehicles shall be located within a vehicle impoundment yard. The vehicle impoundment yard shall meet the following requirements: a. No inoperable motor vehicle shall be located on any part of the site so as to be visible from any public road or adjoining property. b. Storage of inoperable motor vehicles shall be limited to areas shown on an approved site plan. c. No body or mechanical work, painting, maintenance work, salvaging or crushing shall be permitted within the impoundment yard. Such work, when permitted as part of the motor vehicle or boat repair shall be confined to such areas designated for such purposes on the approved site plan. d. Fencing or screening shall be entirely opaque and of good quality and shall be maintained in a good state of repair. Gates shall remain closed except when vehicles or boats are being moved to and from the yard.

The applicants state all vehicles and equipment will be kept inside the building and they do not plan to construct a vehicle impound area at this time.

STAFF RECOMMENDATIONS

The applicants are requesting to have motor vehicle and farm equipment repair and a tire service business within the existing shop building and warehouse and have one (1) semi-trailer for storage. They feel the buildings will be adequate to keep vehicles and farm equipment inside and do not plan to build a vehicle impound area. The applicants have operated a tire road service business for many years. There is a large pile of tires located behind the building that will have to be removed or moved inside the old warehouse. The business will be run by family members and will have no outside employees.

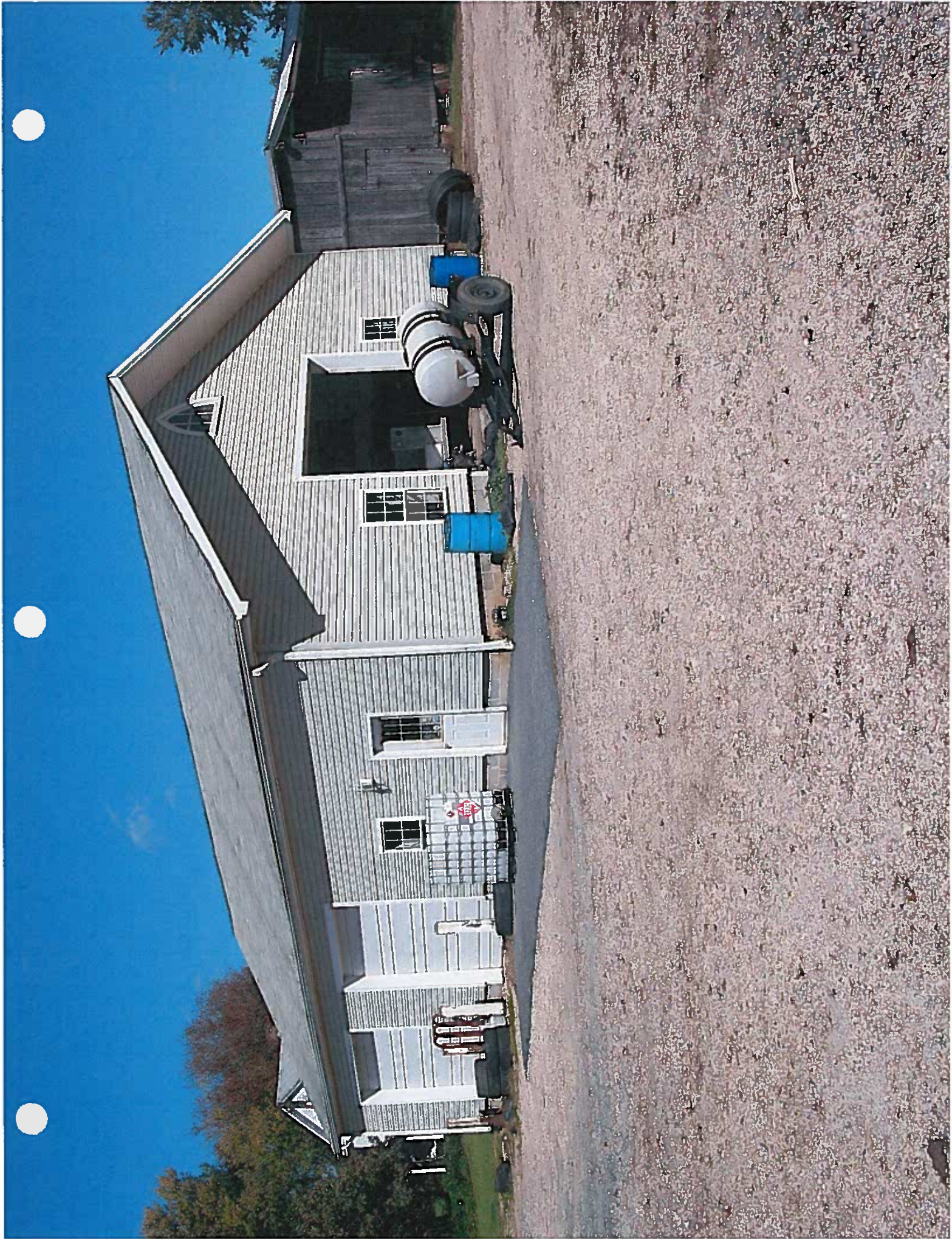
Staff feels this business could provide a service to the rural area and would be compatible if all vehicles and equipment for repair and parts including tires are kept inside the buildings and the Building Code requirements are completed. Staff would recommend approval with the following conditions:

Pre-Conditions:

1. Applicant obtain Building Inspection approval and provide a copy to Community Development.
2. All tires be removed or put inside the building within **thirty (30) days**.

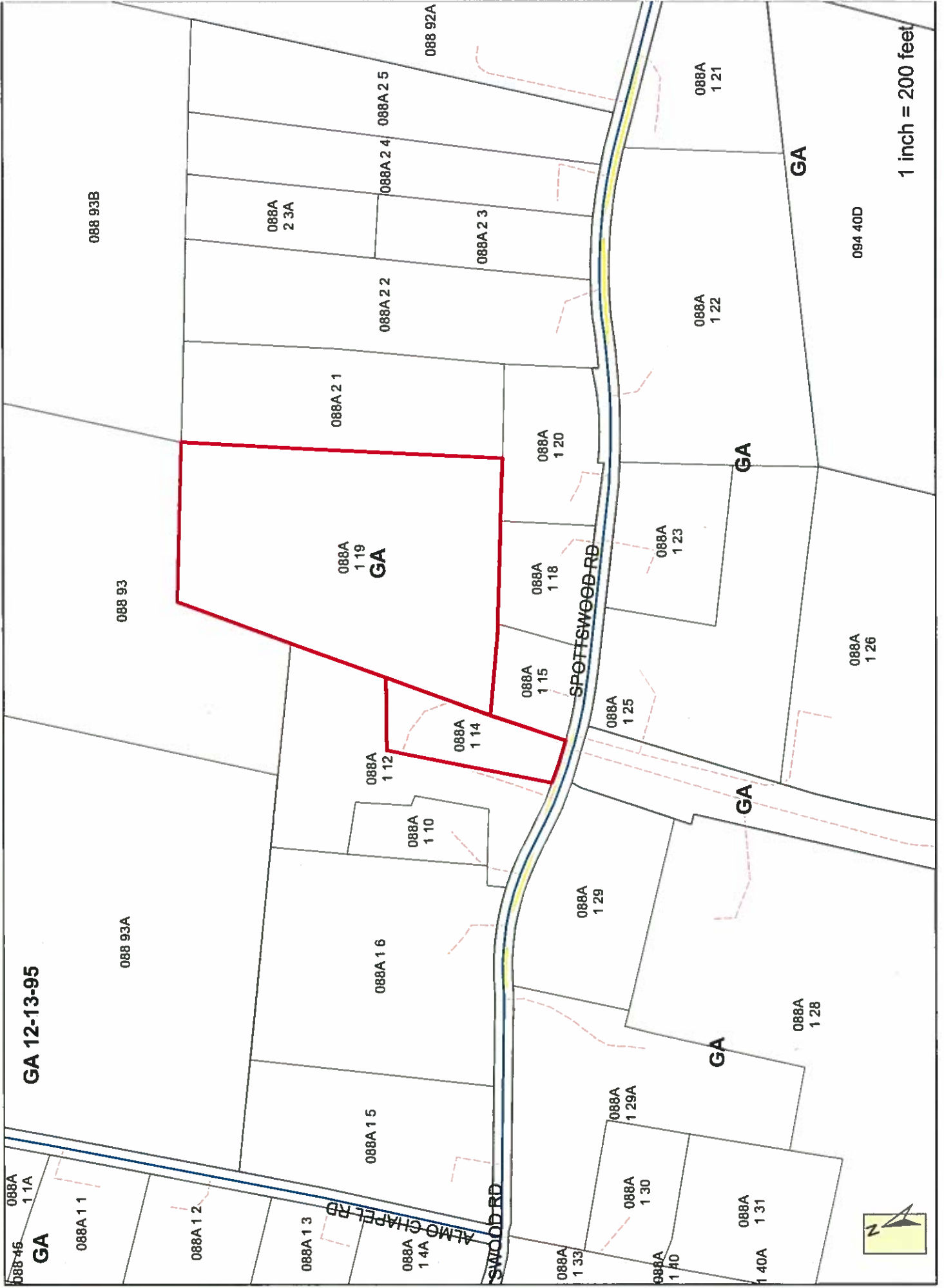
Operating Conditions:

1. There be no more than five (5) operable customer vehicles outside the building at any time.
2. All equipment, machinery, parts, or inoperable vehicles for the business be kept inside the two (2) buildings or one (1) semi-trailer.
3. No junk or inoperable vehicles, equipment, or parts of vehicles or equipment be kept outside.
4. No employees other than family members.
5. One of the applicants must reside on premises.
6. Site be kept neat and orderly.



