



**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, Director of Community Development *John/BCW*

DATE: March 30, 2016

SUBJECT: Regular Meeting and Viewing

The Regular Meeting of the Augusta County Board of Zoning Appeals will be held on **Thursday, April 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 **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

**ADVANCED  
AGENDA**

**Regular Meeting of the Augusta County Board of Zoning Appeals**

**Thursday, April 7, 2016, 1:30 P.M.**

**1. CALL TO ORDER**

**2. DETERMINATION OF A QUORUM**

**3. MINUTES**

Approval of the Called and Regular Meeting of March 3, 2016

**4. PUBLIC HEARINGS**

- A. A request by Dave Brooks, for a Special Use Permit to have an electrical business on property owned by David P. or Pamela D. Ramsey, located at 2156 Lee Jackson Highway, Staunton, in the Riverheads District.
- B. A request by Dean Clemmer, agent for Fairfield-Echols, LLC, for a Special Use Permit to have a concrete crushing operation on property owned by Fishersville Realty, LLC, located at 85 Construction Lane, Fishersville, in the Beverley Manor District.
- C. A request by Garland D. or Diane Coffey, for a Special Use Permit to have motor vehicle sales on property they own, located at 1787 Mt. Torrey Road, Lyndhurst, in the South River District.
- D. A request by George Anen, Sr. or Denise D. Campbell, for a Special Use Permit to add a building to be used as an office for the vehicles sales lot on property they own, located at 304 East Side Highway, Waynesboro, in the Wayne District.
- E. A request by Larry A. Skillman, for a Special Use Permit to have an engine shop within an existing building on property he owns, located at 3212 East Side Highway, Grottoes, in the Middle River District.
- F. A request by Curtis E. Reed, for a Special Use Permit to have a cleaning business within a portion of a garage to be constructed on property he owns, located at 39 Harriston Road, Grottoes, in the Middle River District.
- G. A request by Jeanette T. Gunther, for a Special Use Permit to have an aviary within existing buildings on property she owns, located at 143 Ridge Road, Mt. Solon, in the North River District.
- H. A request by Michael A. and Jennifer A. Barrett, for a Special Use Permit to have outside storage of RV's, vehicles, utility trailers, and boats on property they own, located at 1430 East Side Highway, Waynesboro, in the Middle River District.
- I. A request by Ken Fanfoni, agent for Augusta County Service Authority, for a Variance from the Floodplain Ordinance to expand an existing wastewater treatment plant on property they own, located at 356 Chapel Hill Lane, Weyers Cave, in the Middle River 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 Emmett W., Jr. or Sharon M. Hanger, for a Special Use Permit to have a real estate office and a political office on property they own, located at 928 Natural Chimneys Road, Mt. Solon, in the North River District. – **ONE YEAR EXTENSION OF TIME REQUEST**
  
- B. A request by Rodney S. and Carolyn S. Knight, for a Special Use Permit to have weddings and special events on property they own, located at 125 Berry Farm Road, Staunton, in the Beverley Manor District. – **ONE YEAR EXTENSION OF TIME REQUEST**
  
- C. A request by Reverend Jim Corbin, agent for Waynesboro Church of the Nazarene, for a Special Use Permit to have a child care center on property they own, located at 2959 Hermitage Road, Waynesboro, in the Wayne District. – **ONE YEAR EXTENSION OF TIME REQUEST**

**8. STAFF REPORT**

15-24	Samir Baramki
15-25	Rodney S. and Carolyn S. Knight
15-26	Allen B. Simmons, Jr. Estate – <b>Cancelled</b>
15-27	Huey W. or Mary L. Mullins

**9. ADJOURNMENT**

**AGENDA ITEM # 4A**

**Date** 4/7/2016

**PROPERTY OWNER:**  
David P. or Pamela D. Ramsey

**APPLICANT:**  
Dave Brooks

**LOCATION OF PROPERTY:**  
2156 Lee Jackson Highway, Staunton, in the Riverheads District

**SIZE OF PROPERTY:**  
5.379 acres

**VICINITY ZONING:**  
General Agriculture to the north, east, and west; General Agriculture and Rural Residential to the south

**PREVIOUS ZONING OR S.U.P.:**  
12/95 Zoned General Agriculture  
08/04 SUP approved to have a landscape and lawn care business  
12/07 SUP approved to increase outdoor storage of rock, stone, mulch, landscaping supplies, and have a small engine sales and repair shop

**LAND USE MAPS:**  
Community Development Area – Low Density Residential

**UTILITIES:**  
Public water – private septic

**APPLICANT'S JUSTIFICATION:**  
To have an electrical business

**PLANNING COMMISSION'S COMMENTS:**  
No Comment

**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 is requesting to park company vehicles and equipment behind the building including six (6) vans, one (1) bucket truck, two (2) or three (3) flatbed trailers, one (1) tractor, and one (1) skid steer.

**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 two (2) miles from this site.

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

Businesses are more appropriate in Business zoned districts. There has been a landscape business at this location with outdoor storage since 2004. An electrical business will offer service to the community and have less impacts than a landscape business.

**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 Lee Jackson Highway (Route 11) and the property has a VDOT commercial entrance permit.

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

The five (5) acre site has safely accommodated all traffic for the last twelve (12) 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 may want to add a 12' x 15' storage 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 an existing septic system approved by the Health Department.

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

The applicant has 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.**

No items will be displayed outside. All materials and supplies for the electrical business will be kept inside the building.

### **STAFF RECOMMENDATIONS**

The applicant is requesting to have an electrical business onsite. He will have an office in the building and all materials for the electrical business will be kept inside the building. Licensed vehicles and trailers and several pieces of equipment will be kept behind the building. The applicant plans to have nine (9) full-time employees.

Staff feels this is a good use of the existing building and would offer a service to the surrounding community. Staff would recommend approval with the following conditions:

