



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: December 30, 2015
SUBJECT: Regular Meeting and Viewing

The Regular Meeting of the Augusta County Board of Zoning Appeals will be held on **Thursday, January 7, 2016, 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 **9:00 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

**ADVANCED
AGENDA**

Regular Meeting of the Augusta County Board of Zoning Appeals

Thursday, January 7, 2016, 1:30 P.M.

1. CALL TO ORDER

2. DETERMINATION OF A QUORUM

3. ELECTION OF OFFICERS

Chair:

Vice Chair:

Secretary:

4. MINUTES

Approval of the Called and Regular Meeting of December 3, 2015

5. CONSIDERATION OF 2016 RESOLUTION

6. PUBLIC HEARINGS

- A. A request by Bill Henson, agent for Meade Mobile Home Park LC, for a Special Use Permit to replace non-conforming manufactured homes within a manufactured home park with larger units on property owned by J.R. Ridenour, located at 79 and 85 Meade Park Circle, Verona, in the North River District.
- B. A request by William Shifflett, for a Special Use Permit to have repair and sales of antiques on property owned by Joyce B. Wheeler, located at 1642 Mount Torrey Road, Lyndhurst, in the South River District.
- C. A request by Gregory and Nancy Cash, for a Special Use Permit to have an apartment in a pre-1980 structure on property they own, located at 744 Jefferson Highway, Staunton, in the Beverley Manor District.
- D. A request by Jeff Jennings, agent for Beverley Manor Orchard, for a Special Use Permit to have outdoor storage and sales of litter, compost, wood chips, mulch, topsoil, gravel, boulders, pumpkins, and hay, and use an existing building for a maple syrup evaporator on property it owns, located on the north side of Churchville Avenue, approximately .1 of a mile west of the intersection of Churchville Avenue and Apple Orchard Lane in the Pastures District.

7. OLD BUSINESS

- A. A request by Lester P. and Mary A. Witmer, for a Special Use Permit to construct a new building and use a portion of it for a concrete pumping business on property they own, located at 188 Coffman Road, Weyers Cave, in the North River District. – **TABLED AT THE DECEMBER 3, 2015 MEETING**

8. MATTERS TO BE PRESENTED BY THE PUBLIC

9. MATTERS TO BE PRESENTED BY THE ZONING ADMINISTRATOR

- A. A request by Dirk Gold, agent for Goldwrench Enterprises, LLC, for a Special Use Permit to construct a larger fenced vehicle storage on property they own, located at 588 East Side Highway, Waynesboro in the Wayne District.
- B. A request by Jonathan L. or Janet L. Burkholder, for a Special Use Permit to construct a building to operate a landscaping business and make landscaping stones and stone signs on property they own, located at 6409 Spring Hill Road, Bridgewater in the North River District. – **ONE YEAR EXTENSION OF TIME REQUEST**
- C. Presentation of the Annual Report

10. STAFF REPORT

15-8	Pinkston Dougan, LLC
15-9	JLCO, LLC
15-10	Ray H. Weaver
15-11	Bennie W. and Anna M. Byler
15-12	Jennifer S. Frank Family Trust

11. ADJOURNMENT

RESOLUTION OF THE AUGUSTA COUNTY BOARD OF ZONING APPEALS

WHEREAS, § 15.2-2214 of the Code of Virginia (1950), as amended, authorizes the Augusta County Board of Zoning Appeals to fix a schedule of regular meetings.

WHEREAS, the Board of Zoning Appeals now desires to establish its schedule for regular meetings during calendar year 2016.

BE IT RESOLVED BY THE AUGUSTA COUNTY BOARD OF ZONING APPEALS:

1. The Board of Zoning Appeals shall hold regular meetings during calendar year 2016, in the Board Meeting Room at the Augusta County Government Center, on the dates and at the times set forth below:

January 7, 2016	1:30 p.m.
February 4, 2016	1:30 p.m.
March 3, 2016	1:30 p.m.
April 7, 2016	1:30 p.m.
May 5, 2016	1:30 p.m.
June 2, 2016	1:30 p.m.
July 7, 2016	1:30 p.m.
August 4, 2016	1:30 p.m.
September 1, 2016	1:30 p.m.
October 6, 2016	1:30 p.m.
November 3, 2016	1:30 p.m.
December 1, 2016	1:30 p.m.

2. In the event the Chairman of the Board of Zoning Appeals, or the Vice Chairman of the Board of Zoning Appeals, if the Chairman is unable to act, finds and declares that weather or other conditions are such that it is hazardous for members of the Board of Zoning Appeals to attend a meeting, such meeting shall be continued to the next business day. Such finding and declaration shall be communicated to the members of the Board of Zoning Appeals and the press as promptly as possible. All hearings and other matters previously advertised shall be conducted at the continued meeting and no further advertisement is required.

Adopted: _____

Chairman, Augusta County
Board of Zoning Appeals

AGENDA ITEM # 6A

Date

1/7/16

PROPERTY OWNER:

J.R. Ridenour

APPLICANT:

Bill Henson, agent for Meade Mobile Home Park, LC

LOCATION OF PROPERTY:

79 and 85 Meade Park Circle, Verona, in the North River District

SIZE OF PROPERTY:

4.835 acres

VICINITY ZONING:

Single Family Residential to the north and west; General Business to the east; General Business and Manufactured Home Park to the south

PREVIOUS ZONING OR S.U.P.:

09/62 BOS approved expansion of existing mobile home park

10/97 Zoned Manufactured Home Park

07/13 SUP approved to replace non-conforming mobile home with a larger unit

09/14 SUP approved to replace two non-conforming manufactured homes with larger units

12/14 SUP approved to replace two non-conforming manufactured homes in a manufactured home park with larger units

LAND USE MAPS:

Urban Service Area – Business

UTILITIES:

Public water and sewer

APPLICANT'S JUSTIFICATION:

To replace non-conforming manufactured homes within a manufactured home park with larger units

PLANNING COMMISSION'S COMMENTS:

No comment.

BUILDING INSPECTOR'S COMMENTS:

Obtain all necessary permits and inspections for the new units.

STAFF RECOMMENDATIONS

The applicant is requesting to replace two (2) non-conforming manufactured homes within a manufactured home park with wider homes that do not meet the current requirement of thirty (30') feet between homes. The new homes are about two (2') feet wider than the

existing homes and the applicant's site sketch shows there will be twenty-two (22') feet between the homes.

This manufactured home park was approved for an additional twenty-five (25) mobile homes by the Board of Supervisors on September 18, 1962. At that time there were no requirements for setbacks or distance between homes. Setbacks and required distance between homes were not established until 1981 and the distance between homes has varied over the years from twelve (12') feet up to thirty-five (35') feet.