Halden

Hold



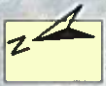
1 inch = 200 feet



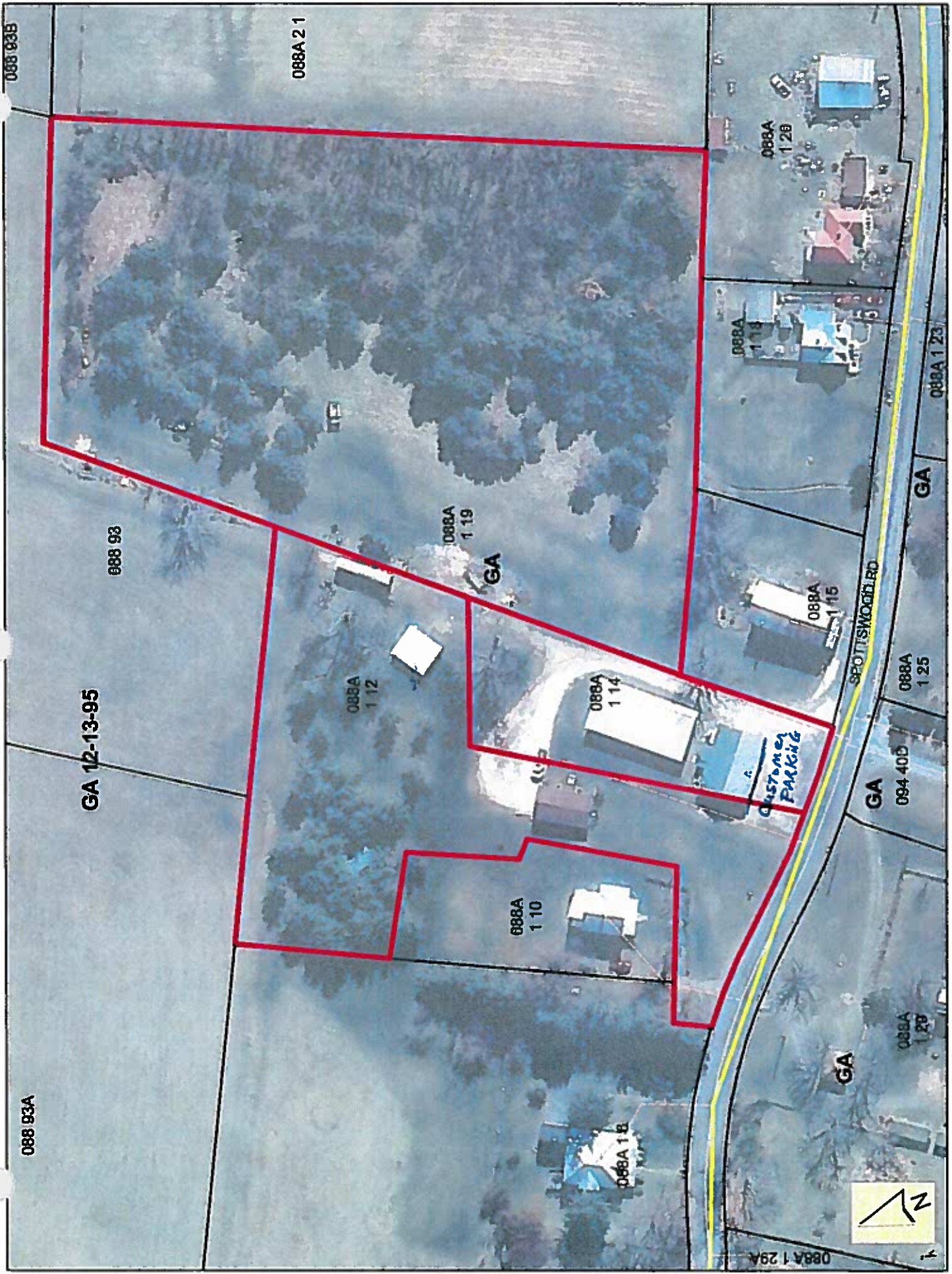
Hold



1 inch = 200 feet



Holden



1 inch = 100 feet

John Wilkinson

From: RonnieFaith Bryant <ronnienfaith@outlook.com>
Sent: Thursday, October 29, 2015 5:52 PM
To: John Wilkinson
Subject: Bruce and Ed Holden zoning request in Spottswood

Hello,

I received a letter alerting me to the zoning request by Bruce and Ed Holden, the hearing scheduled for Thursday November 5.

I own the property across the road from Bruce's Tire, 686 Spottswood Rd. Currently, my nephew and niece make their home there.

At present I haven't many concerns about the proposed zoning changes. The few I have are about noise, traffic, and clutter (making a place for standing water and misquotes) in a primarily residential community. I also have a question about the zoning. Will the change affect my use of my property? With the present zoning I am able to pasture my 2 acres and want to retain that right.

I am unable to attend the meeting on Thursday due to my work schedule, but I do want to make sure these issues are considered.

Thank you for your time!

Faith Bryant
PO Box 353
Fairfield, VA 24435
540-416-6181

Sent from my iPhone

10/29/15

John Wilkinson

From: Timothy Fitzgerald
Sent: Thursday, October 29, 2015 12:17 PM
To: John Wilkinson
Subject: Fwd: 697 Spottswood Rd.
Attachments: IMG_4992.jpg; P1010004.JPG; P1010005.JPG

Fyi

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

From: John Grove <jdgrove49@yahoo.com>
Date: 10/29/2015 11:57 AM (GMT-05:00)
To: Timothy Fitzgerald <tfitzgerald@co.augusta.va.us>
Subject: re: 697 Spottswood Rd.

Good morning, it has come to my attention that Bruce and Ed Holden have asked for a special use permit to increase the scope of the business at 697 Spottswood Rd. In general, the existing business has been relatively quiet - important for neighborhood that is basically residential.

HOWEVER!!!, we in the neighborhood have had to look at the collection of vehicles, tires and the old fuel tank for numerous years. The number of vehicles is currently down, but the number of tires continues to grow (see attached photos - the "view" from my front porch).

I certainly think that any expansion of the business **SHOULD** be conditional on cleaning up the property and keeping it clean. We in the neighborhood have been concerned about the tires especially, since they are great breeding grounds for mosquitoes!!

Please feel free to contact me if you have any questions. Thank you,

John Grove
664 Spottswood Rd.
Spottswood, VA 24476
(540) 377-9021





AGENDA ITEM # 4C

Date 11/5/15

PROPERTY OWNER:
Justine Daniel Tilghman

APPLICANT:
Francis Chester-Cestari, agent for Cestari Land and Sheep Corporation

LOCATION OF PROPERTY:
On the south side of Little Calf Pasture Highway (Route 42), just east of the intersection of Little Calf Pasture Highway and Montgomery Run Lane, in the Pastures District

SIZE OF PROPERTY:
6.00 acre portion

VICINITY ZONING:
General Agriculture surrounds the entire parcel

PREVIOUS ZONING OR S.U.P.:
12/95 Zoned General Agriculture

LAND USE MAPS:
Agriculture Conservation Area

UTILITIES:
Public water available, private septic to be designed

APPLICANT'S JUSTIFICATION:
To construct a new building to have a law office, sheep and textile museum, manufacturing and dyeing of wool and textiles, a country store, and have tours

PLANNING COMMISSION'S COMMENTS:
A portion of this property is located in a Community Development Area slated for Low Density Residential development and a portion is located in an Agriculture Conservation Area. The Planning Commission is concerned about the ability and desirability to develop this use this close to the floodplain. They are concerned about building new buildings, especially this large, for business purposes in General Agriculture zoning and recognize that, if permitted and built, there will be a business at this location for the foreseeable future. Therefore, they recommend to the BZA, if they allow the large business building to be built, that the building be built using the building code requirements and not the agricultural building exemption. They also recommend the BZA put in place measures to ensure the protection of the water resources and the Little Calf Pasture River.

BUILDING INSPECTOR'S COMMENTS:

1. Obtain all necessary permits for the project.
2. Obtain all necessary inspections for the project.
3. Obtain any required Certificates of Occupancy for the project.

HEALTH DEPARTMENT'S COMMENTS:

The applicant will need to have a sewage disposal system designed and approved to handle the proposed usages. The local Health Department will require an application with accompanying private sector design be submitted for permit approval. If the proposed usages at the property will result in "25 or more persons 60 days or more a year" the water supply serving the property would be considered a waterworks and require approval and regulation by the Office of Drinking Water (Lexington Field Office 540-463-7146). If the proposal will result in usage less than 25 persons 60 days or more a year then the applicant should pursue approval of a private well at the property. The proposed "country store" may require regulation by the Virginia Department of Agriculture and Consumer Services. The application does not make reference to any plans for offering foodservice. If there are plans to offer any type of food service, the applicant should contact the local Health Department to discuss in more detail.