### **Pre-Conditions:**

None

### **Operating Conditions:**

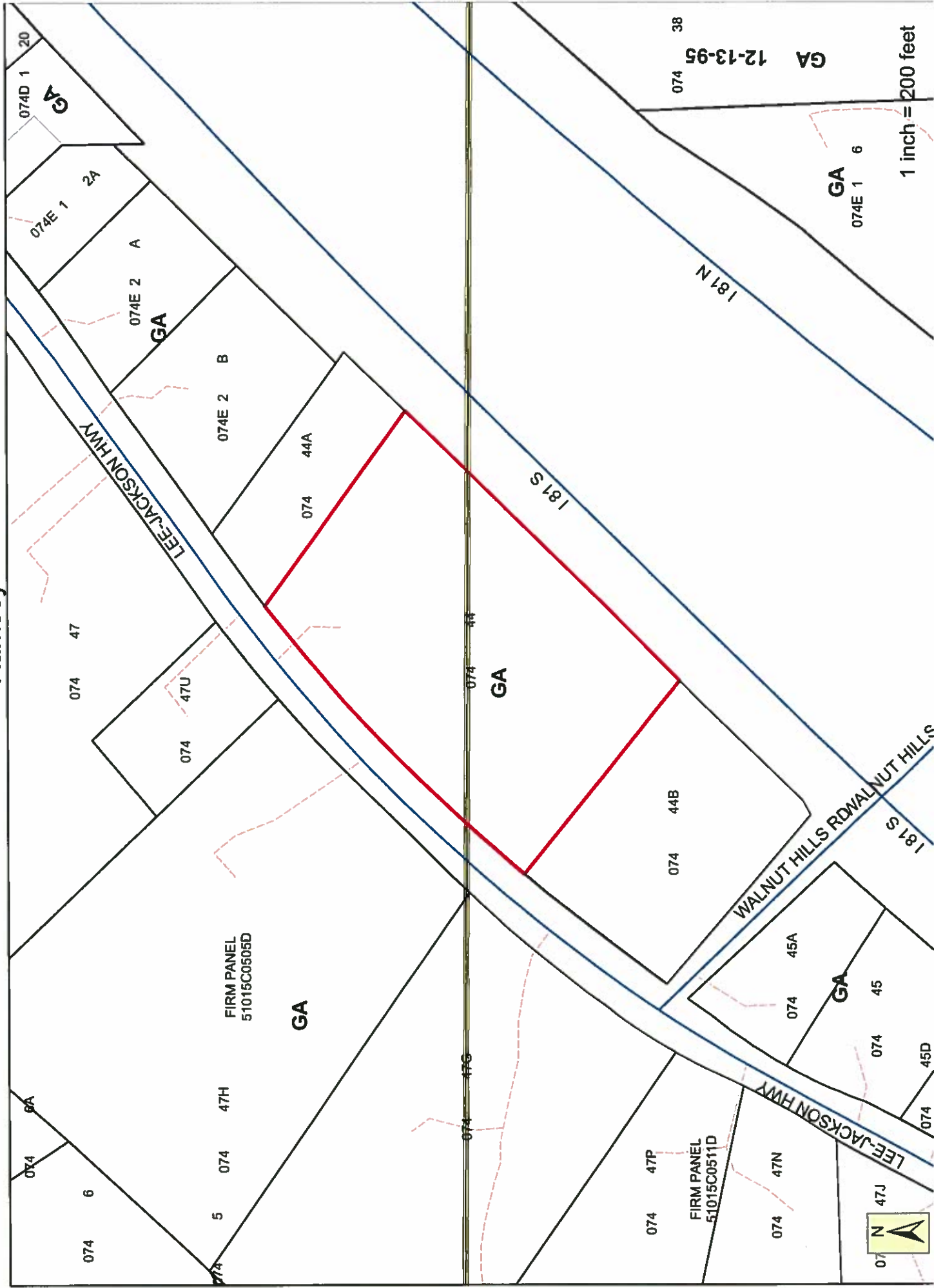
1. Be permitted to have nine (9) full-time employees.
2. Be permitted to have six (6) vans, one (1) bucket truck, three (3) trailers, one (1) tractor, and one (1) skid steer, and they all are to be parked behind the building.
3. Be permitted to add one 12' x 15' storage building.
4. Hours of operation be Monday – Friday 7:00 a.m. to 5:00 p.m. Saturday or Sunday for emergencies.
5. All materials for the business be kept inside the building or storage building.
6. Any new outdoor lights over 3,000 lumens require site plan submittal and must meet the ordinance requirements of Article VI.A Outdoor Lighting.
7. Site be kept neat and orderly.
8. No junk or inoperable vehicles, equipment, or parts of vehicles or equipment be kept outside.







# Ramsey





Ramsey







1 inch = 125 feet

**AGENDA ITEM # 4B**

Date 4/7/16

**PROPERTY OWNER:**  
Fishersville Realty, LLC

**APPLICANT:**  
Dean Clemmer, agent for Fairfield-Echols, LLC

**LOCATION OF PROPERTY:**  
85 Construction Lane, Fishersville, in the Beverley Manor District

**SIZE OF PROPERTY:**  
12.4 acres

**VICINITY ZONING:**  
General Industrial and General Business to the north; General Industrial to the east; Multi Family Residential to the south; General Agriculture to the west.

**PREVIOUS ZONING OR S.U.P.:**  
2/73 Zoned General Industrial  
1980 Site Plan Approved

**LAND USE MAPS:**  
Urban Service Area – Industrial

**UTILITIES:**  
Public water and sewer

**APPLICANT'S JUSTIFICATION:**  
To have a concrete crushing operation

**PLANNING COMMISSION'S COMMENTS:**  
The Planning Commission is concerned about the possible impact of this use on adjacent residential development, as well as planned residential development in the area. Therefore, they recommend to the BZA, if they permit the crushing operation, that there be limits placed on the amount of time the use is allowed and suggest that it be allowed for no more than 1 year from the time the permit is issued.

**SECTION 25-374D EXTRACTION OF MINERALS, ROCK, GRAVEL, SAND, AND SIMILAR MATERIALS**

The neighboring area is not characterized by residential, commercial, or industrial development which would be adversely impacted by the proposed use. The neighboring area is currently comprised of industry and agriculture on three (3) sides of this property that may not be adversely impacted by this request. However, the southern property line abuts Multi-Family Residential zoning that when developed could be impacted by noise, dust, and vibration from a rock crushing operation.



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

Expo Road was designed to handle industrial and commercial traffic.

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

This 12.4 acre site has adequately and safely handled industrial traffic since 1980.

**All buildings, structures, and operations will be set back 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.**

The proposed site for the rock crushing and storage area shown on the BZA sketch plan is over one hundred feet (100') from all property lines, however, it is only approximately within two hundred feet (200') of Residential zoned property.

#### **STAFF RECOMMENDATIONS**

The applicant is requesting to have a concrete crushing operation. They have a contract to remove the Main Street Bridge in Waynesboro and are breaking up the bridge into large sections of concrete. They would like to bring the large sections to this site and crush them down into gravel which they can use on this property. The applicants feel they can have all concrete from this job crushed down to gravel in six (6) to (12) months. They would also like the Board to consider allowing the crushing of concrete on a permanent basis. All crushing could be done between the hours of 7:00 A.M. to 5:00 P.M.

Staff shares the concerns with the Planning Commission regarding the impacts of this type of business on the residential homes in the area and the planned Multi-Family Residential development on the adjacent property. One option for the Board's consideration would be to permit the rock crushing for this job with a specific time limitation, so that it would be completed before the adjacent Residential property is developed. Staff does not feel that it would be a compatible use once the residential homes are built. If the Board desires to approve the request Staff would recommend the following conditions:

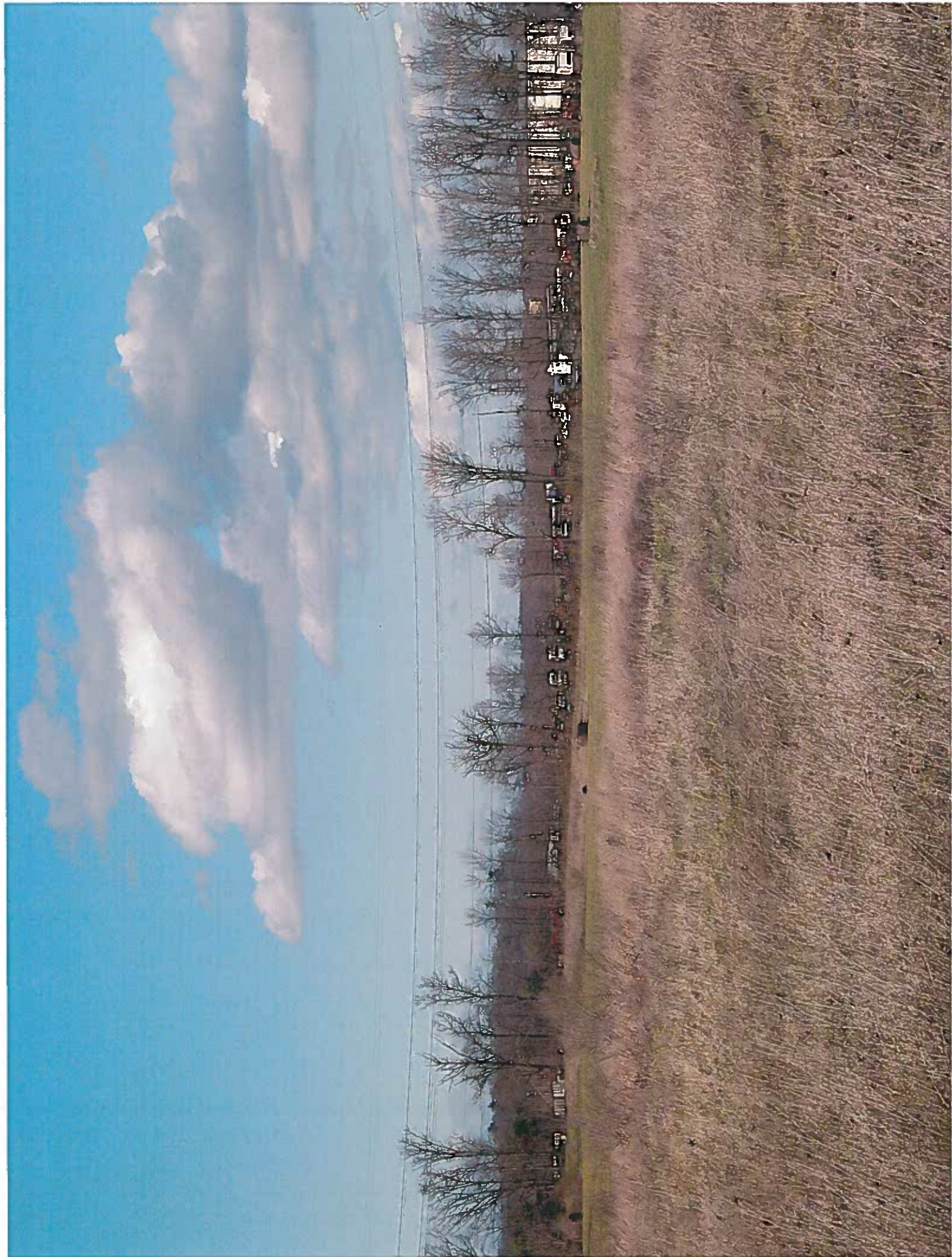
#### **Pre-Conditions:**

None

**Operating Conditions:**

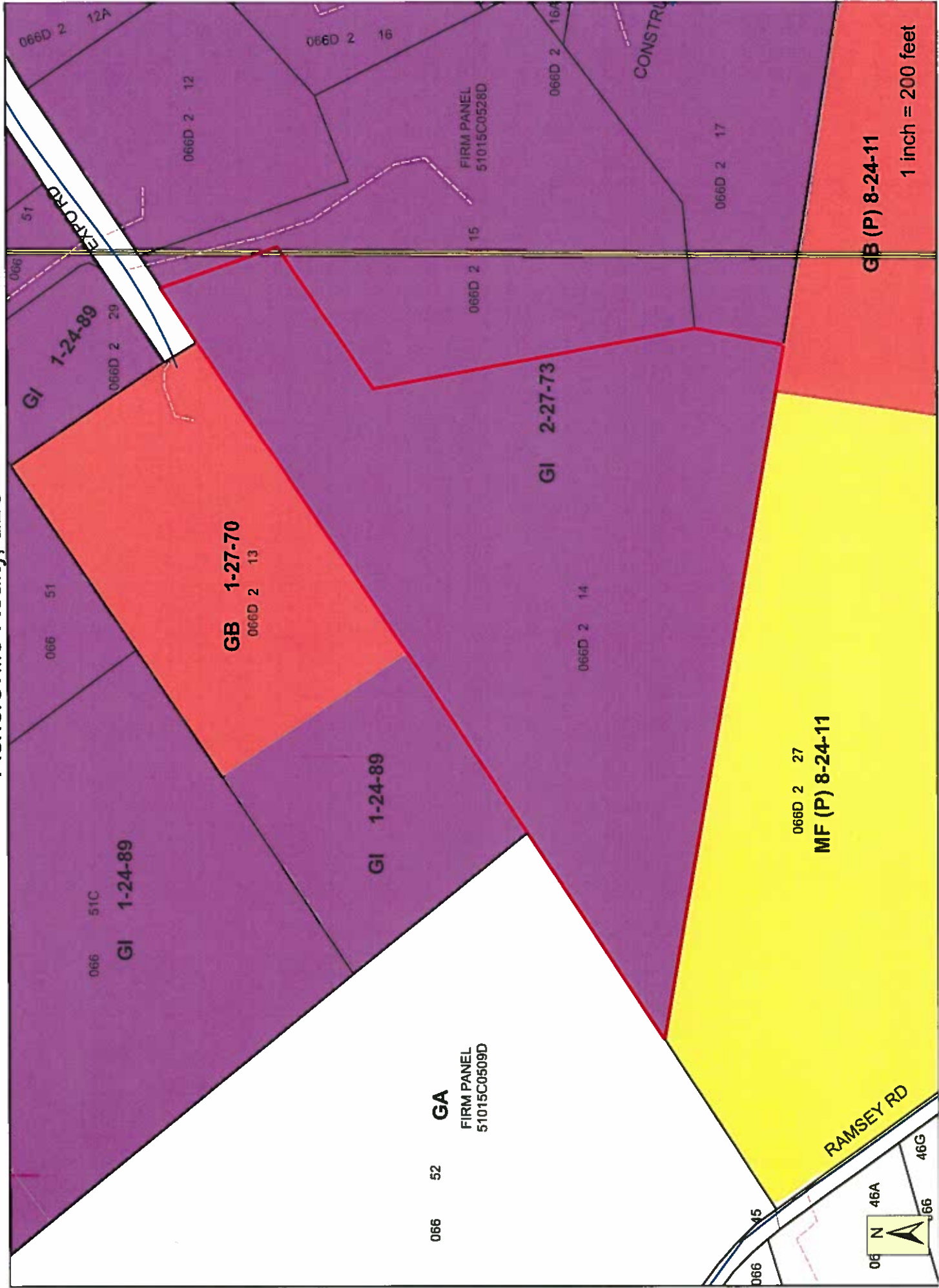
1. Be permitted to store concrete sections from the Waynesboro Bridge and crush the concrete into gravel.
2. This permit is valid for eight (8) months.
3. All crushing operations will be done Monday – Friday between 7:30 A.M. and 5:00 P.M.
4. No Saturday or Sunday operation of the crusher.
5. Site be kept neat and orderly.