Staff has inspected the park and found many of the homes within the park do not meet the current requirement of thirty-five (30') feet between homes. The applicant's request for the two (2') foot wider homes would be no closer than the majority of the homes in the park. Staff feels the request would be compatible with the character of the park and would recommend approval with the following conditions:

Pre-Conditions:

None

Operating Conditions:

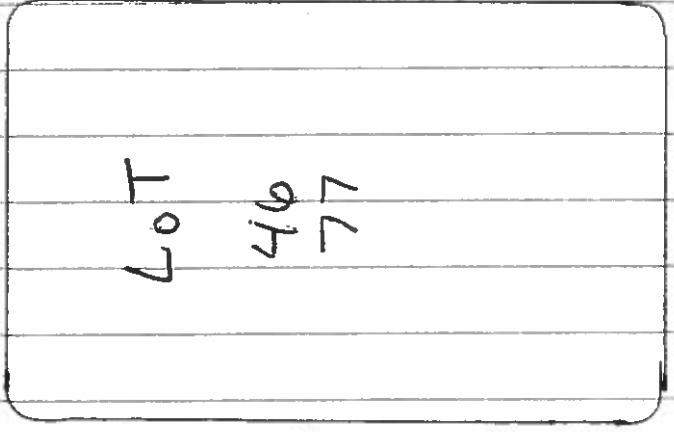
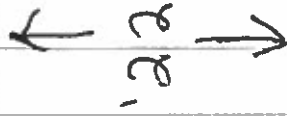
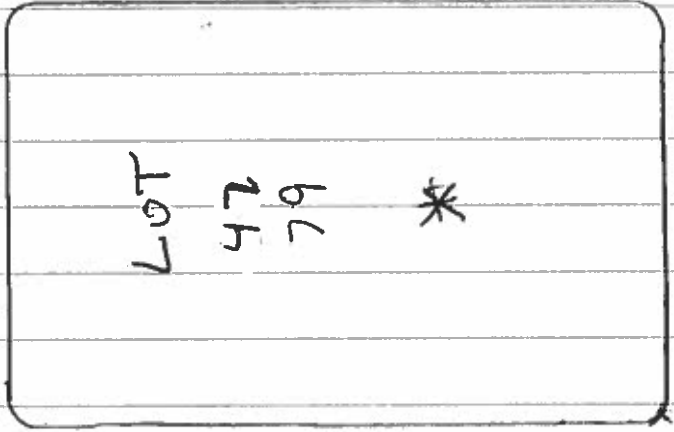
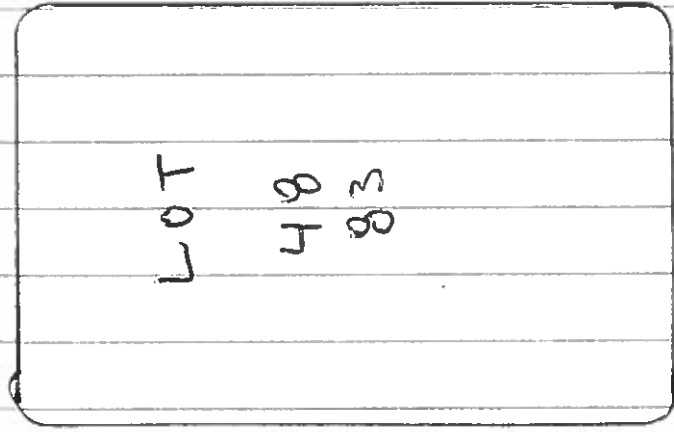
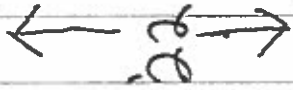
1. Replacement homes to be no closer than twenty-two (22') feet to the side of the adjacent homes and no closer to the road as shown on the BZA sketch plan.
2. Applicant obtain proper placement permits from Building Inspection.



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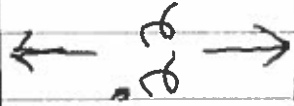
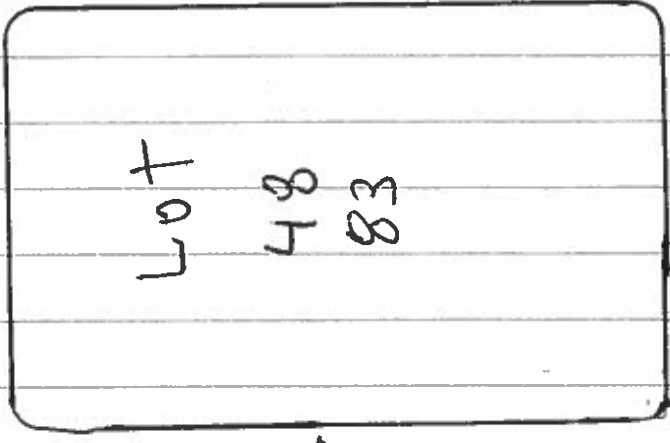
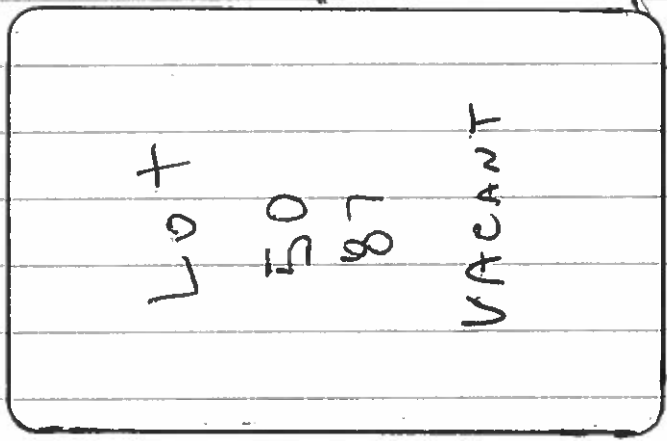
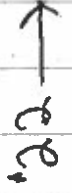
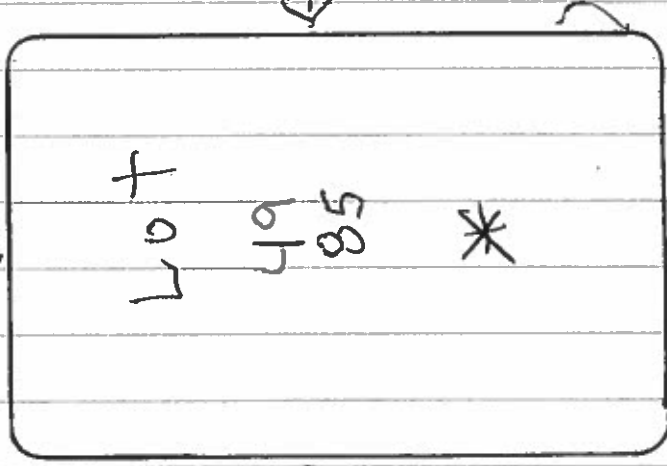
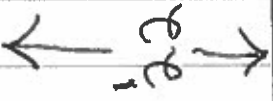


HILLSIDE



ENTRANCE ROAD - MEADE PARK CIRCLE

HILLSIDE



ENTRANCE ROAD - MEADE PARK CIRCLE

AGENDA ITEM # 6B

Date 1/7/16

PROPERTY OWNER:

Joyce B. Wheeler

APPLICANT:

William Shifflett

LOCATION OF PROPERTY:

1642 Mount Torrey Road, Lyndhurst, in the South River District

SIZE OF PROPERTY:

3.225 acres

VICINITY ZONING:

General Agriculture surrounds the entire parcel

PREVIOUS ZONING OR S.U.P.:

12/95 Zoned General Agriculture

04/97 SUP approved for vehicle repair

05/97 SUP approved with stipulations for display and sales of vehicles

05/03 SUP approved to have a vehicle storage area

12/03 SUP approved to change fence type to woven wire

LAND USE MAPS:

Community Development Area – Low Density Residential

UTILITIES:

Public Water Available and Private Septic

APPLICANT'S JUSTIFICATION:

To have repair and sales of antiques

PLANNING COMMISSION'S COMMENTS:

No comment.

BUILDING INSPECTOR'S COMMENTS:

Obtain all necessary permits and inspections for any remodeling done to the structure.

This includes any new electrical, plumbing or heating and air work.

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

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

No outside storage is requested.

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 approximately four (4) miles from this site.

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

Businesses are more appropriate in Business Districts, however, an antique store should be compatible with an agricultural area.

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.

The business has direct access to Mount Torrey Road and has an approved VDOT entrance.

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

The 3.225 acre site has adequately and safely accommodated business traffic for twenty (20) years.

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.

The applicant will use a portion of the existing building.

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.