HIGHWAY DEPARTMENT'S COMMENTS:

The use is not expected to significantly impact the adjacent roadways. The use will require a moderate volume commercial entrance in accordance with Appendix F of the VDOT Road Design Manual. The entrance will be required to be paved to the back of radius with a pavement section matching that of Rt. 42 (Assume 8" 21-B Stone, 3" BM-25 Base Asphalt, 2" SM-12.5A Surface Asphalt). There is a location along the frontage that meets VDOT sight distance requirements; the entrance location must be approved and/or marked by the VDOT inspector prior to construction.

COUNTY ENGINEER'S COMMENTS:

Portions of this property lie within Zone AE on the FEMA FIRM. Any development on this portion of the property must meet the provisions of the Floodplain Overlay Ordinance. Placement of fill in this area is discouraged. Any fill placed in this area could impact other properties and will require a detailed flood study and a Letter of Map Revision (LOMR) from FEMA. New lots must contain a "Buildable Area" outside of the floodplain.

According to the design engineer, the proposed improvements are outside of the regulatory floodplain, but are nonetheless subject to flooding. Therefore, he is recommending that the buildings be elevated on fill. As long as the fill is not in the regulatory floodplain, then this would comply with the Floodplain Overlay Ordinance.

SERVICE AUTHORITY'S COMMENTS:

1. Water and sewer capacities are not reserved until system adequacy is determined (supply, treatment, transmission) and payment of the connection fees has been received in accordance with Service Authority Policy. Augusta County Service Authority Policies and Procedures can be found at <http://www.acsawater.com/oppm/main.php>.
2. Any engineering evaluations and upgrades or extensions would be the responsibility of the owner/developer and are subject to Service Authority review and approval.

3. Investigation of available fire flow is recommended to ensure that the system is capable of providing the needed fire flow to comply with the Augusta County Fire/Rescue requirements for the proposed use of the property. Any upgrades or extensions would be the responsibility of the owner/developer and are subject to Service Authority review and approval.
4. There is an existing 6" water line along the southwest corner of the subject property.
5. It should be noted that this is a known area of limited fire flow – approximately 250 GPM or less.
6. There is no public sewer available in the area of the subject property.

DEPARTMENT OF AGRICULTURE'S COMMENTS:

The Department of Agriculture periodically inspects all businesses that sell meat or other products that are regulated by the Department.

SECTION 25-74B – AGRICULTURE SUPPORT BUSINESSES AND SECTION 25-74I - LIMITED BUSINESSES AND INDUSTRIES IN AGRICULTURE ZONES

The business is reasonably related to agriculture or forestry use. Examples of such businesses are those which involve (a) the processing of agriculture or forestry products, (b) the supply and maintenance of equipment, tools, and facilities used in agriculture and forestry production, (c) the care and feeding of animals generally, or (d) the marketing of agriculture and forestry products.

The majority of the new building, approximately 10,000 of the total 15,000 square feet, will be used for storage of wool, textiles, and wool and textile products and the wool/textile processing facility.

Traffic generated by the proposed project will be compatible with the roads serving the site and other traffic utilizing said roads.

VDOT comments state the use should not significantly impact adjacent roadways and the site qualifies for a commercial entrance.

On-site traffic flow will adequately and safely accommodate all traffic to and from the public highways.

The applicant feels the 6.00 acre site can adequately and safely handle the expected amount of traffic.

The business and anticipated enlargements thereof will be appropriate for agriculture areas.

Businesses are more appropriate in Business districts, however, the country store will sell some wool and meat products from sheep raised on the applicant's farm.

Setbacks for proposed structures and facilities will be sufficient to protect neighboring properties.

The new building will meet all setback requirements.

The permitting of the proposed business, when taking into account the presence of similar businesses in the neighborhood, will not result in such concentration or clustering of businesses as to create a business center or otherwise change the area's character and social structure.

The permitting of this business and agricultural support operation should not result in a clustering of similar businesses or create a business center.

Where outside storage is not prohibited, all outside storage areas will be adequately shielded or screened from view.

The only outside storage will be items displayed for sale in conjunction with the country store.

The operator will be a resident on the premises unless the board of zoning appeals determines that such residency is not appropriate in the specific case, taking into account the nature of the business and the character of the neighboring properties.

The applicant lives on the adjacent farm to the rear of this property.

The business shall have direct access on to a state maintained road and approval by the Virginia Department of Transportation or the expected traffic on a private road or easement can be accommodated by the access proposed.

VDOT comments state the site qualifies for a commercial entrance permit.

Only pre-existing structures will be utilized unless the board of zoning appeals finds that proposed new construction will be not only compatible with neighboring properties, but will also be a substantial benefit to neighboring properties.

There are no structures currently on this parcel. The applicant is requesting to construct a 60' x 250' (15,000 square foot) building to be used for storage and manufacturing of wool and textile products in about 2/3 of the building (10,000 square feet) and to have a country store (5,000 square feet), and a 20' x 20' building for a law office. The applicant feels the wool and textile manufacturing is an agriculture support business that will benefit the community by providing jobs and the country store will provide a needed service to the area.

Reasonable limitations are imposed on the enlargement or expansion of the business. Business structures larger than four thousand (4,000) square feet or accumulated expansions by more than fifty percent (50%) shall not be permitted unless the board finds that a larger structure or expansion is not only compatible with neighboring properties, but will also be a substantial benefit to neighboring properties.

The 15,000 square foot new building is over 3.75 times the 4,000 square foot building standard in the ordinance, however, 10,000 square feet of the building will be for processing and storage of agricultural products.

Evidence that the business will be connected to public sewer or that an onsite sewage disposal system can be approved for the business use.

Public water is available to the site. The Health Department comments state a sewage disposal system will need to be designed and approved.

There are adequate provisions set forth for the protection of fire, environmental and other hazards.

The applicant will have fire extinguishers and smoke detectors.

All items displayed for sale or stored on site shall be set back at least twenty-five feet (25') from the edge of the pavement of any adjoining roads, and in no case shall a display or storage area be within the right-of-way of any road.

The applicant plans to display some products for sale in front of the country store and understands they must be setback at least twenty-five (25') feet from the public road.

STAFF RECOMMENDATIONS

The applicant is requesting to build a new 60' x 250' (15,000 square foot) building to be located out of the floodplain and to be used for storage and manufacturing of wool and textile products, including dyeing of wool and textiles, to have a sheep and textile museum, to have a country store, and a separate 20' x 20' building for his law office. He wants to move his current operation from Churchville to this location. Approximately 2/3 of the building (10,000 square feet) will be used for the storage and manufacturing of wool and textile products and about 1/3 of the building (5,000 square feet) will be for the country store. The country store will feature wool and textile products, packaged lamb, eggs, sandwiches, and possibly gasoline. A portion of the property lies in the floodplain. All structures are required to be out of the floodplain.

The property lies in a Community Development Area which requires the facility to be connected to County water and a portion lies in the Agriculture Conservation Area. Because the use of the building involves agriculture products from his farm, he will not be required by the Building Code to construct the building to commercial standards with the exception of the 20' x 20' law office that is required to meet commercial standards. Staff shares the concern of the Planning Commission regarding a building of this size that will more than likely be used for business uses in the future, not being built to commercial standards. Considering the fact that employees and the general public will use the building and that the applicant may want to use the building for other commercial uses in

the future, it would be a safer building and more cost effective for the applicant to build it to the commercial standards now rather than bringing it up to code in the future.

The wool and textile facility and the country store could provide some jobs and services to the community. If the Board feels the request would be compatible with the area and desires to approve the request, then staff would recommend the following conditions:

Pre-Condition:

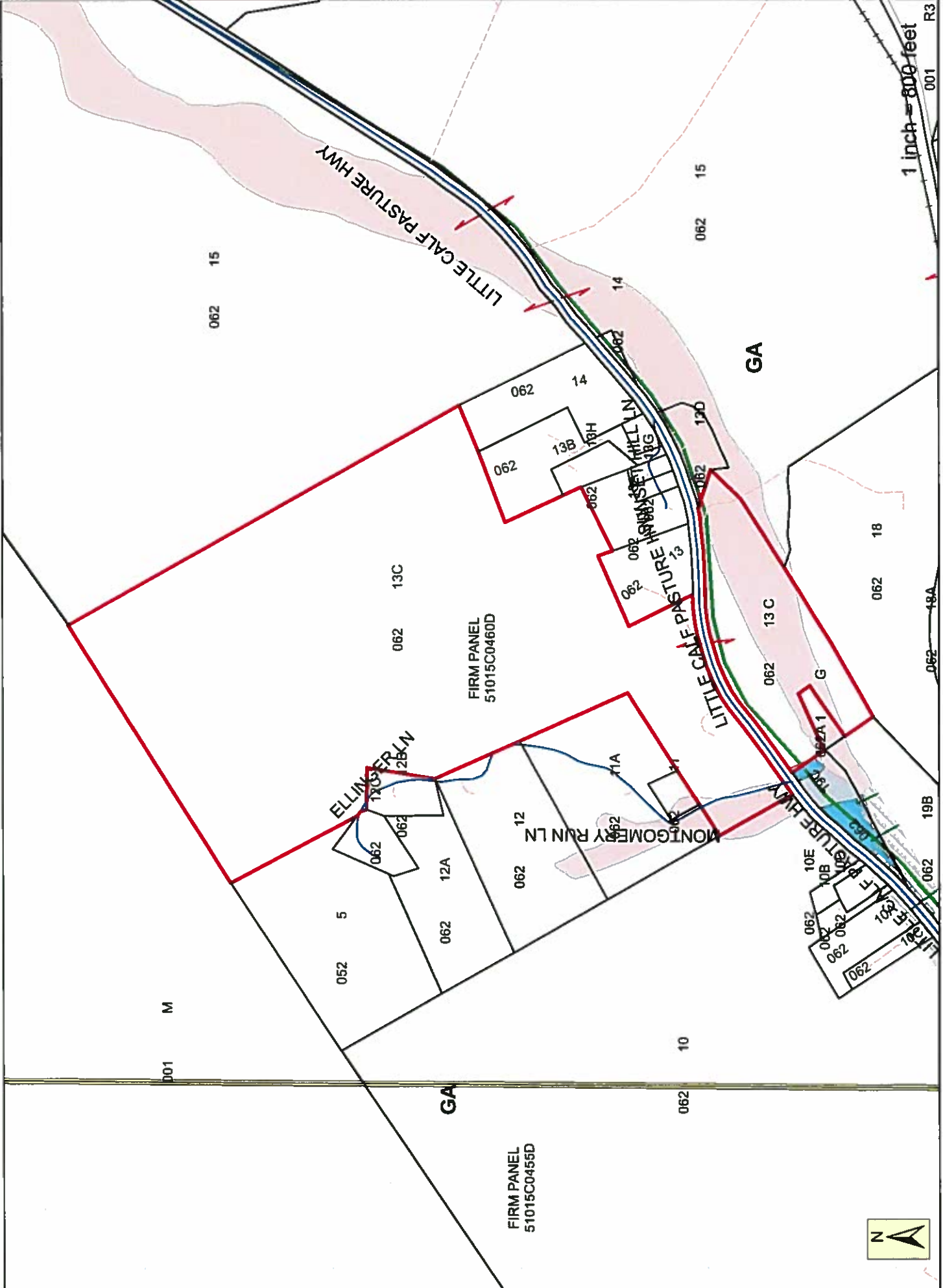
1. Submit site plan meeting the requirements of Section 25-673 "Site Plan Contents" of the Augusta County Zoning Ordinance to be approved by all appropriate departments and/or agencies.

Operating Conditions:

1. Be permitted to construct a 60' x 250' building for wool and textile storage and manufacturing, to have a wool and textile museum, and a country store including gasoline sales.
2. Be permitted to construct a 20' x 20' building for a law office.
3. Be permitted outside display or storage of produce and products within twenty (20') feet of the country store, provided no product is within twenty-five (25') feet of the edge of Route 42.
4. No outdoor storage or structures to be in the floodplain.
5. All lighted signs must be turned off by 10:00 p.m.
6. Site be kept neat and orderly.
7. No junk or inoperable vehicles, equipment, or parts of vehicles or equipment be kept outside.