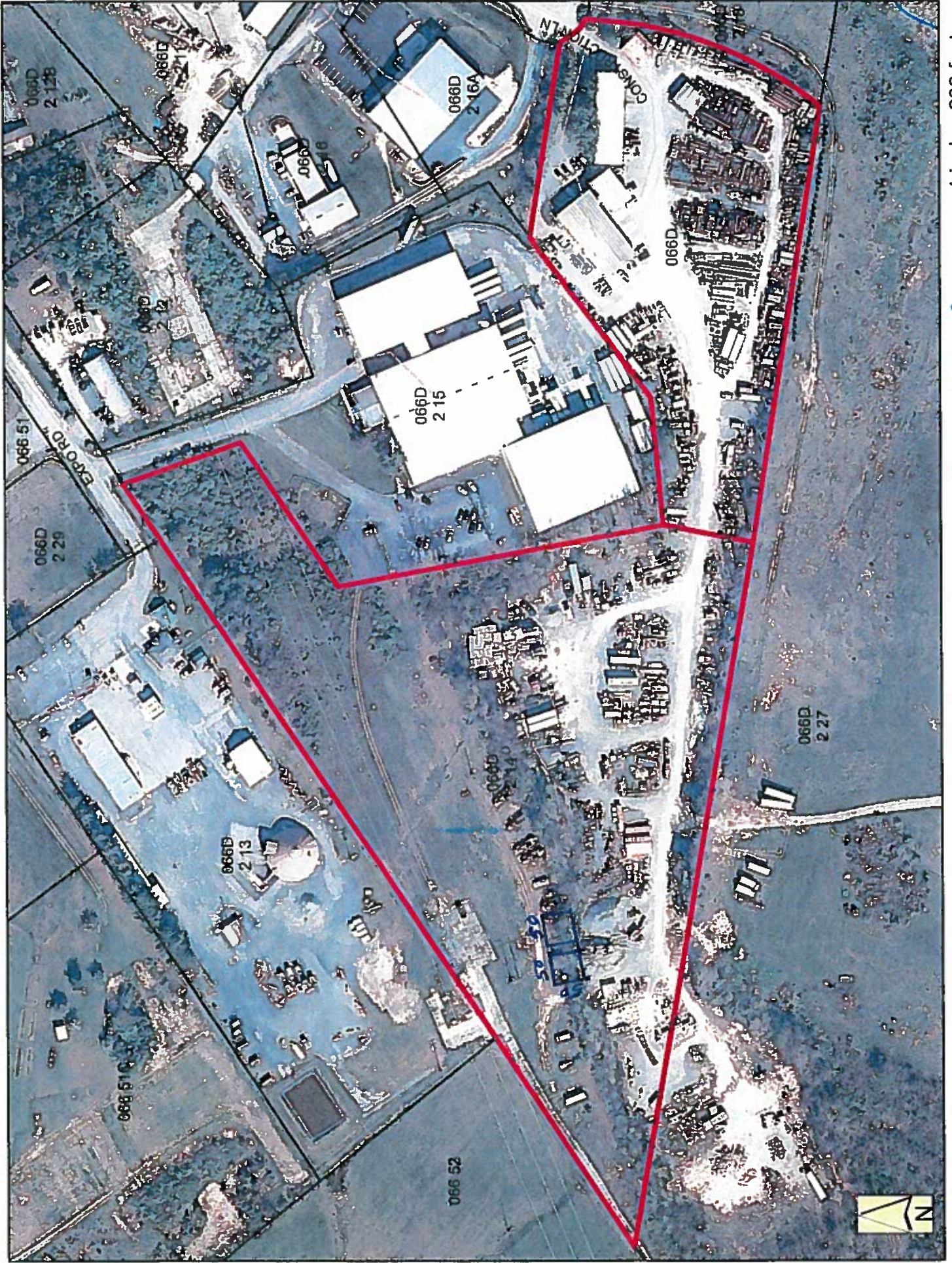




Fishersville Realty, LLC







1 inch = 200 feet



**AGENDA ITEM #** 4C

**Date** 4/7/16

**PROPERTY OWNER:**

Garland D. or Diane Coffey

**APPLICANT:**

Same

**LOCATION OF PROPERTY:**

1787 Mt. Torrey Road, Lyndhurst, in the South River District

**SIZE OF PROPERTY:**

0.97 acres

**VICINITY ZONING:**

General Agriculture surrounds the entire parcel

**PREVIOUS ZONING OR S.U.P.:**

11/91 SUP request for vehicle repair and used car lot was denied

12/95 Zoned General Agriculture

11/03 SUP approved to have motor vehicle repair

**LAND USE MAPS:**

Low Density Residential – Community Development Area

**UTILITIES:**

Public water and private septic

**APPLICANT'S JUSTIFICATION:**

To have motor vehicle sales

**PLANNING COMMISSION'S COMMENTS:**

No Comment

**BUILDING INSPECTOR'S COMMENTS:**

After review, our office has no conditions.

**HEALTH DEPARTMENT'S COMMENTS:**

No public use of bathroom. System designed for private residential use only.

**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 Chapter 24 of the Augusta County Code 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 10" water line along Mt. Torrey Road across from the subject property. This property is currently an ACSA water customer. If the proposed use includes employees or public restrooms it will need to be evaluated along with the existing meter size/connection. A meter sizing form will need to be completed and reviewed by the ACSA Engineering Department. This may result in additional availability fees if the meter size increases.
5. There is no public sewer available in the area of this 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 is requesting to display up to ten (10) vehicles for sale.

**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 operator lives onsite.

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

Businesses are more appropriate in Business zoned districts, however, the applicant has had a vehicle repair business on this site for thirteen (13) years and would like to add sales of vehicles.

**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 a VDOT commercial entrance.



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

The existing business has safely accommodated all traffic to and from this 0.97 acre site for almost thirteen (13) 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 utilize existing structures.

**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 display of ten (10) vehicles outside will not increase the size of the business by 50%.

**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 business has an approved septic system.

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

The applicant has 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.**

All vehicles displayed for sale will be setback more than twenty-five (25') feet.

### **STAFF RECOMMENDATIONS**

The applicant is requesting to add motor vehicle sales on the property. He has operated a motor vehicle repair business with a fenced vehicle impound yard under Special Use Permit since 2003. The applicant has a large yard with a concrete driveway that can accommodate ten (10) vehicles for sale.

Staff feels this business could be compatible with the rural area if kept to a small size. If the Board desires to approve the request, staff would recommend the following conditions:

**Pre-Conditions:**

None

**Operating Conditions:**

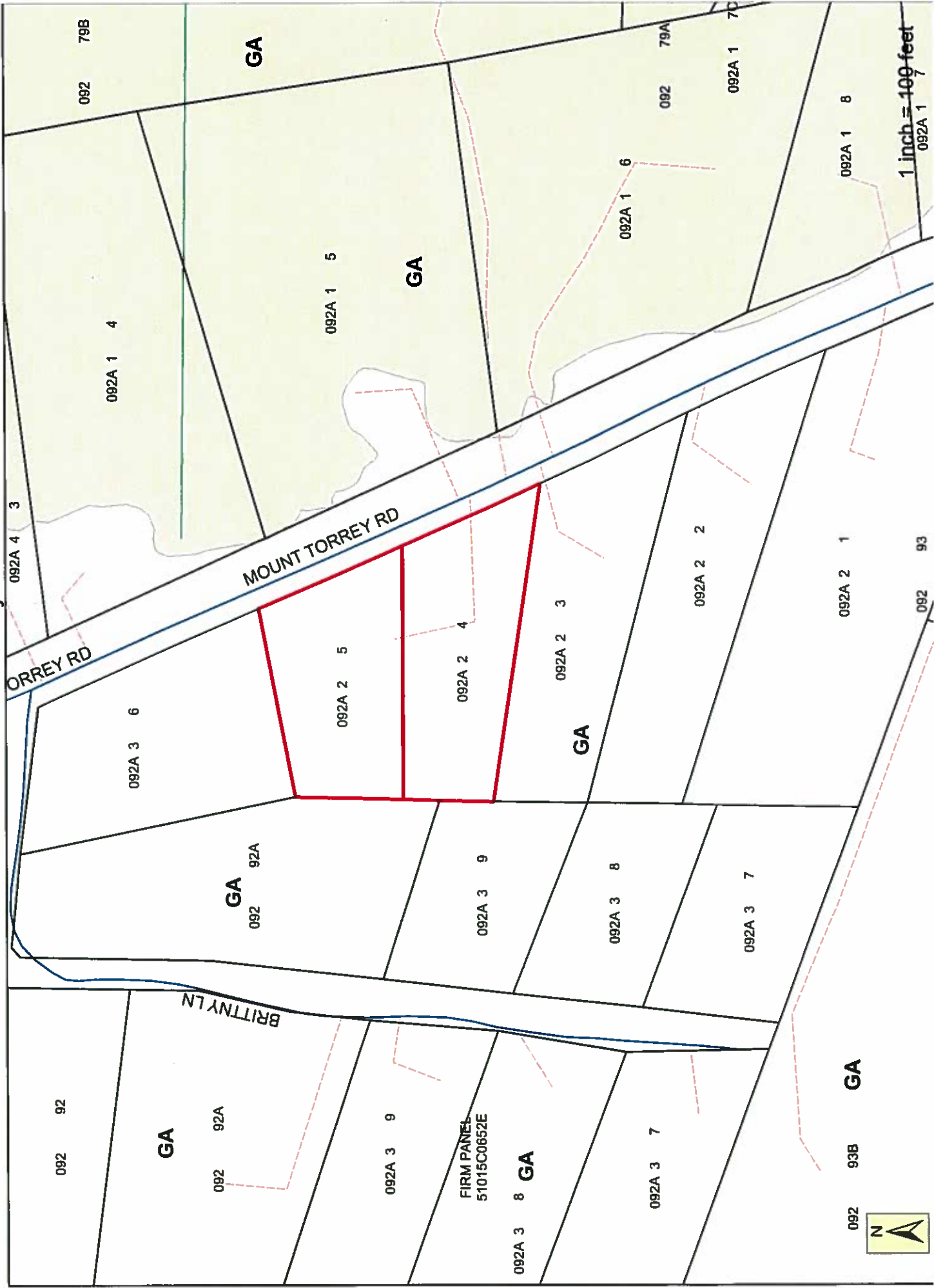
1. Be permitted a maximum of ten (10) vehicles displayed for sale.
2. Site be kept neat and orderly.
3. No junk or inoperable vehicles, equipment, or parts of vehicles or equipment be kept outside.
4. All other conditions of SUP#03-73 shall remain in effect.







Coffey



1 inch = 100 feet  
092A 1 7



FIRM PANEL  
51015C0652E



Coffey



092 79B

092A 1 4

092A 1 6

092

092A 1

092A 1 8

092A 4

MOUNT FORREY RD

ORREY RD

092A 6

51015C0652E

092A 2

097A 3

092A 2

092

092A 3

092A 3 6

092A 3

092 92

92A

092

9

092A 3

092A 3 7

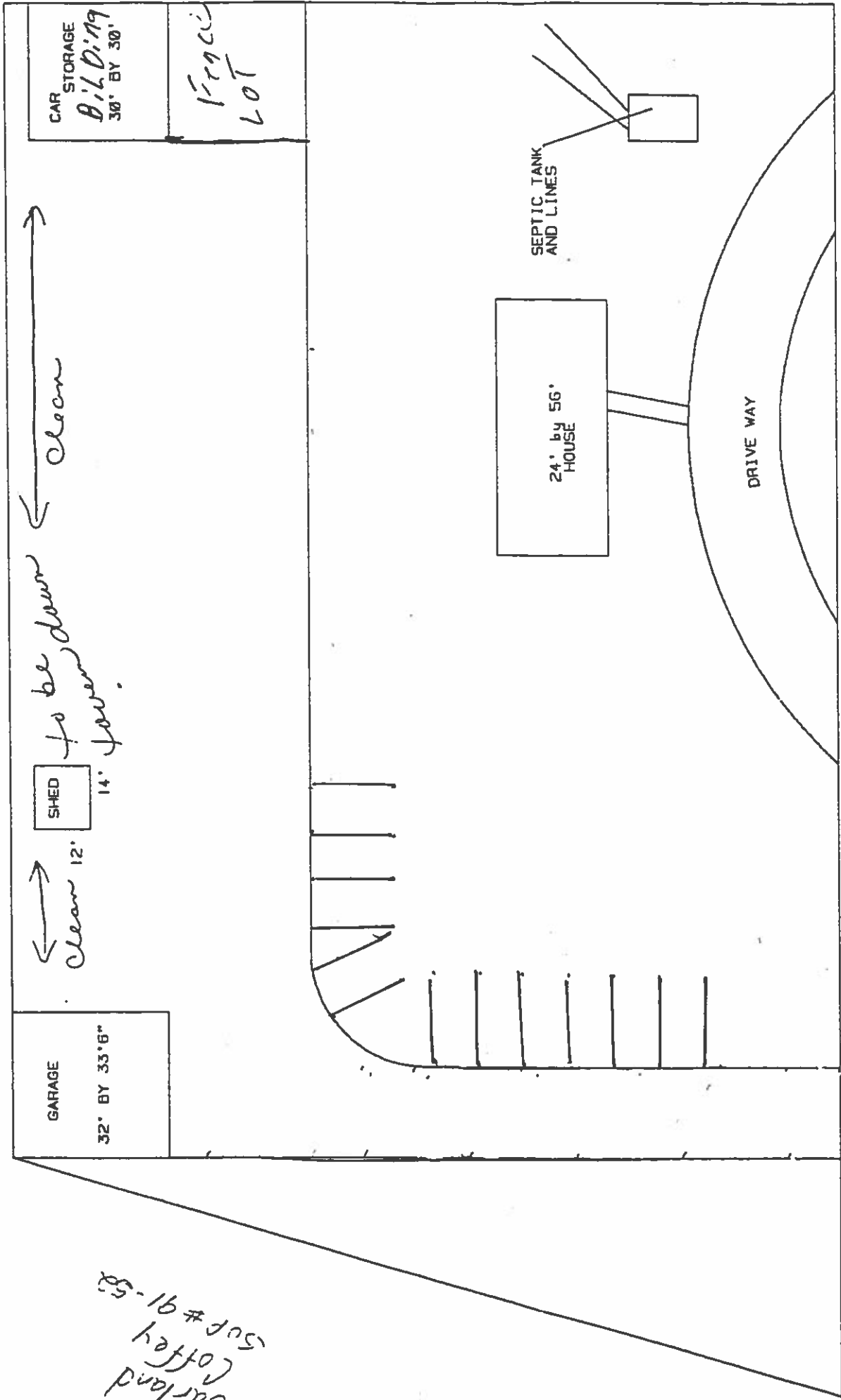
BRITANNY LN

93B

092







SCALE 1"=30'

Barland  
Coffey  
SUP # 91-52

Coffey

**PROPERTY OWNER:**

George Anen, Sr. or Denise D. Campbell

**APPLICANT:**

Same

**LOCATION OF PROPERTY:**

304 East Side Highway, Waynesboro, in the Wayne District

**SIZE OF PROPERTY:**

0.51 acres

**VICINITY ZONING:**

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

**PREVIOUS ZONING OR S.U.P.:**

12/95 Zoned General Agriculture

10/15 SUP approved for vehicle sales and detailing

**LAND USE MAPS:**

Urban Service Area – Business

**UTILITIES:**

Public water, private septic

**APPLICANT'S JUSTIFICATION:**

To add a building to be used as an office for the vehicles sales lot

**PLANNING COMMISSION'S COMMENTS:**

No Comment

**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 has a Special Use Permit to display up to ten (10) vehicles for sale. He is requesting to construct a 14' x 20' building for a sales office.