No expansion of the building is requested.

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

The building is served by a private septic system.

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

There will be fire extinguishers in the building.

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.

Items displayed during the day will be at least twenty-five (25') feet from the road.

STAFF RECOMMENDATIONS

The applicant is requesting to have repair and sales of antiques within an existing building. This building was formerly used for auto repair for almost twenty (20) years. The applicant plans to have one (1) employee.

Staff feels this business would provide a service to the area and would be a good use of the existing building. Staff would recommend approval with the following conditions:

Pre-Conditions:

None

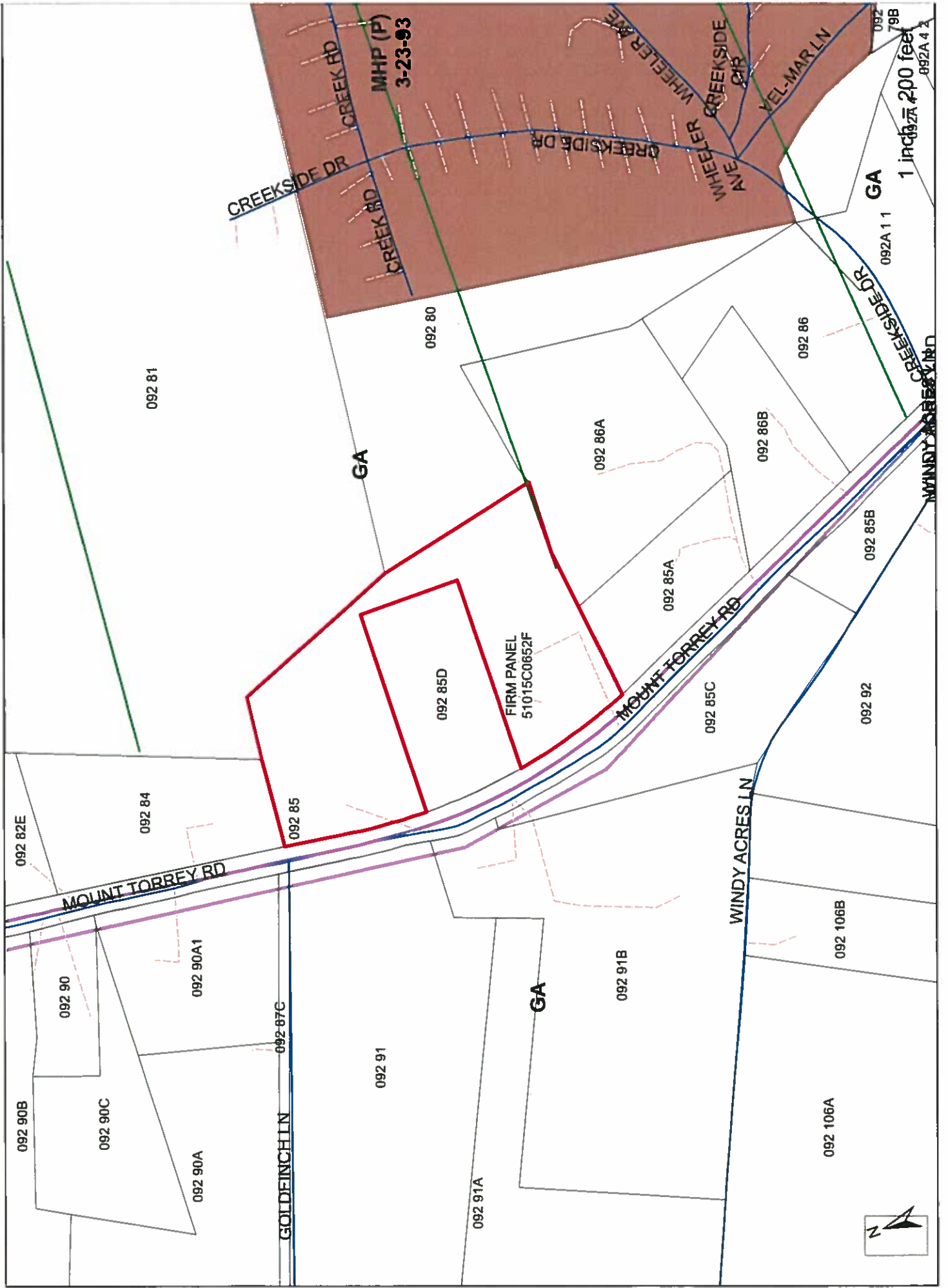
Operating Conditions:

1. Be limited to two (2) employees other than family members.
2. Site be kept neat and orderly.
3. No outside display may be within twenty-five (25') feet from the edge of pavement of Mount Torrey Road.

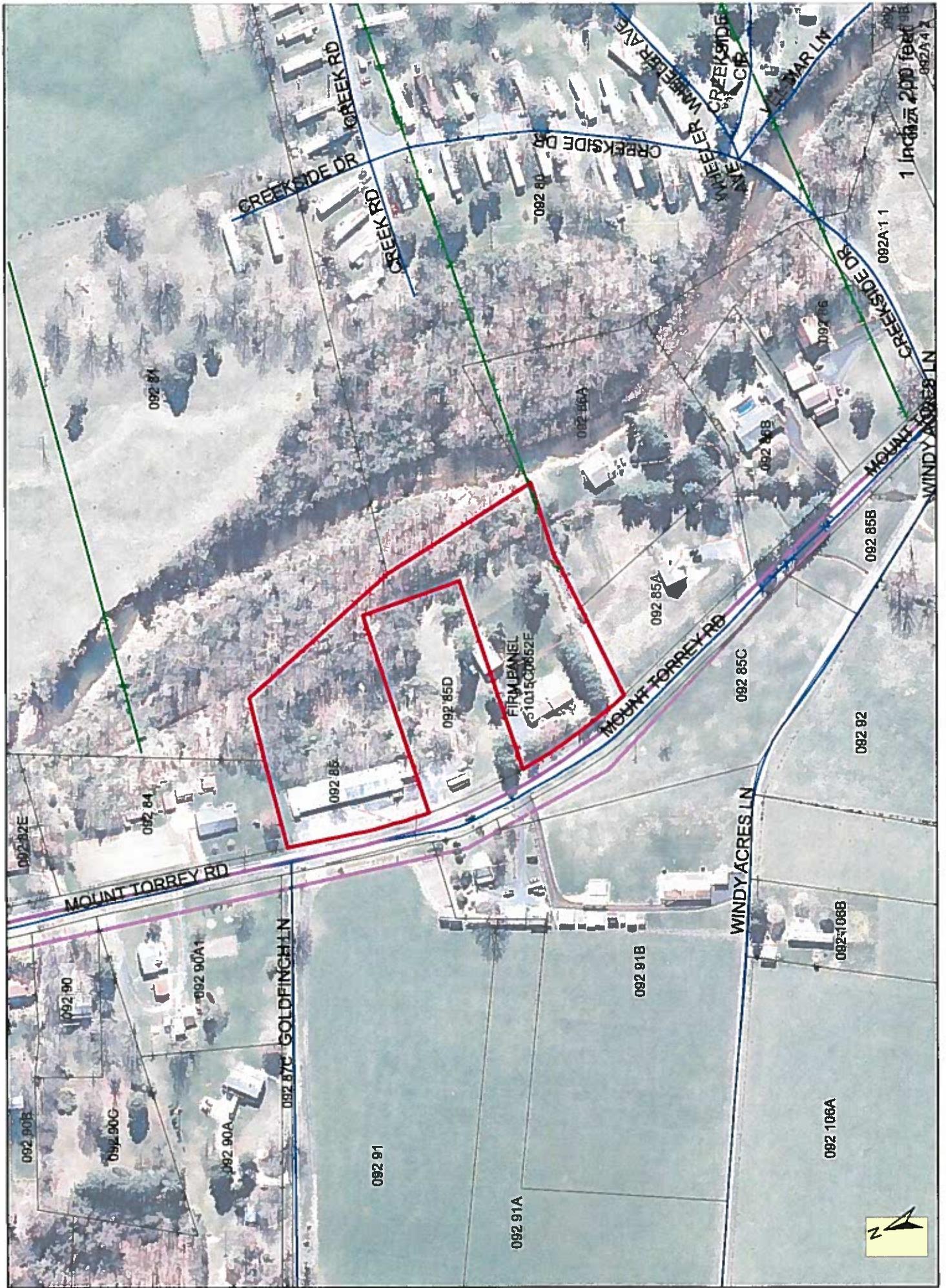


11/18/2018

Wheeler



Wheeler



AGENDA ITEM # 6C

Date

1/7/16

PROPERTY OWNER:

Gregory and Nancy Cash

APPLICANT:

Same

LOCATION OF PROPERTY:

744 Jefferson Highway, Staunton, in the Beverley Manor District

SIZE OF PROPERTY:

2.243 acres

VICINITY ZONING:

General Business and General Agriculture to the north and south; General Business to the east and west

PREVIOUS ZONING OR S.U.P.:

02/48 Zoned General Business

09/57 SUP approved to sell used furniture and have auto repair

11/70 SUP approved for auto repair shop

11/00 Court order prohibiting junk or salvage yard

05/02 SUP denied to have an outside storage area and junkyard

LAND USE MAPS:

Urban Service Area – Business and Floodplain

UTILITIES:

Private well and septic

APPLICANT'S JUSTIFICATION:

To have an apartment in a pre-1980 structure

PLANNING COMMISSION'S COMMENTS:

No comment.

BUILDING INSPECTOR'S COMMENTS:

1. Obtain all necessary permits for the structure.
2. Structure will have to be evaluated and approved for the new use by a Virginia Licensed Engineer or Architect.
3. All building elements, plumbing, electrical and HVAC work will need to be inspected and approved in accordance with the Uniform Statewide Building Code.

HEALTH DEPARTMENT'S COMMENTS:

System was NOT designed for residential use, was an old antique shop. Installation was substandard.

HIGHWAY DEPARTMENT'S COMMENTS:

The use is not expected to significantly impact the adjacent roadways. The existing entrance location is adequate for the proposed additional use of an apartment.

SERVICE AUTHORITY'S COMMENTS:

No comments received.

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:

**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; and
The structure was built before 1980.**

**Off-street parking will be in compliance with article III of this chapter; and
The 2.243 acre site can provide adequate parking.**

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.

All renovations were done to the interior of the old building and no expansion is requested.

STAFF RECOMMENDATIONS

The applicant is requesting to have one (1) apartment in a pre-1980 building and have his son live there. The previous owner remodeled the old building into an upstairs apartment without any building permits or inspections. The building now contains a five hundred (500) square foot apartment on the second floor with storage and laundry room on the ground floor. This area along Jefferson Highway (Route 250) was zoned Business in 1948, and there are other parcels that also have residential dwellings.

Because the previous owner did the renovations without building permits or inspections, the current owners will be required to obtain permits and comply with all required inspections of the building. Staff feels once the building has a Certificate of Occupancy for the apartment, the use would be compatible with the surrounding area, therefore, we would recommend approval with the following conditions:

Pre-Conditions:

1. Obtain letter of approval from Building Inspection.
2. Obtain Health Department approval and provide a copy to Community Development.
3. Pre-Conditions be completed within **ninety (90) days**.

Operating Condition:

1. Be permitted to have one (1) apartment in the pre-1980 building designated on the site plan.



Cash

Cash

GB (P)
11-25-97

GA

066 103

066 100A

066 101

GB 2-25-48

066 105A

066 104

JEFFERSON HWY

FIRM PANEL
64045C0507D

JEFFERSON HWY

066 105

GA

066 62B

066 62A

066 62F

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066 62

066 102

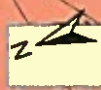
JEFFERSON HWY

OLD GOOS CREEK RD

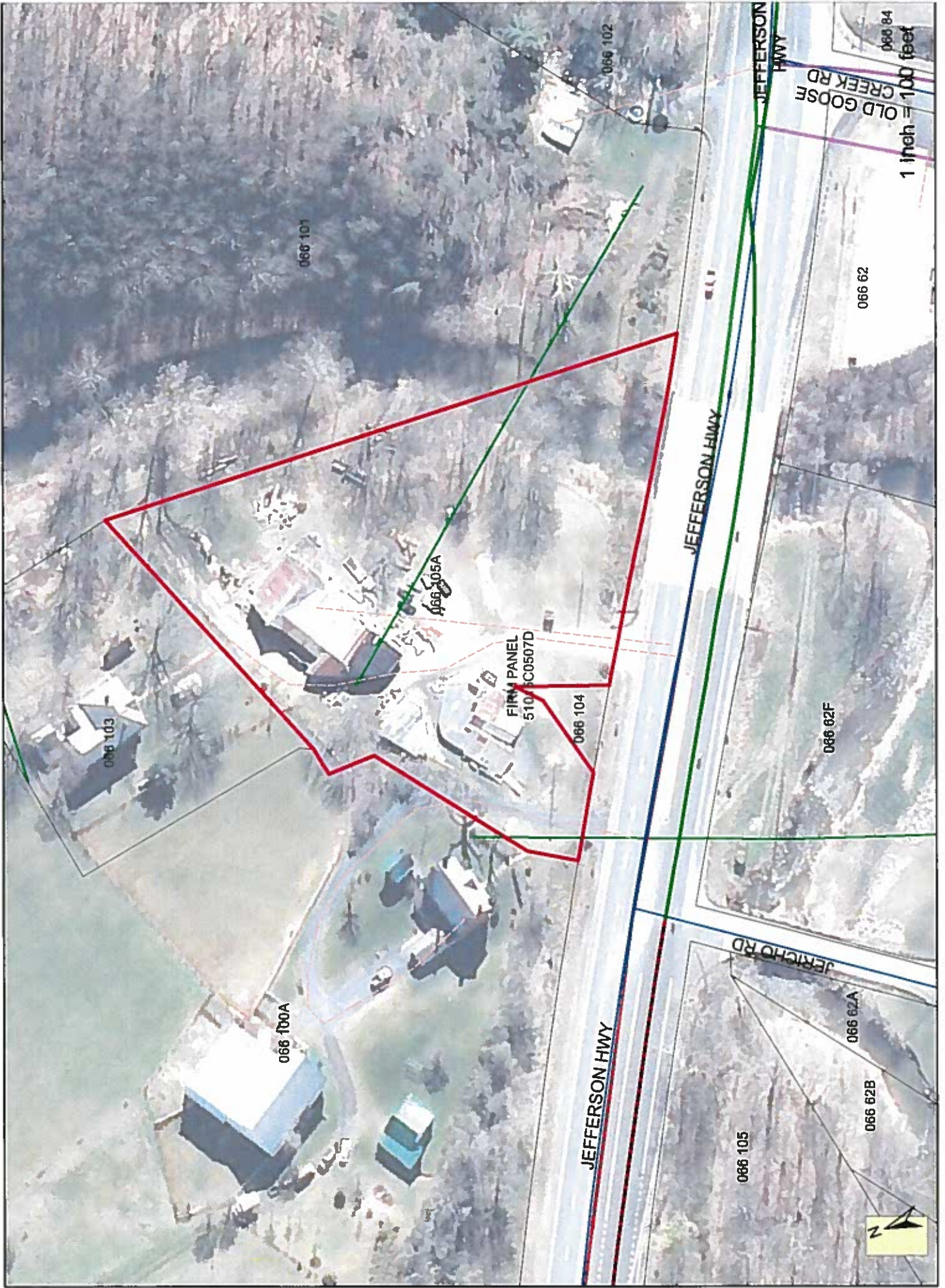
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2-25-48