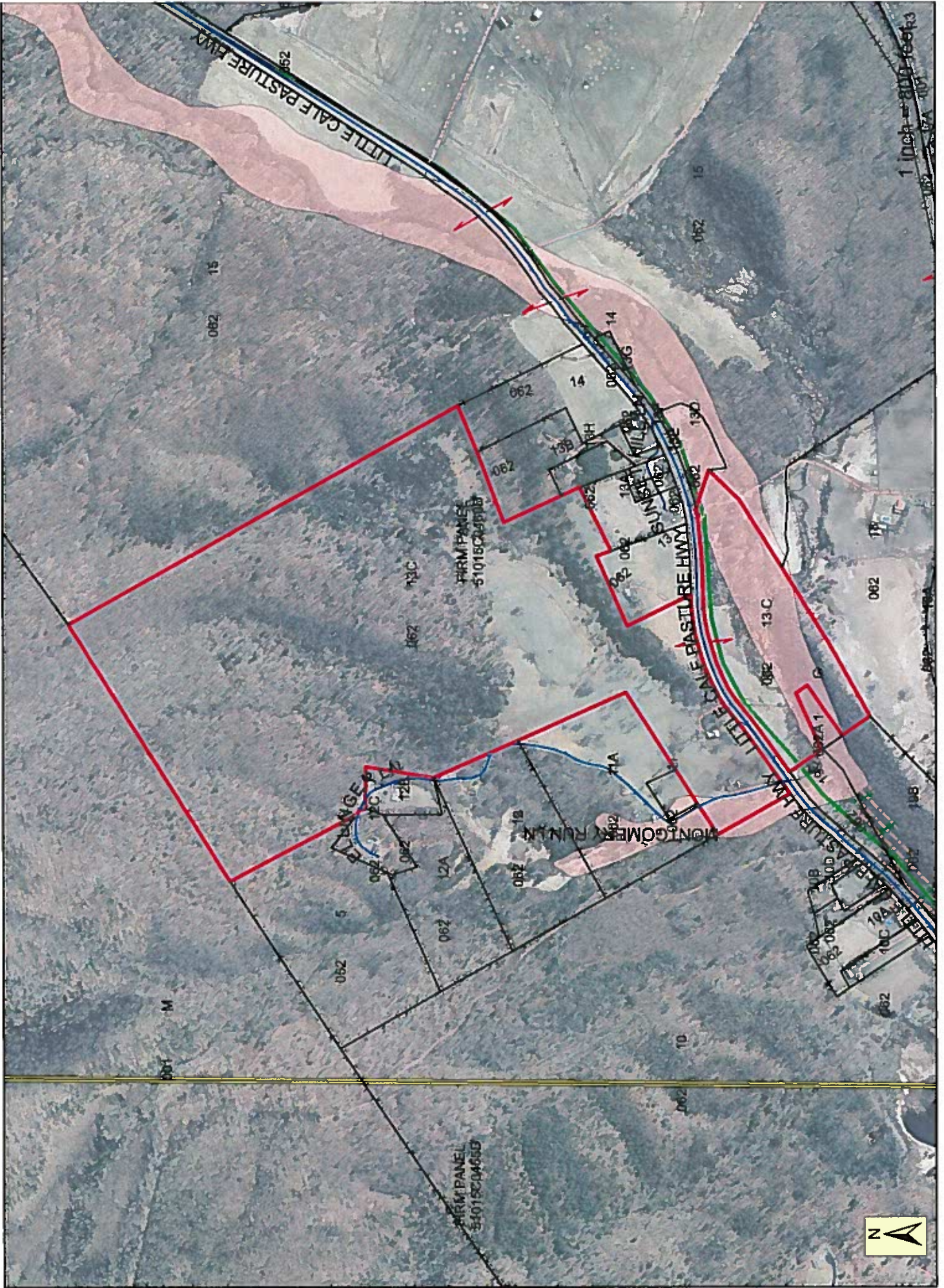


Tilghman

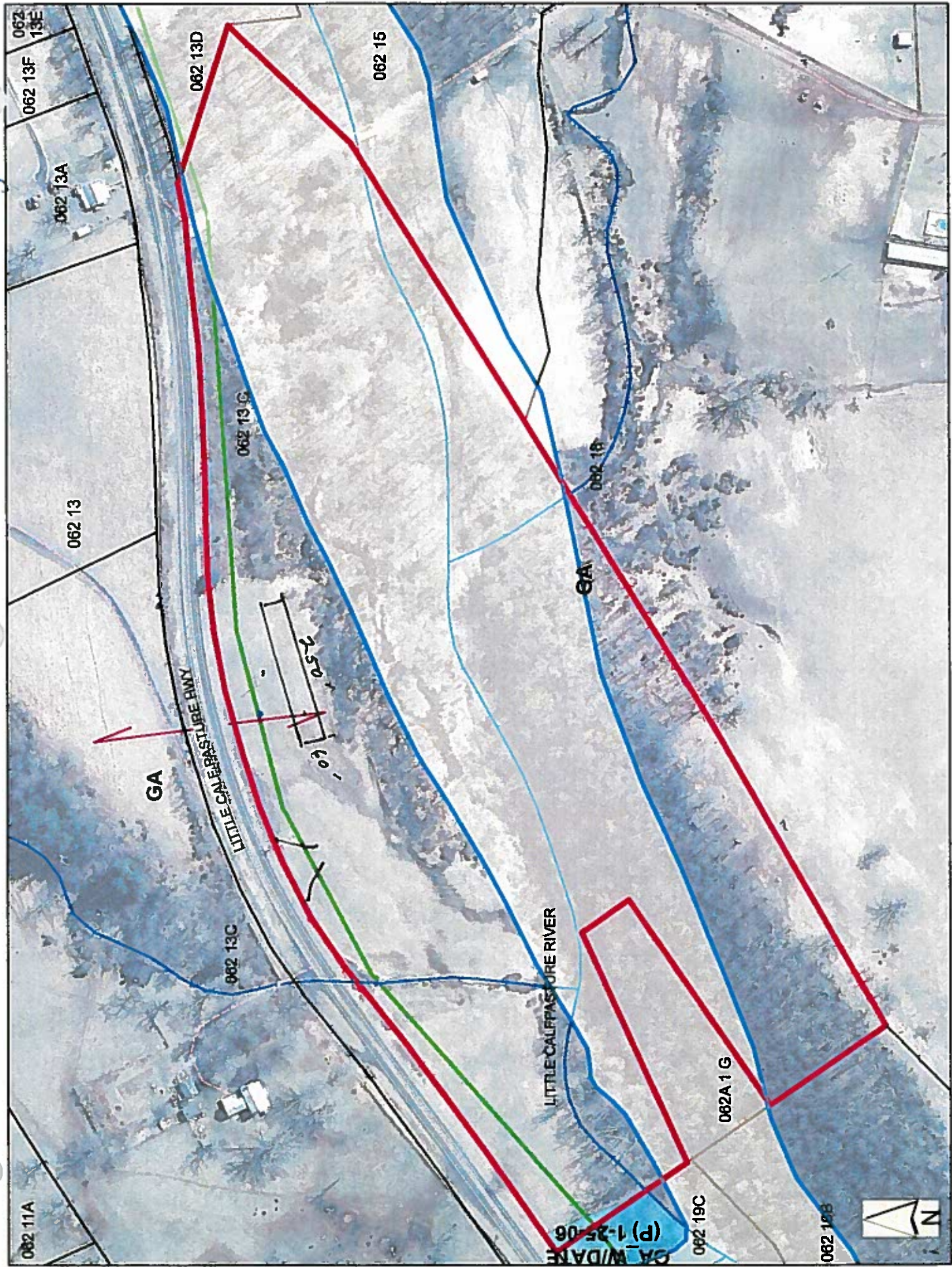


1 inch = 300 feet

001 002 003 M R3



Tilghma



1 inch = 200 feet

AGENDA ITEM # 4D

Date 11/5/15

PROPERTY OWNER:

Mary L. Corbello

APPLICANT:

Joseph and Chapman Williams, agents for CJ Properties of Augusta, LLC

LOCATION OF PROPERTY:

81 Main Street, Greenville, in the Riverheads District

SIZE OF PROPERTY:

0.330 acres

VICINITY ZONING:

General Business surrounds the entire parcel

PREVIOUS ZONING OR S.U.P.:

10/47 Zoned General Business

LAND USE MAPS:

Urban Service Area – Village Mixed Use

UTILITIES:

Public water and sewer

APPLICANT'S JUSTIFICATION:

To have two apartments within an existing dwelling

PLANNING COMMISSION'S COMMENTS:

No Comment

BUILDING INSPECTOR'S COMMENTS:

1. Obtain all necessary building permits, inspections, and certificates of occupancy to change from single family dwelling to duplex.

HEALTH DEPARTMENT'S COMMENTS:

Property is being served by public sewer. Health Department has no comment.

HIGHWAY DEPARTMENT'S COMMENTS:

The use is not expected to significantly impact the adjacent roadways. The existing entrance on Rt. 11 is adequate for the proposed use; however, there is a shrub that needs to be trimmed to improve the sight distance looking right when exiting the entrance. No parking is allowed on the VDOT right-of-way. There appears to be adequate parking on-site that allows for vehicles to turn around without backing onto the highway.

SERVICE AUTHORITY'S COMMENTS:

1. Water and sewer capacities are not reserved until system adequacy is determined (supply, treatment, transmission) and payment of the connection fees has been received in accordance with Service Authority Policy. Augusta County Service Authority Policies and Procedures can be found at <http://www.acsawater.com/oppm/main.php>.
2. Any engineering evaluations and upgrades or extensions would be the responsibility of the owner/developer and are subject to Service Authority review and approval.
3. Investigation of available fire flow is recommended to ensure that the system is capable of providing the needed fire flow to comply with the Augusta County Fire/Rescue requirements for the proposed use of the property. Any upgrades or extensions would be the responsibility of the owner/developer and are subject to Service Authority review and approval.
4. There is an existing 8" water line along Main Street fronting said property. This property is not currently an ACSA water customer. If the plan is to have this property hooked to the public water system, a meter sizing form will be required to determine the applicable availability & hookup fees for water service.
5. There is an existing 8" sewer line along the rear property line of said property. This property is currently an ACSA sewer customer. Based on prior discussions with the applicant, ACSA's understanding is that the units would be better detailed as "townhouses" rather than "apartments". Given this, a second sewer connection would be required. ACSA would require payment of a second sewer availability & hookup fee. There is also a Privilege Fee that is required to be paid to Augusta County Company, LLC for a second sewer connection.

SECTION 25-304H – APARTMENTS in a pre-1980 structure

Special Use Permit for up to two (2) apartments in a pre-1980 structure may be granted provided:

The applicants are requesting to create two (2) apartments in the dwelling constructed in 1895.

Apartments may be established within a structure that was constructed prior to January 1, 1980, provided the board of zoning appeals finds that the structure has historical or architectural significance or is otherwise appropriate for preservation in the manner proposed.

Real Estate records show the dwelling was built in 1895.

Off-street parking will be in compliance with article III.

The backyard is fenced and graveled which will provide more than the required four (4) spaces.

For purposes of expansion or enlargement, the pre-1980 structure shall be treated as a non-conforming building and shall be subject to the provisions of § 25-663 D. of this chapter. The floor area of such expansion or enlargement shall not exceed twenty percent (20%) of the original floor area or the area required by law, whichever is greater.

No expansions or additions are requested.

STAFF RECOMMENDATIONS

The applicants are requesting to convert a dwelling built in 1895 into two (2) apartments. A large portion of downtown Greenville was zoned Business in 1947, but continues to be used residentially. The home has public water and sewer.

Staff feels that preserving the dwelling by converting it into two (2) apartments would be compatible with the neighboring area, and would recommend approval with the following conditions:

Pre-Conditions:

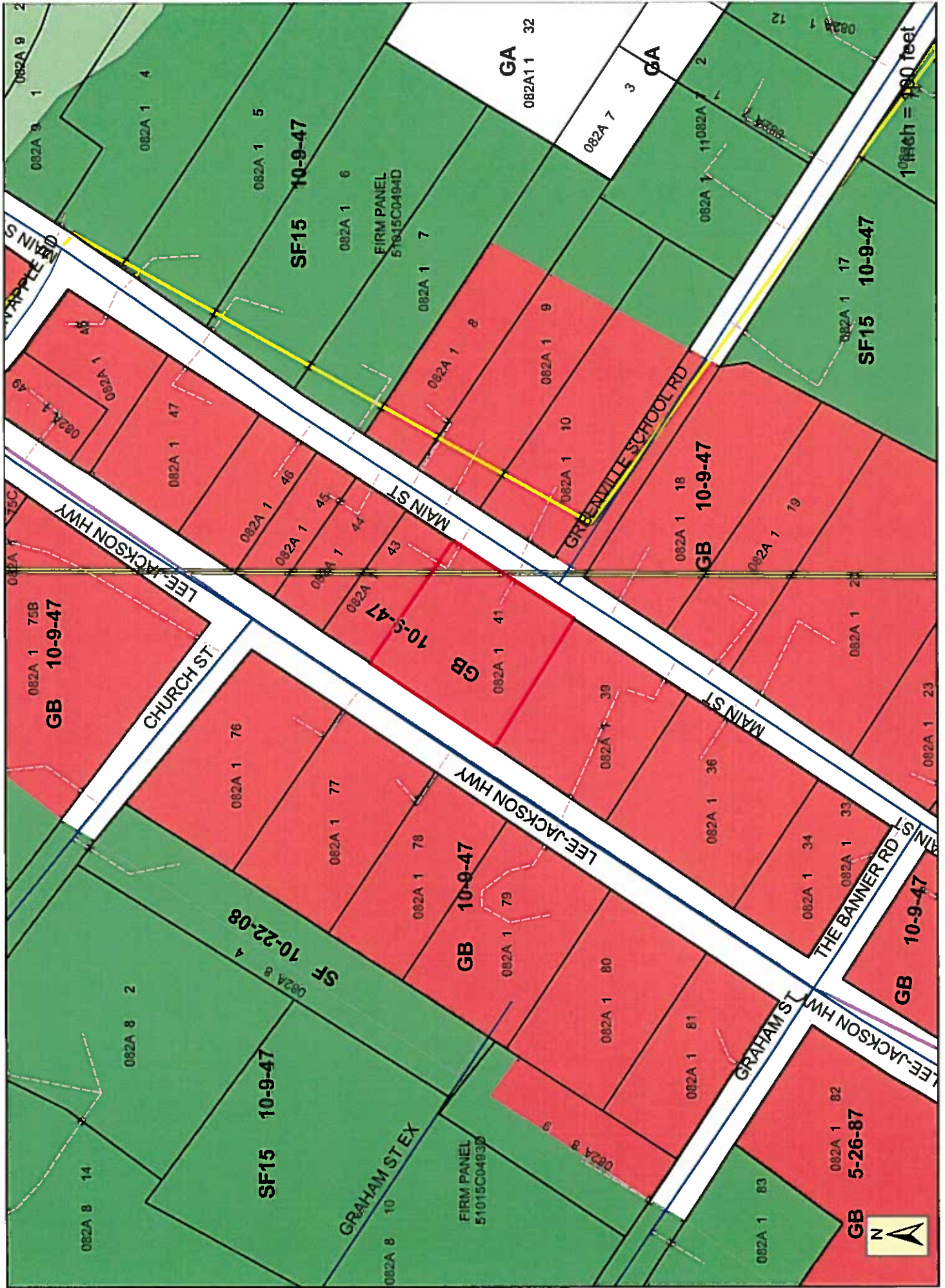
None

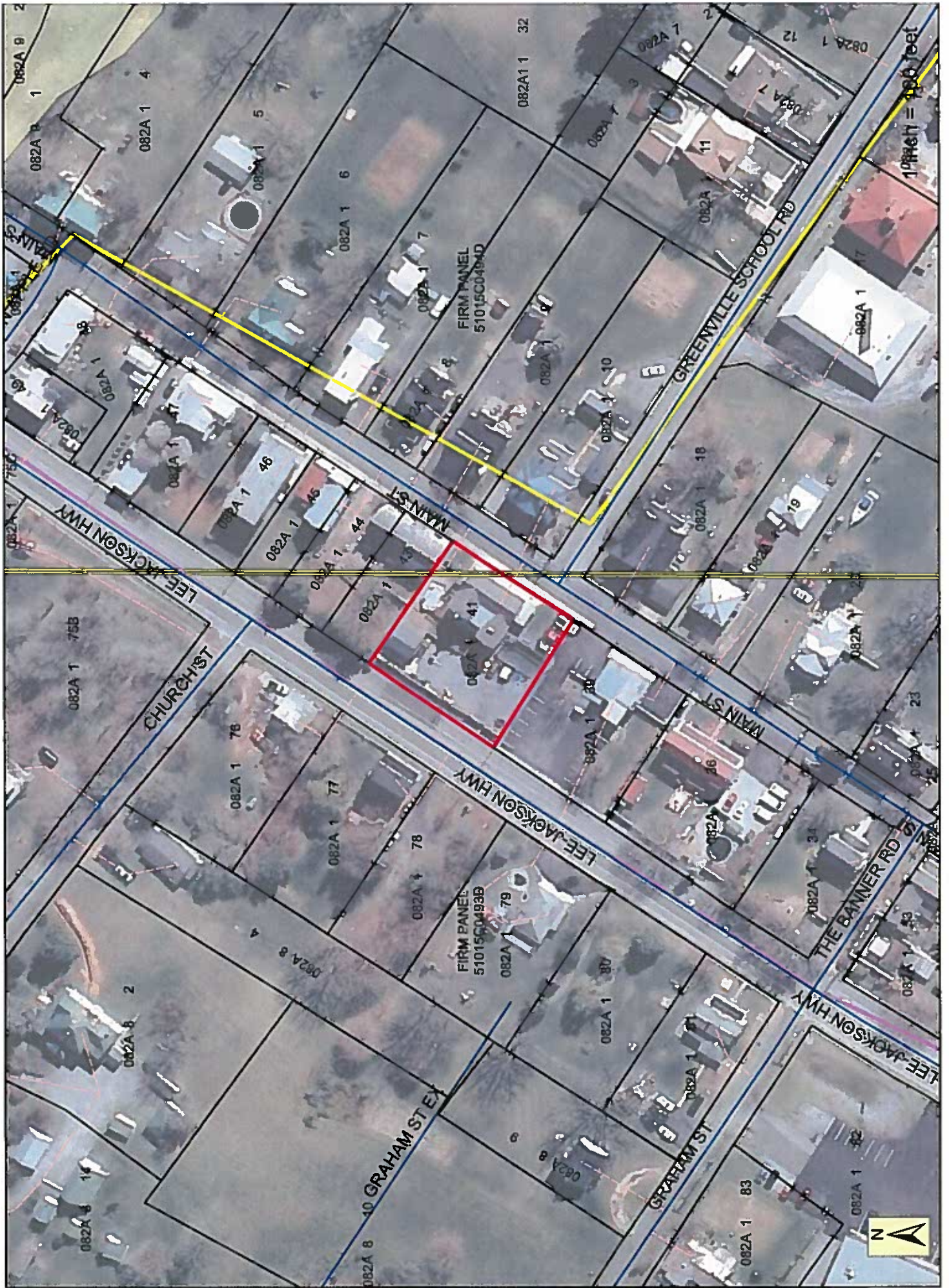
Operating Condition:

1. Applicants obtain all necessary building permits and permits required by the Augusta County Service Authority.



Carbell





Corbello



1 inch = 30 feet

AGENDA ITEM # 4E

Date 11/5/15

PROPERTY OWNER:

Long Shots, LLC

APPLICANT:

Joseph and Chapman Williams, agents for Long Shots, LLC

LOCATION OF PROPERTY:

54 Kerry Lane, Staunton, in the Riverheads District

SIZE OF PROPERTY:

13.631 acres

VICINITY ZONING:

Single Family Residential and General Agriculture to the north; General Business to the south and west; General Agriculture to the east

PREVIOUS ZONING OR S.U.P.:

05/66 Zoned General Business

LAND USE MAPS:

Community Development Area – Business

UTILITIES:

Public water and private septic

APPLICANT'S JUSTIFICATION:

To have a firewood business and to have outside storage of firewood, wood chips, topsoil, mulch, compost, landscaping materials and equipment

PLANNING COMMISSION'S COMMENTS:

No Comment

SECTION 25-304B - GENERAL OUTDOOR STORAGE AND SECTION 25-304J - WOOD PROCESSING BUSINESSES

A site plan is filed meeting the requirements of division J article LXVII "Site Plan Review", approved and followed which clearly delineates the areas intended for outdoor storage and complies with the requirements of this chapter.

The site plan shows a large area in the center of the 13.631 acre site for outdoor storage.

On-site traffic flow will adequately and safely accommodate all traffic to and from the public highways. Aisleways will be appropriate for the anticipated vehicular and pedestrian traffic.

The site is served by a commercial entrance permit that can adequately and safely accommodate all traffic.

Outdoor storage areas will not interfere with convenient, easily accessible parking for the public. Areas delineated on the site plan for parking or aisleways may not be used for outdoor storage.

The outdoor storage area does not interfere with the parking facility.

Outdoor storage areas will be proportionately appropriate in size and scope to the nature of the business. Financial considerations alone will not justify the failure to use inside storage.

The proposed outdoor storage area takes up approximately 4 acres of the 13.631 acre property.

Setbacks for proposed structures and facilities will be sufficient to protect neighboring properties.

The outdoor storage area is over one hundred (100') feet from all property lines.

Items not displayed for sale or lease shall be fully shielded or screened from view unless the board of zoning appeals determines that fully shielding or screening is not necessary. Opaque screening, including fencing and landscaping, shall be appropriate to ensure compatibility with neighboring properties, taking into account the proper location of aisleways and gates and the compatibility of screening materials with the materials utilized in the principal buildings on site. Fencing or screening shall be maintained in a good state of repair. Chain-link fencing with slats inserted is not acceptable for this screening. Gates shall remain closed except when goods are moved to and from the enclosed area.

The applicants are requesting to store firewood, wood chips, topsoil, mulch, and compost which will be for sale. They will also have equipment used in their tree service and firewood business.

There is an adequate plan for outdoor lighting showing the location of lights and shielding devices or other equipment to prevent unreasonable glow beyond the site. Any such outdoor lighting shall otherwise comply with the provisions of article VI of division I of this chapter.

All new lighting will comply with the Lighting Ordinance.

Items to be stored outside may not be items normally and customarily kept inside.

All items to be stored outside are all normally stored outside.

The minimum lot size for a wood processing business shall be 10 acres.
This lot contains 13.631 acres.

All buildings, structures and operations will be setback at least one hundred feet (100') from all property lines unless the Board of Zoning Appeals determines that greater setbacks are necessary to adequately protect neighboring properties from noise, lights, dust, odor, fumes and vibrations.

All firewood operations are shown to be over one hundred (100') feet from all property lines.

Traffic generated by the proposed project will be compatible with the roads serving the site and other traffic utilizing said roads.

This property has access to Lee Jackson Highway (Route 11). The anticipated traffic will be compatible with the roads serving this site.

If within sight of an Interstate Highway, the view from the Interstate Highway is made as pleasant and inviting as possible giving consideration to the value of scenic surroundings to residents, tourists and commercial development.

The site is within sight of Interstate 81, however, the topography of the site limits the view of the outdoor storage.

STAFF RECOMMENDATIONS

The applicants are requesting to have a firewood business and to have outdoor storage of firewood, logs, wood chips, topsoil, mulch, compost, landscaping materials, and equipment. The business office, mini-warehouse units, existing trees, and topography of the property offers screening for the outdoor storage. Some portion of the property will be visible from the Interstate. The property is zoned Business and is in an area planned for business development.