**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 operator resides onsite.

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

The Board approved a Special Use Permit to have vehicle sales on this property in October 2015.

**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 has approved the entrance for this use.

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

VDOT has approved this entrance for a vehicle sales lot.

**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 add a 14' x 20' building behind the house to use as his sales office.

**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 14' x 20' building will not be a 50% expansion of the business.

**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 business has a septic system approved by the Health Department.

**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 operating conditions of his Special Use Permit prohibit the display of vehicles in front of the house.

**STAFF RECOMMENDATIONS**

The applicant is requesting to add a 14' x 20' building behind the house to be used as an office for the vehicle sales lot. He states that the DMV will no longer allow the sales office to be inside the house and requires it to be in a separate building. The Board approved a Special Use Permit in October 2015 to have a motor vehicle sales lot and vehicle detailing onsite.

Staff feels the addition of a 14' x 20' building to be used as a sales office would be compatible with the area and would recommend approval of the request with the following conditions:

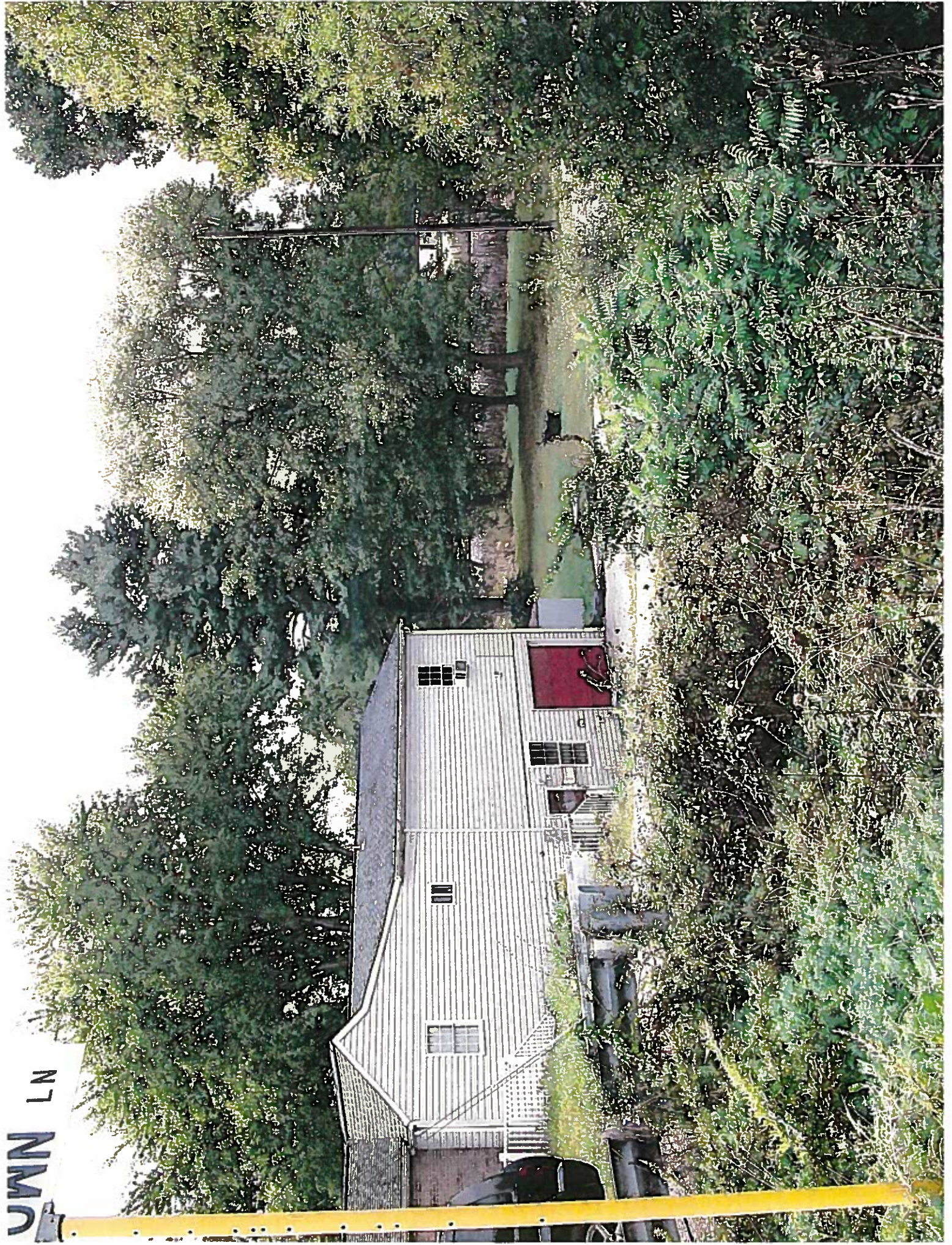
**Pre-Condition:**

1. Applicant obtain a building permit.

**Operating Conditions:**

1. Be permitted to place or construct a 14' x 20' building in the backyard for a sales office.
2. Site be kept neat and orderly.
3. All other conditions of SUP#15-37 remain in effect.