1 inch = 100 feet

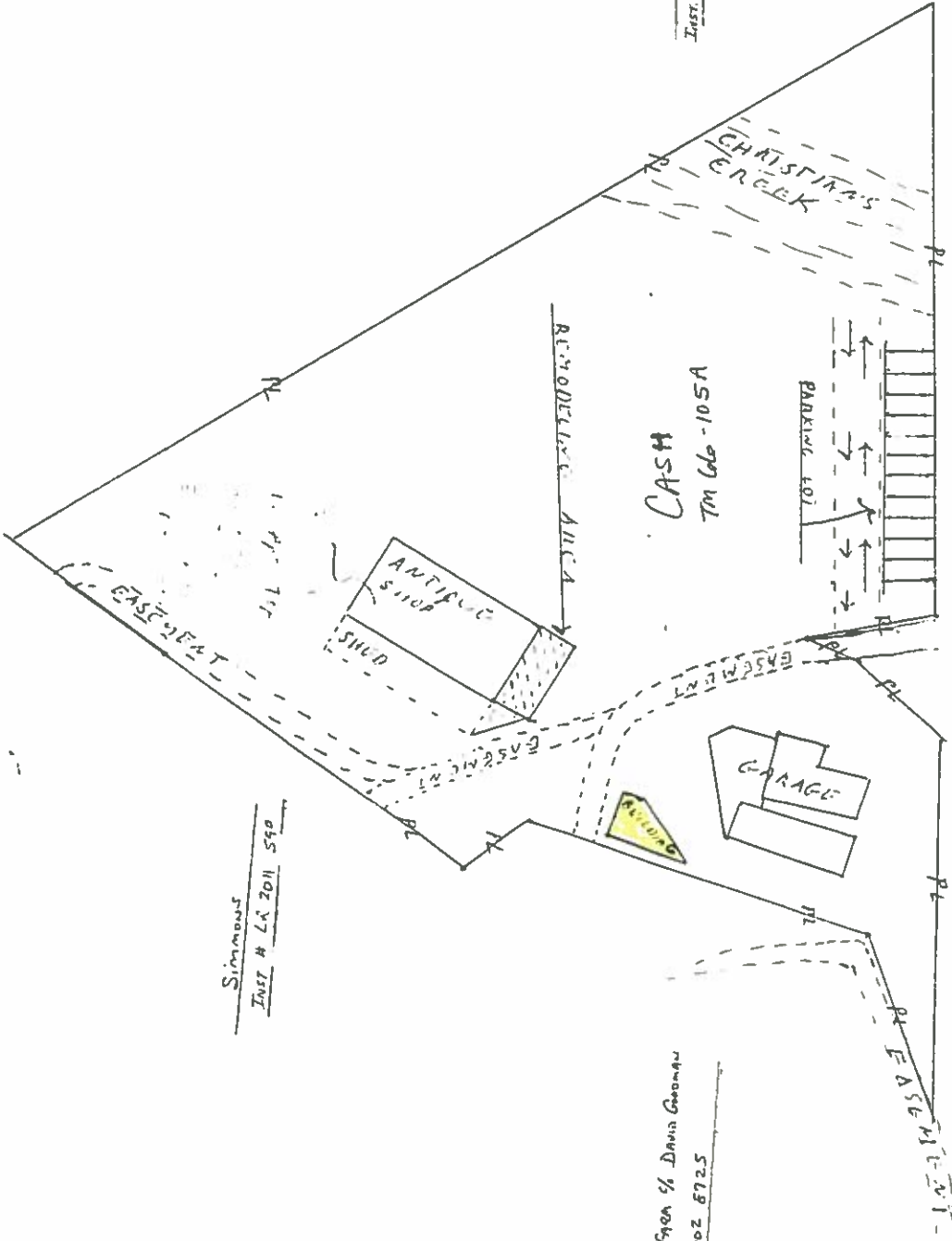
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Cash



DHILLON
Inst. # LR 2006 2035



Simmons
Inst. # LR 2011 560

Apartment Area of Davis Graham
Inst. # LR 2002 6725

U.S. Rt. 250
1" = 50 FEET

AGENDA ITEM #

6D

Date

1/7/16

PROPERTY OWNER:

Beverley Manor Orchard

APPLICANT:

Jeff Jennings, agent for Beverley Manor Orchard

LOCATION OF PROPERTY:

On the north side of Churchville Avenue, approximately .1 of a mile west of the intersection of Churchville Avenue and Apple Orchard Lane in the Pastures District

SIZE OF PROPERTY:

29.758 acres

VICINITY ZONING:

General Agriculture to the north, south, and east; General Agriculture and Rural Residential to the west

PREVIOUS ZONING OR S.U.P.:

12/95 Zoned General Agriculture

LAND USE MAPS:

Community Development Area – Low Density Residential

UTILITIES:

Public water available, no septic

APPLICANT'S JUSTIFICATION:

To have outdoor storage and sales of litter, compost, wood chips, mulch, topsoil, gravel, boulders, pumpkins, and hay, and use an existing building for a maple syrup evaporator

PLANNING COMMISSION'S COMMENTS:

No comment.

HEALTH DEPARTMENT'S COMMENTS:

No building with plumbing, no septic permits. Maple syrup evaporator is inspected by VDACS and they will need to review/inspect the operation NOT the Health Department.

HIGHWAY DEPARTMENT'S COMMENTS:

The use is not expected to significantly impact the adjacent roadways. This section of Rt. 250 currently has an AADT of 6,900 vpd. Unless there is a way to specifically control the volume by condition of the permit (less than 40 trips, 20 entering and exiting), the entrance will need to be upgraded to commercial entrance standards (VDOT Road Design Manual, App. F), which will include paving the entrance to match the pavement depth on Rt. 250. The entrance geometry will need to accommodate the turning radius of a tractor trailer. There has been reports of mud being tracked onto Rt. 250 from this entrance in the past, therefore, in addition to paving the entrance itself, the lot should be

stabilized to prevent vehicles from tracking mud. The existing entrance location has adequate sight distance for a commercial entrance. If less than 40 trips/day, contact VDOT for necessary upgrades.

SERVICE AUTHORITY'S COMMENTS:

No comments received.

**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 applicant is requesting to store, sell, and deliver poultry litter, horse manure, wood chips, mulch, and hay.

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

VDOT has inspected the entrance and states the project is compatible with the road, but the applicant may have to make improvements to the entrance.

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

The 29 acre site should be able to safely handle all traffic.

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

Agriculture support businesses can be appropriate in agricultural areas.

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

There are residential dwellings in the area that could be affected by noise, dust, or odor from the materials, but they range from 700 to 1,000 feet away.

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 should not result in the clustering of similar businesses.

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

The proposed outdoor storage area will be in view from Churchville Avenue. Screening could be accomplished by privacy fence, tree buffer, or berm.

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 across the street.

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.

The business will have direct access to Churchville Avenue (Route 250).

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.

The maple syrup evaporator will be within an existing building. The other portion of the request will be outdoor storage of materials in a 150' x 300' 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.

No expansion of structures is requested.

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

Currently, there are no buildings with plumbing, so the Health Department will not require a septic permit.

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

They will have fire extinguishers on the trucks.

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 site plan shows all items displayed or stored will be more than fifty (50') feet from the edge of pavement.