Staff feels the existing buildings, trees, and topography provide good screening for the outdoor storage area. If the Board feels the size of the outdoor storage area is compatible with the area and desires to approve the request, staff would recommend the following conditions:

Pre-Condition:

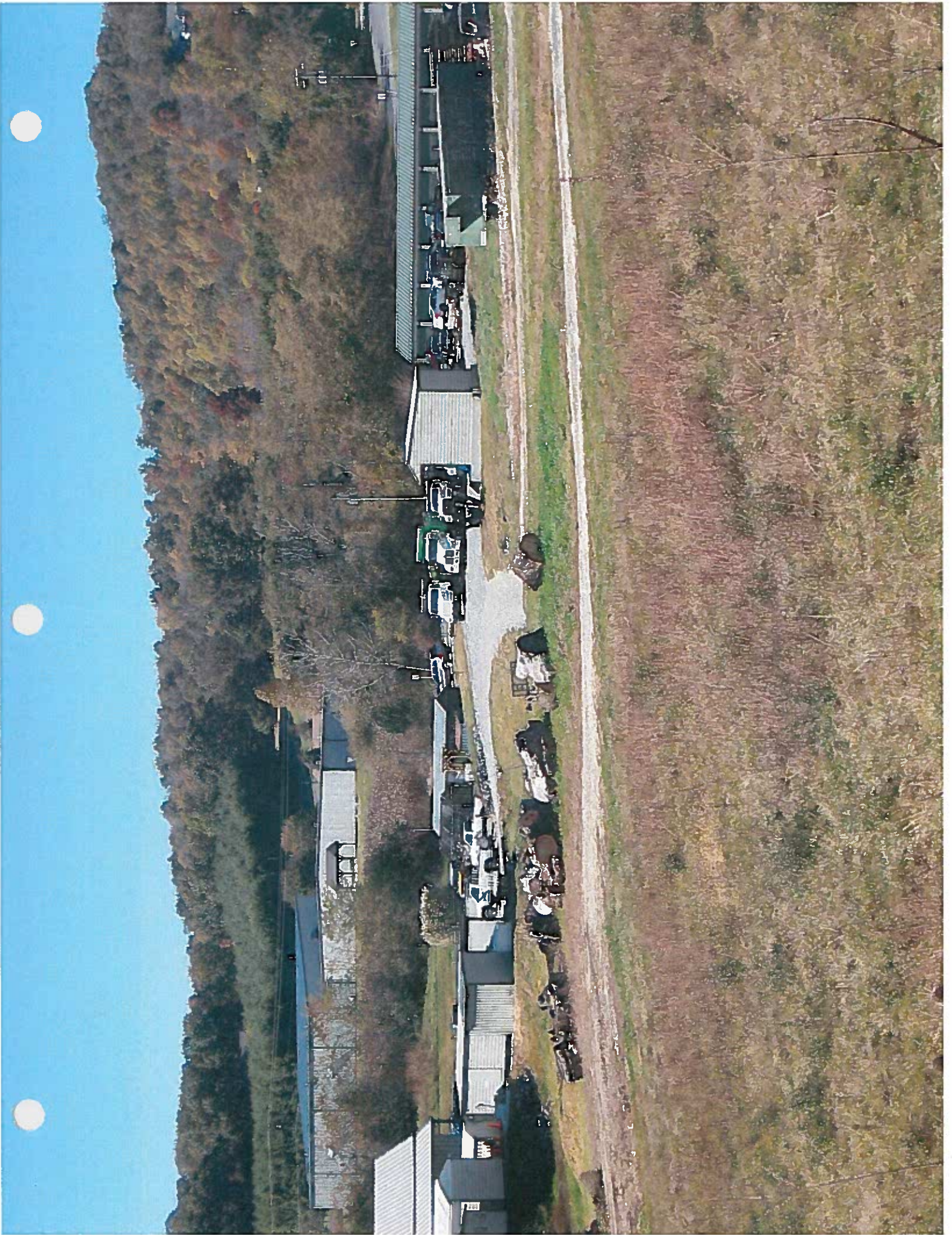
1. Submit site plan meeting the requirements of Section 25-673 "Site Plan Contents" of the Augusta County Zoning Ordinance to be approved by all appropriate departments and/or agencies.

Operating Conditions:

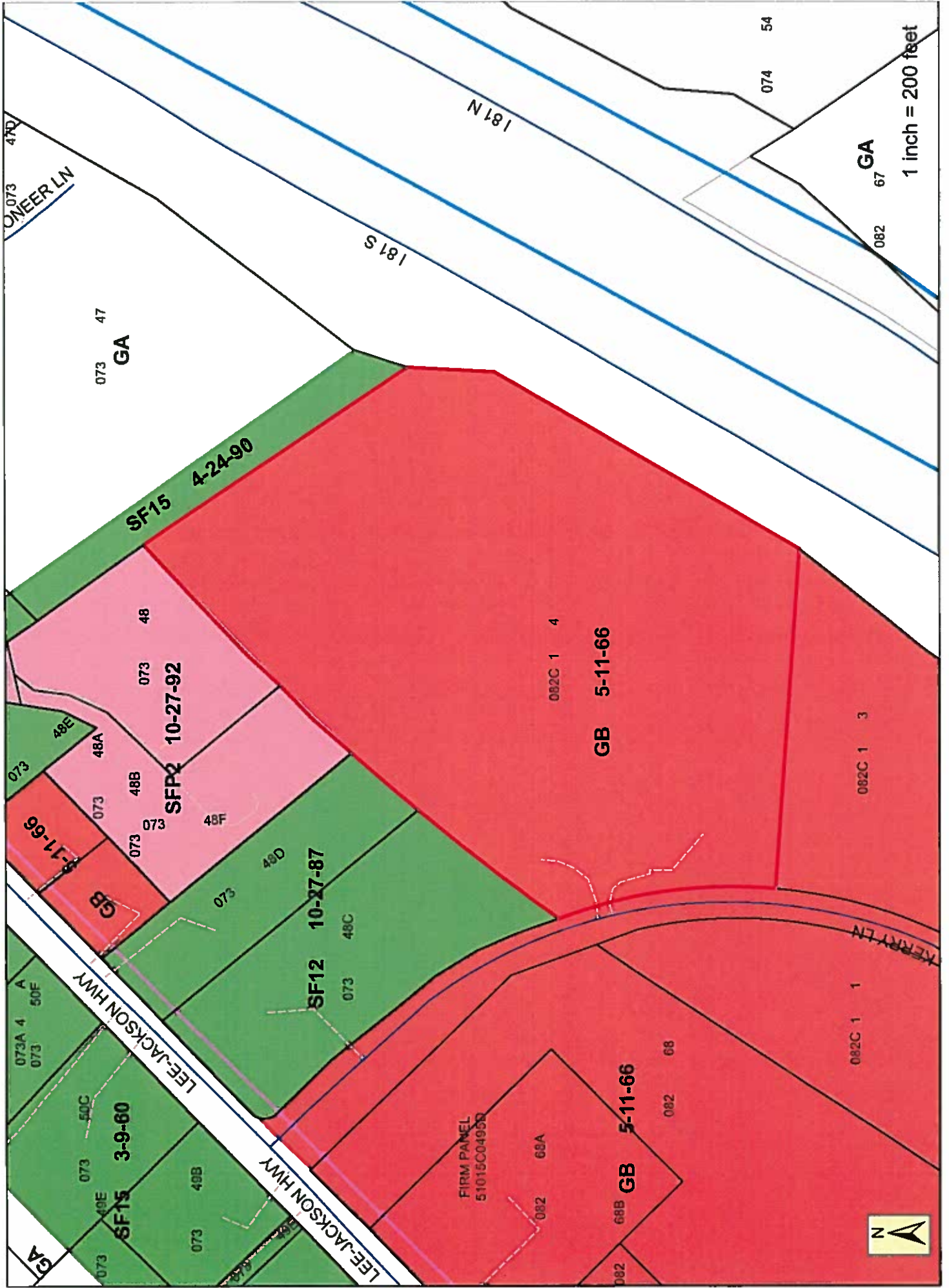
1. All outdoor storage be kept in the designated areas shown on the site plan.
2. Site be kept neat and orderly.
3. No junk or inoperable vehicles, equipment, or parts of vehicles or equipment be visible from the Interstate.