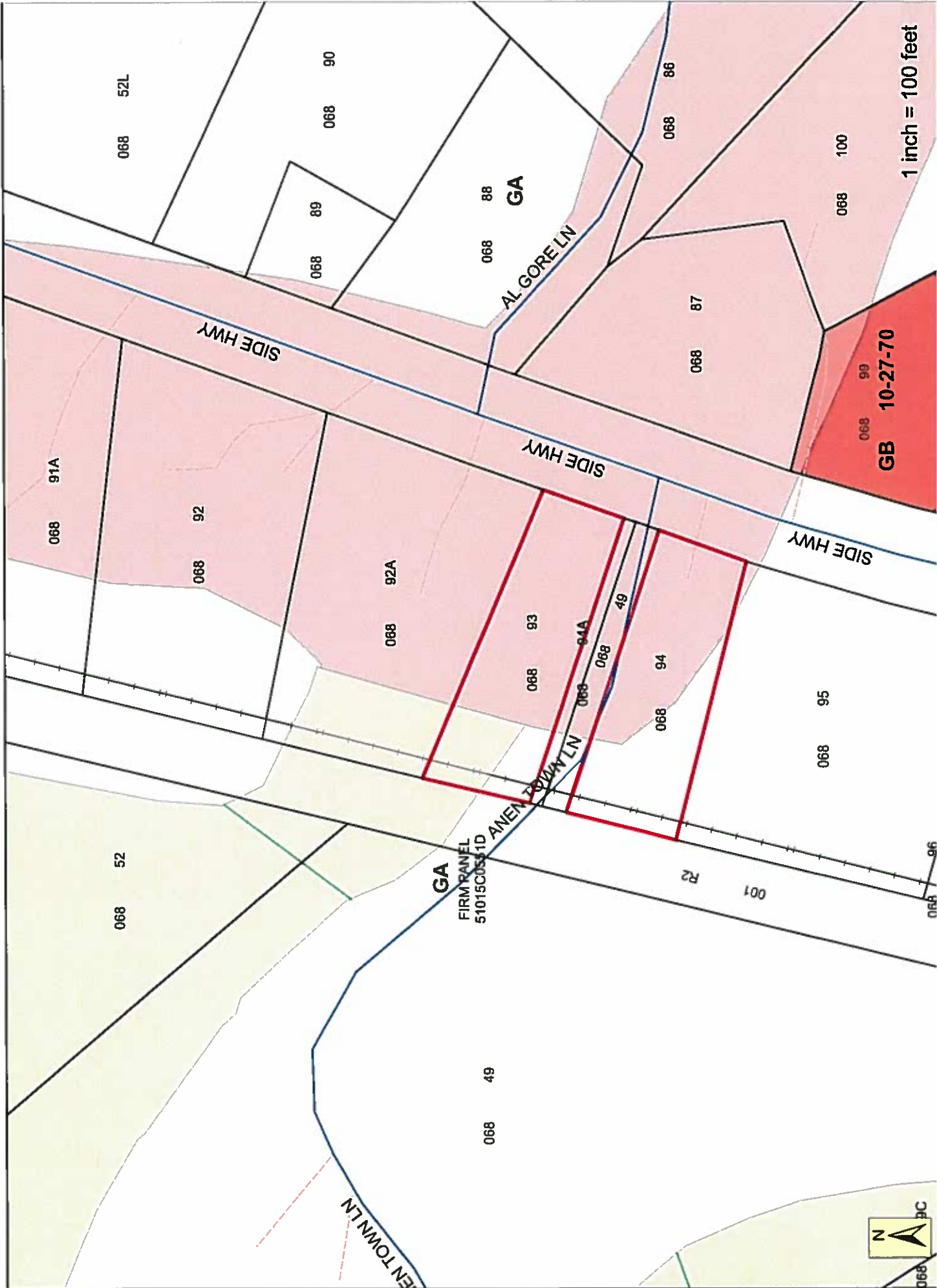




OWN LN



Anen



1 inch = 100 feet



N

068 96

068 96

R2  
001

GA  
FIRM PANEL  
51015C0651D

068 52

068 91A

068 92

068 92A

068 93

068 94

068 95

068 49

068 49A

068 52L

068 89

068 88

068 86

068 87

068 100

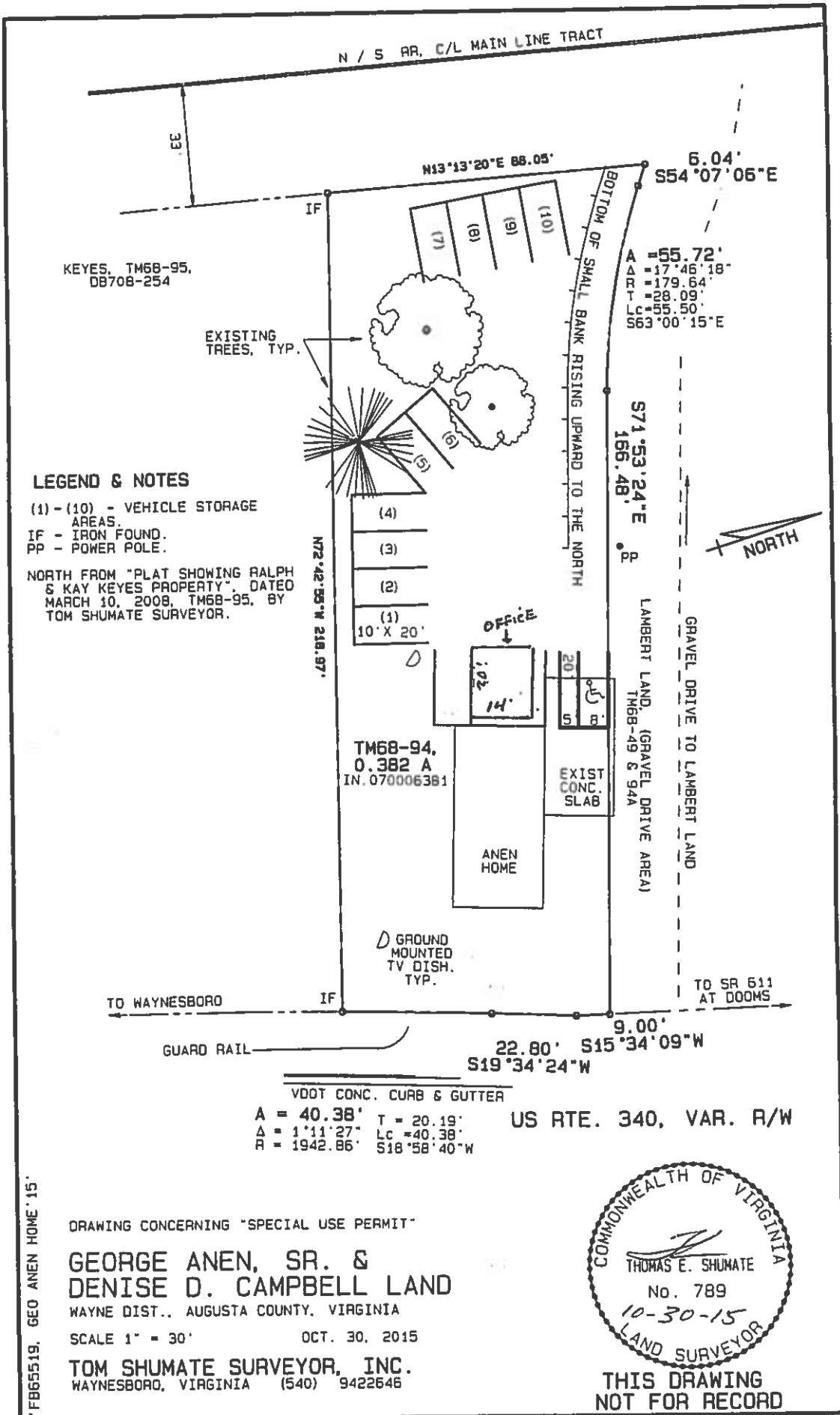
068 99

GB 10-27-70

Anen







N / S RR. C/L MAIN LINE TRACT

N13°13'20"E 88.05'

6.04' S54°07'06"E

KEYES, TM68-95, DB708-254

EXISTING TREES, TYP.

LEGEND & NOTES

- (1)-(10) - VEHICLE STORAGE AREAS.
- IF - IRON FOUND.
- PP - POWER POLE.

NORTH FROM "PLAT SHOWING RALPH & KAY KEYES PROPERTY", DATED MARCH 10, 2008, TM68-95, BY TOM SHUMATE SURVEYOR.

N72°42'58"W 218.97'

10' X 20'

OFFICE

14'

TM68-94, 0.382 A IN. 070006381

ANEN HOME

EXIST CONC. SLAB

GROUND MOUNTED TV DISH. TYP.