STAFF RECOMMENDATIONS

The applicant is requesting to have outdoor storage and sales of litter, horse manure, wood chips, mulch, topsoil, gravel, boulders, hay and pumpkins, and to use an existing building for a maple syrup evaporator. He is requesting to have an outside storage area of 150' x 300'. He wants to have one (1) semi-tractor, one (1) walk-in trailer, and one (1) dump trailer. All product will be loaded and delivered to the customer and large quantities delivered directly to farms. They are not setup for small sales or customer pickup. He plans to have two (2) employees who will come to the site to load and deliver materials. This will be mainly a daylight operation.

Staff has some concerns about a business with a large amount of outdoor storage including litter and horse manure in an area planned for residential development. The western side of the property is bordered by a Rural Residential development, however, the closest dwelling is approximately 1,400 feet away. There is also a creek in close proximity to the outdoor storage area, so a structure may be necessary to prevent nutrient runoff into the stream. In agricultural areas, outdoor storage must be adequately shielded or screened from view. Common screening materials would be an opaque privacy fence, double row of six (6') foot high evergreen trees, or a berm. If the Board feels the request is compatible with the area and desires to approve the request, staff would recommend the following conditions:

Pre-Conditions:

1. Obtain VDOT entrance permit and provide a copy to Community Development.
2. The outdoor storage area be screened within **ninety (90) days**.

Operating Conditions:

1. Be permitted to have a 150' x 300' outdoor storage area as designated on the BZA plan.
2. The 150' x 300' storage area be screened by an eight (8') foot high opaque vinyl privacy fence, a double row of six (6') foot high staggered evergreen trees planted ten (10') foot on center and must be maintained at all times, or a berm of sufficient height to screen the storage area.
3. All litter or manure be covered.
4. All equipment, machinery, and materials for the business be kept inside the outdoor storage area.
5. Be limited to two (2) employees at the site other than family members.
6. Hours of operation be Monday – Saturday 6:00 a.m. to 8:00 p.m.

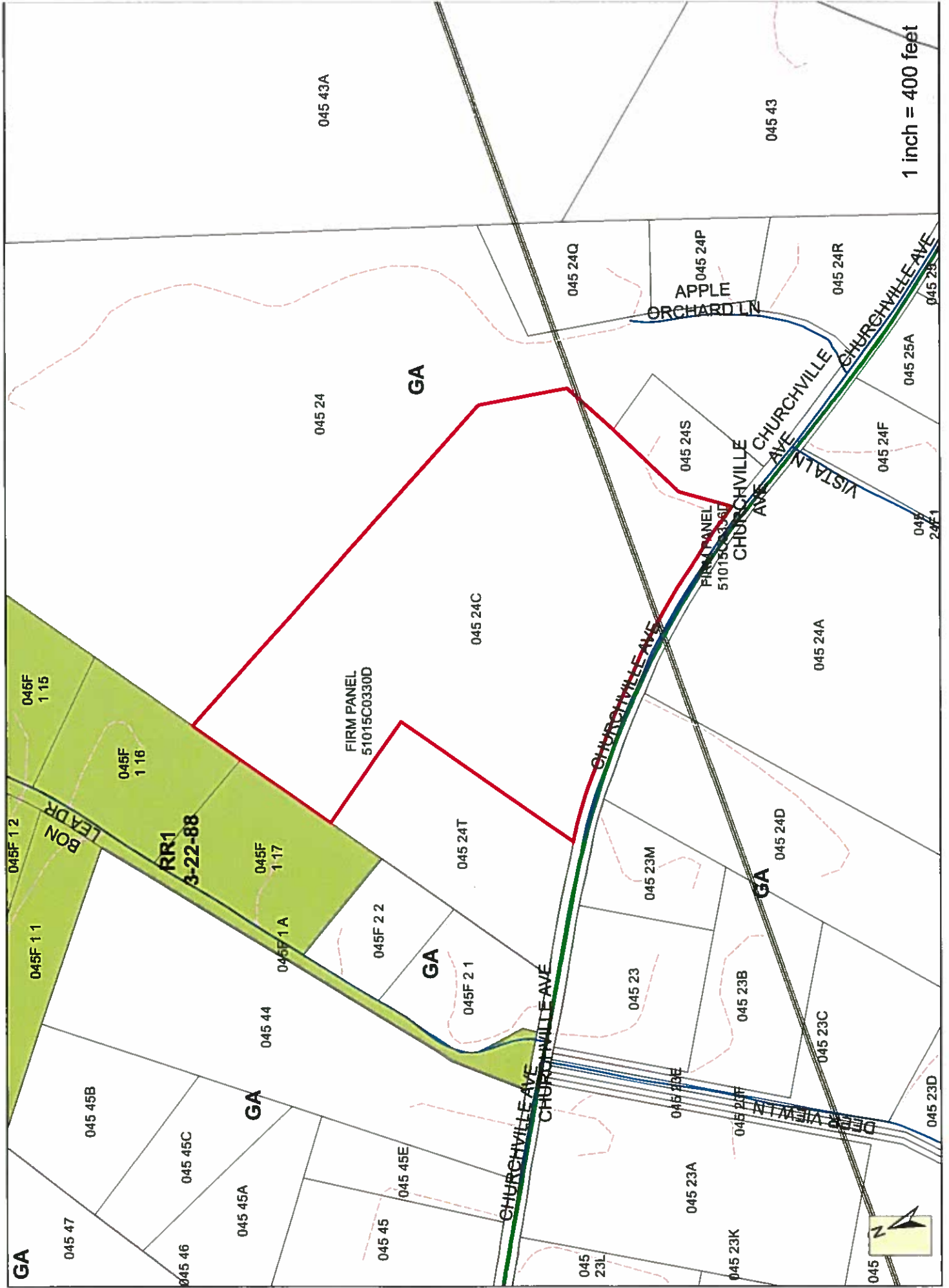
7. No Sunday work.
8. No junk or inoperable vehicles, equipment, or parts of vehicles or equipment be kept outside.
9. Site be kept neat and orderly.