Long shots



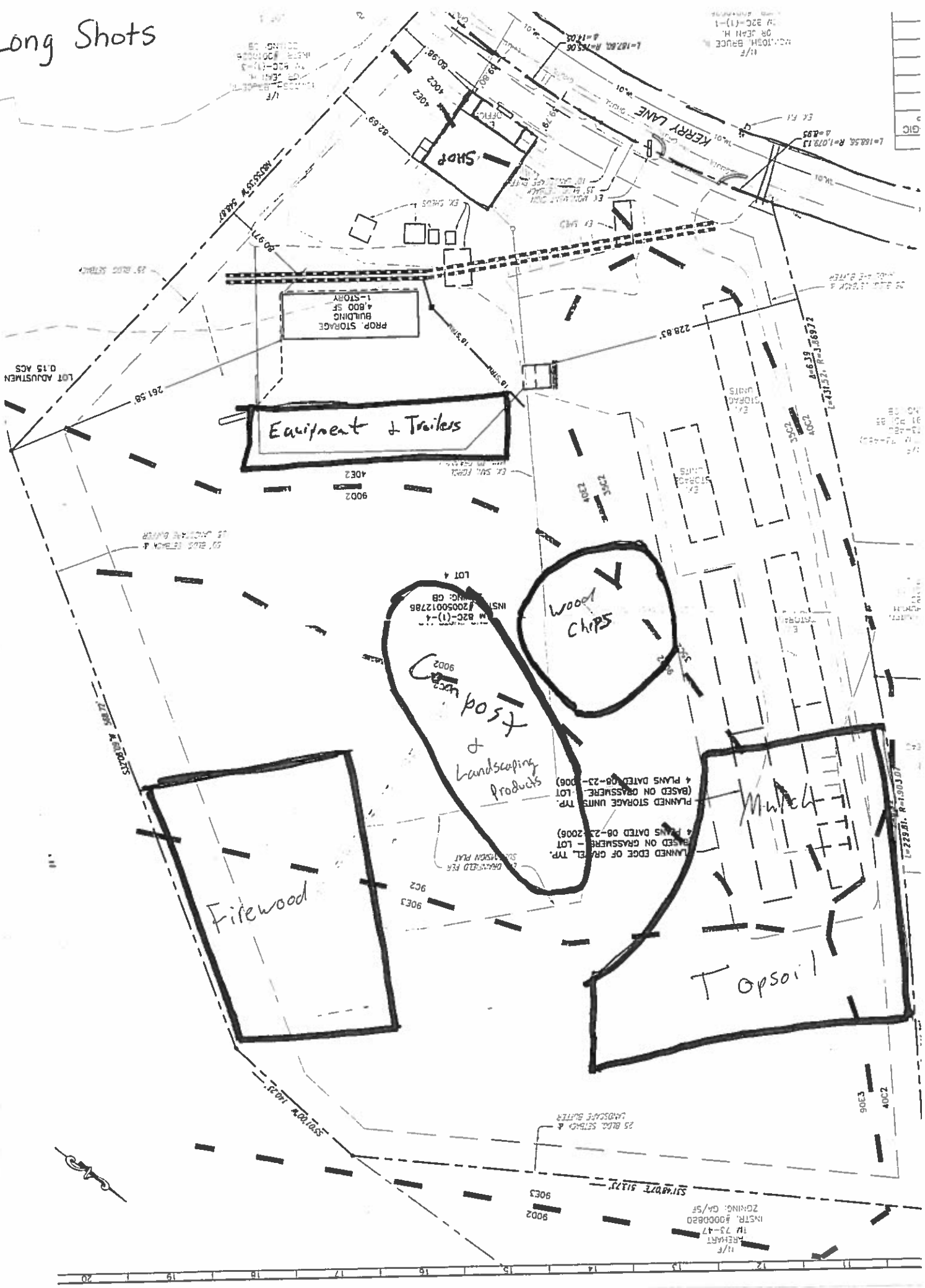
Long Lots, LLC



Long Oots, LLC



Long Shots





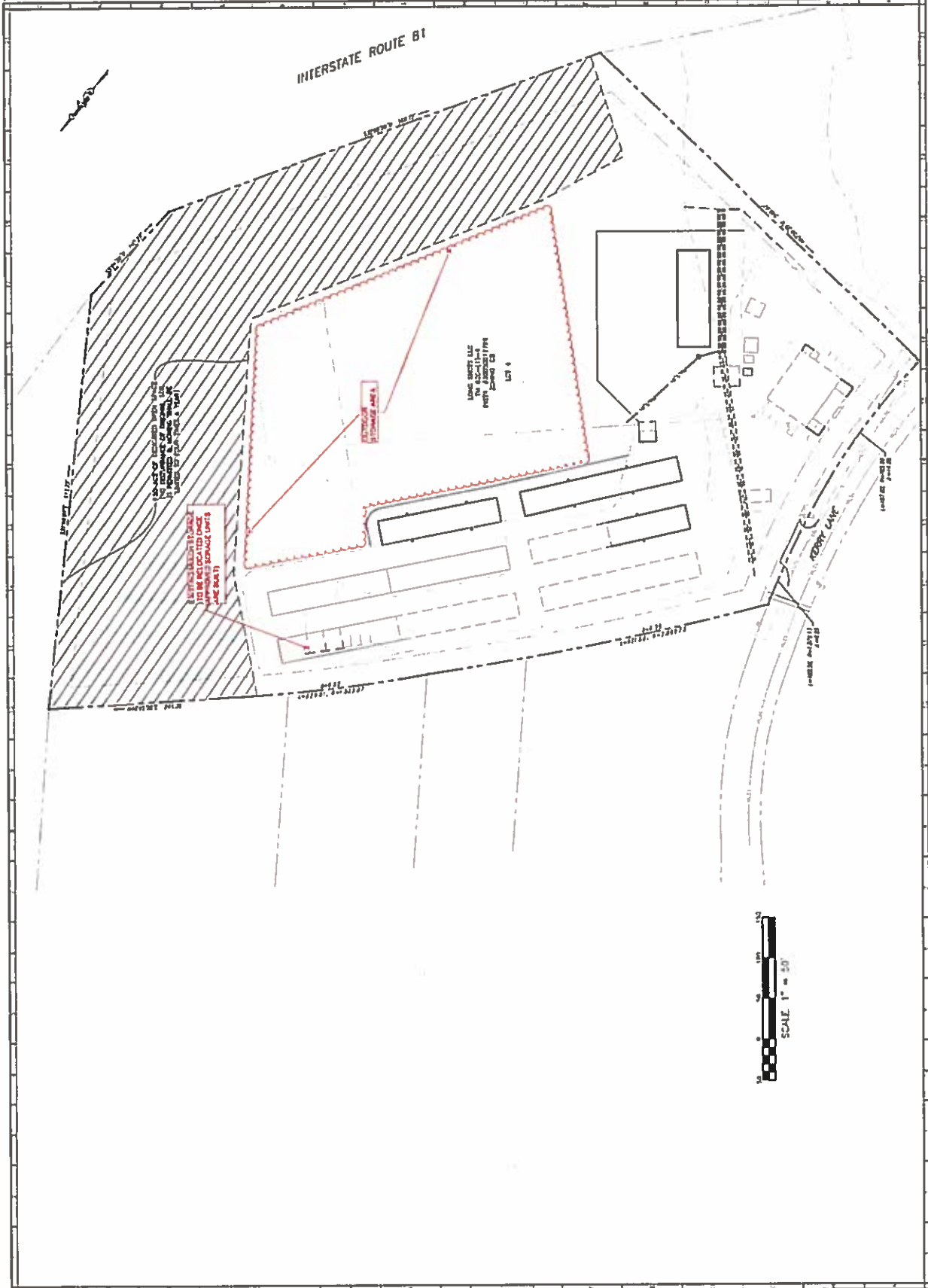
1000 N. 10th St., Suite 100
 Norfolk, VA 23510
 Phone: 757-637-1111
 Fax: 757-637-1112
 Website: www.balzar.com

1000 N. 10th St., Suite 100
 Norfolk, VA 23510
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 Fax: 757-637-1112
 Website: www.balzar.com

GRASSMERE - LOT 4
 EXHIBIT
 INDEPENDS DISTRICT
 AUGUSTA COUNTY, VIRGINIA

DRAWN BY: JAC
 CHECKED BY: JAC
 DATE: 10-27-2011
 SCALE: 1" = 50'
 PROJECT:

SHEET NO.
10F1
 JOB NO. 20100004



SCALE 1" = 50'
 0 10 20 30 40 50

TWO YEAR EXTENSION OF TIME REQUEST

PROPERTY OWNER:

Gary W. or Erma M. Showalter

APPLICANT:

Jeffrey and Bridgette Showalter

LOCATION OF PROPERTY:

11 Wise Hill Lane, Mt. Crawford, in the North River District

SIZE OF PROPERTY:

39.99 acres

VICINITY ZONING:

General Agriculture surrounds the entire parcel

PREVIOUS ZONING OR S.U.P.:

12/95 Zoned General Agriculture

11/06 SUP approved to have a kennel with up to 150 dogs

LAND USE MAPS:

Agricultural Conservation Area

UTILITIES:

Private well and septic

APPLICANT'S JUSTIFICATION:

To continue the existing kennel operation and to expand the operation by adding the existing horse barn to the kennel operation.

The applicant is requesting a two (2) year Extension of Time.

The applicant and his wife are operating the existing kennel, but he has been busy with the farm and has not had time to build the kennel area within the horse barn. He is asking for additional time. Staff would recommend approval.

ONE YEAR EXTENSION OF TIME REQUEST

Date 11 | 5 | 15

PROPERTY OWNER:

Christopher S. or Tori C. McWhorter

APPLICANT:

Same

LOCATION OF PROPERTY:

232 Mine Branch Road, Crimora, in the Middle River District

SIZE OF PROPERTY:

5.094 acres

VICINITY ZONING:

General Agriculture surrounds both parcels

PREVIOUS ZONING OR S.U.P.:

12/95 Zoned General Agriculture

LAND USE MAPS:

Community Development Area – Low Density Residential

UTILITIES:

Public water and private septic

APPLICANT'S JUSTIFICATION:

To have a grooming and boarding kennel.

The applicant is requesting a one (1) year Extension of Time.

The applicant states it took a lot longer than they expected to get the survey completed to put the two parcels together. Staff would recommend approval.