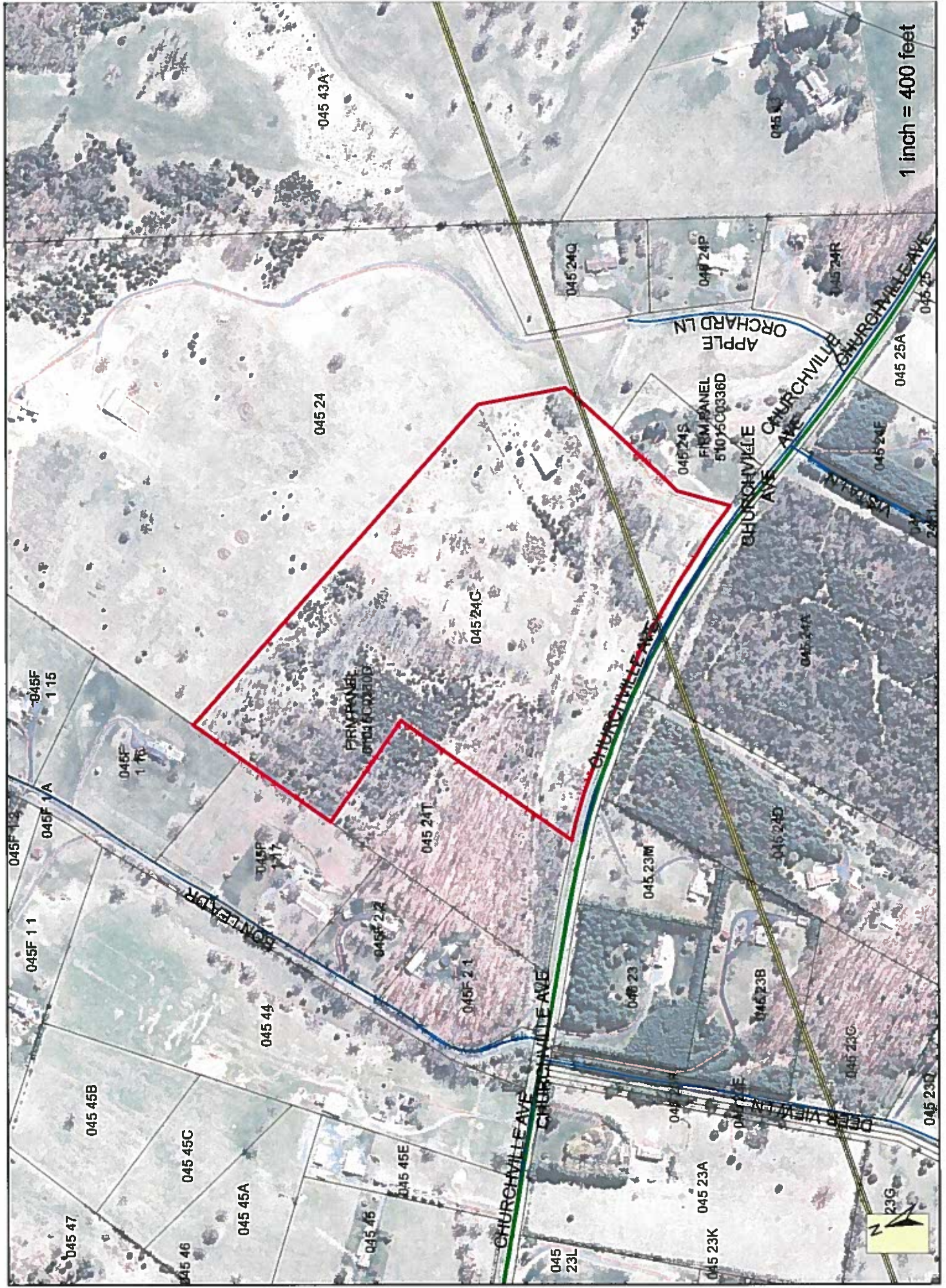
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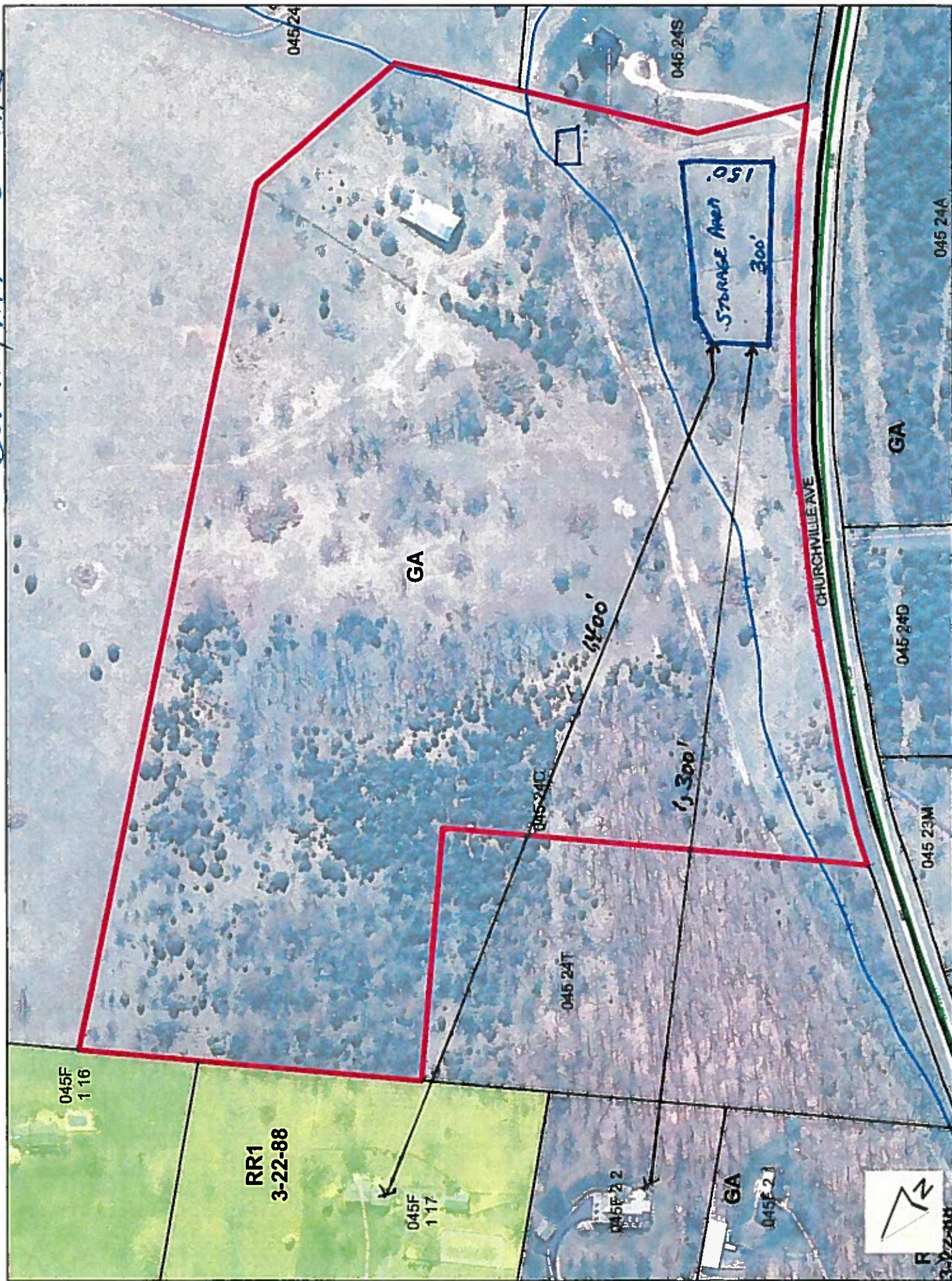
Beverley Manor Orchard



Beverley Manor Orchard



Beverly Manor Orchard

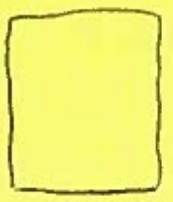


1 inch = 200 feet

Ex Barn

Existing
Barn

Existing Rental
House



Compost
Lime /
SDP
Topsoil

Stone /
Gravel

Mulch

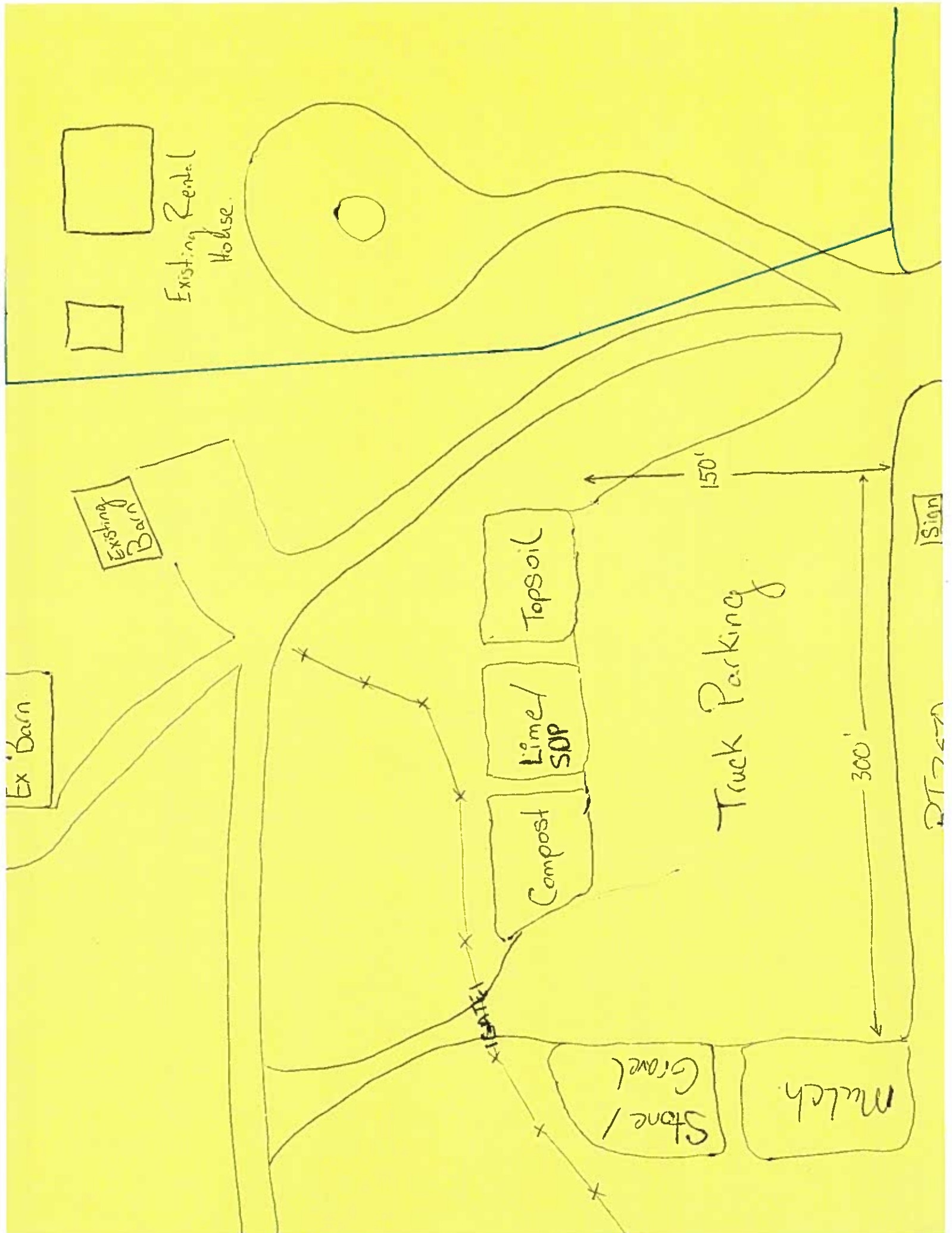
Truck Parking

150'

300'

Sign

DT →



TABLED

AGENDA ITEM # 7A
Date 1/7/16

PROPERTY OWNER:
Lester P. and Mary A. Witmer

APPLICANT:
Same

LOCATION OF PROPERTY:
188 Coffman Road, Weyers Cave, in the North River District

SIZE OF PROPERTY:
50.480 acres

VICINITY ZONING:
General Agriculture surrounds the entire parcel

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

LAND USE MAPS:
Agriculture Conservation

UTILITIES:
Private well and septic

APPLICANT'S JUSTIFICATION:
To construct a new building and use a portion of it for a concrete pumping business

PLANNING COMMISSION'S COMMENTS:
No comment.

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.

ENGINEERING DEPARTMENT'S COMMENTS:
No concerns as the proposed disturbance is less than 10,000 square feet.

SERVICE AUTHORITY'S COMMENTS:
There is no public water or sewer in the area of the subject property.

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

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

The applicant currently has three (3) trucks and trailers. The concrete pumps sit on the trailers. He would like to have four (4) trucks and trailers.

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 onsite.

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

Businesses are more appropriate on Business zoned lots, however, a small concrete pumping business may be compatible with an agricultural area.

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.

The business has direct access to Coffman Road and VDOT has approved their existing entrance as a low volume commercial entrance.

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

The 50.480 acre site should be able to adequately and safely accommodate all traffic.

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.

The applicant is requesting to construct a 60' x 80' addition to the existing farm shop and use one-half for the concrete business.

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 applicant has multiple farm structures on the property. The proposed 60' x 80' building addition would not be a 50% expansion of the site.

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

The site has an approved well and septic system. They plan to add a restroom in the new shop.

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

The applicant has fire extinguishers.

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 is requesting to have four (4) trucks and four (4) trailers associated with the concrete pumping business. They would be parked approximately six hundred (600') feet from Coffman Road.

STAFF RECOMMENDATIONS

The applicants are requesting to construct a new 60' x 80' building and use one half for the concrete pumping business. The fifty acre parcel is a working farm and the concrete pumping business is a secondary business. They currently have three (3) trucks and trailers to be used for the concrete business. The applicant and his son run the concrete business and they have two (2) employees who can also drive the trucks.

Staff feels this small business would be compatible with the existing farm operation onsite and with the rural area and would recommend approval with the following conditions:

Pre-Conditions:

None

Operating Conditions:

1. Be permitted to construct the new 60' x 80' building and use one half for the concrete pumping business.
2. Be permitted to have four (4) trucks and four (4) trailers in the business.
3. Site be kept neat and orderly.
4. No junk or inoperable vehicles, equipment, or parts of vehicles or equipment be kept outside.
5. No Sunday work.
6. Applicant must reside on premises.

The request was tabled per the applicant's request at the December 3, 2015 meeting.

AGENDA ITEM # 9A
Date 1/11/16

PROPERTY OWNER:
Goldwrench Enterprises, LLC

APPLICANT:
Dirk Gold, agent for Goldwrench Enterprises, LLC

LOCATION OF PROPERTY:
588 East Side Highway, Waynesboro in the Wayne District

SIZE OF PROPERTY:
2.784 acres

VICINITY ZONING:
General Agriculture surrounds the entire parcel

PREVIOUS ZONING OR S.U.P.:
1947 Zoned Agriculture
12/76 SUP approved for motorcycle shop
10/78 Expansion of convenience store
08/81 SUP approved for body and fender shop
08/85 SUP approved for auto service and repair shop
12/85 SUP denied for used car lot and appliance repair
12/90 SUP approved to add alternator repair and wrecker service with a vehicle storage area
03/07 Existing SUP transferred to Jarrett, Joseph, and Dirk Gold
03/07 SUP approved for addition to building, increase parking lot, and relocate the vehicle storage area
09/08 SUP approved to enlarge the fenced vehicle storage area and have display and sales of vehicles
02/15 SUP approved to construct a larger fenced vehicle storage

LAND USE MAPS:
Community Development Area – Low Density Residential

UTILITIES:
Public water – private septic

JANUARY 7, 2016 STAFF COMMENTS

The Community Development Department inspected the site on November 17, 2015, and found unlicensed/inoperable vehicles outside of the fenced compound area and sent a Notice of Violation of Operating Conditions to the applicant. The Board viewed the property on December 3, 2015, and noticed similar violations of the Operating Conditions including all screening material was down.

The Board has requested Mr. Gold be present at this meeting to discuss the permit.

ONE YEAR EXTENSION OF TIME REQUEST

PROPERTY OWNER:
Jonathan L. or Janet L. Burkholder

APPLICANT:
Same

LOCATION OF PROPERTY:
6409 Spring Hill Road, Bridgewater in the North River District

SIZE OF PROPERTY:
12.00 acres

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:
Private well and septic

APPLICANT'S JUSTIFICATION:
To construct a building to operate a landscaping business and make landscaping stones and stone signs

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

JANUARY 7, 2016 STAFF COMMENTS

The applicant has been delayed due to the slow economy, but plans to move forward with the business this spring. Staff would recommend approval.