TO WAYNESBORO

TO SR 511 AT DOOMS

22.80' S15°34'09"W S19°34'24"W

VOOT CONC. CURB & GUTTER

A = 40.38' T = 20.19'

Δ = 1'11"27" LC = 40.38'

R = 1942.86' S18°58'40"W

US RTE. 340, VAR. R/W

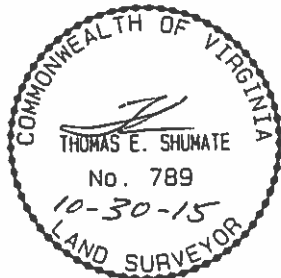
DRAWING CONCERNING "SPECIAL USE PERMIT"

GEORGE ANEN, SR. & DENISE D. CAMPBELL LAND

WAYNE DIST., AUGUSTA COUNTY, VIRGINIA

SCALE 1" = 30' OCT. 30, 2015

TOM SHUMATE SURVEYOR, INC. WAYNESBORO, VIRGINIA (540) 9422646



THIS DRAWING NOT FOR RECORD

FB65519, GEO ANEN HOME.15'

AGENDA ITEM # 4E

Date 4/7/16

**PROPERTY OWNER:**

Larry A. Skillman

**APPLICANT:**

Same

**LOCATION OF PROPERTY:**

3212 East Side Highway, Grottoes, in the Middle River District

**SIZE OF PROPERTY:**

1.09 acres

**VICINITY ZONING:**

General Agriculture surrounds the entire parcel

**PREVIOUS ZONING OR S.U.P.:**

04/60 SUP approved to construct a store and service station

12/95 Zoned General Agriculture

**LAND USE MAPS:**

Rural Conservation Area

**UTILITIES:**

Private well and septic

**APPLICANT'S JUSTIFICATION:**

To have an engine shop within an existing building

**PLANNING COMMISSION'S COMMENTS:**

No Comment

**BUILDING INSPECTOR'S COMMENTS:**

After review, our office has no conditions.

**HEALTH DEPARTMENT'S COMMENTS:**

No employees. No change of use for septic system.

**HIGHWAY DEPARTMENT'S COMMENTS:**

The use is not expected to significantly impact the adjacent roadways. The existing entrance is adequate for the proposed use.



## **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 operator lives onsite.

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

Businesses are more appropriate in Business zoned districts, however, a small engine shop with no employees may be appropriate for rural areas.

**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 East Side Highway (Route 340).

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

The lot adequately and safely accommodated all traffic from the 1960's thru 1980 for the store and service station.

**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 use the existing two-bay garage.

**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 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 property is served by an approved septic system.

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

The applicant has fire extinguishers in the garage.

**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.**

No items will be displayed. All work will be done inside the building.

### **STAFF RECOMMENDATIONS**

The applicant is requesting to use the existing two-bay garage for an engine shop. This building was constructed in 1960 as a store and service station by Special Use Permit, but has been closed for many years. The applicant is retiring and closing his shop in Waynesboro, and would like to do engine repair in the garage by appointment. He plans to have customers bring their engine to him and not have vehicles onsite waiting or to be picked up. The applicant does not plan to have any employees.

Staff feels that an engine shop operated by appointment only could offer a service to the area and be a good use of the building, however, there are several neighboring homes in close proximity that could be impacted by noise and vibration during engine testing. If the Board feels the use is compatible with the rural area and desires to approve the request, staff would recommend the following conditions:

#### **Pre-Conditions:**

None

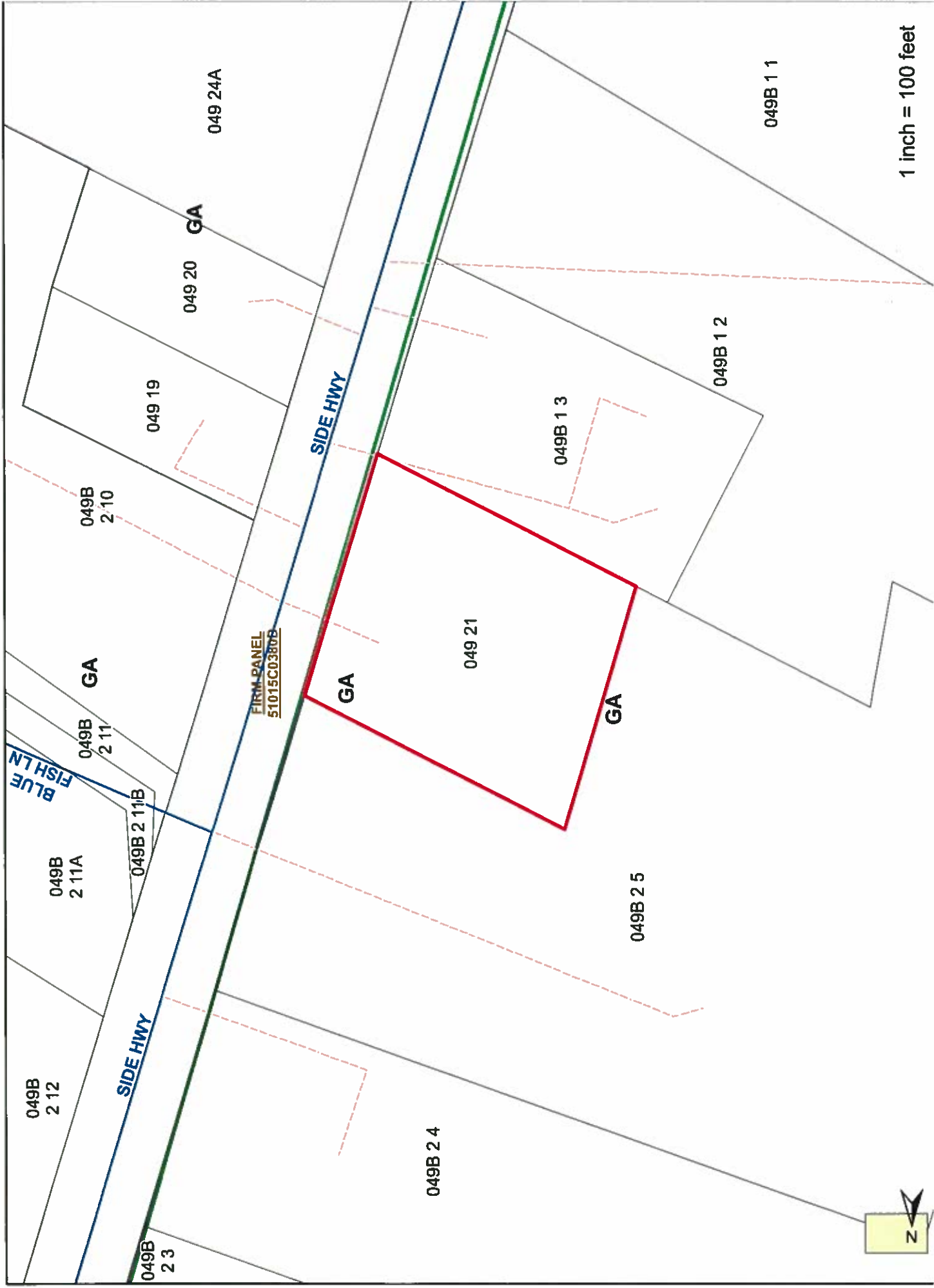
#### **Operating Conditions:**

1. Be permitted to have an engine shop by appointment only.
2. Garage doors to remain closed during engine testing.
3. Hours of operation be Monday – Saturday 8:00 a.m. to 6:00 p.m.
4. No Sunday work.
5. No employees other than family members.
6. Site be kept neat and orderly.
7. No junk or inoperable vehicles, equipment, or parts of vehicles or equipment be kept outside.





Skillman



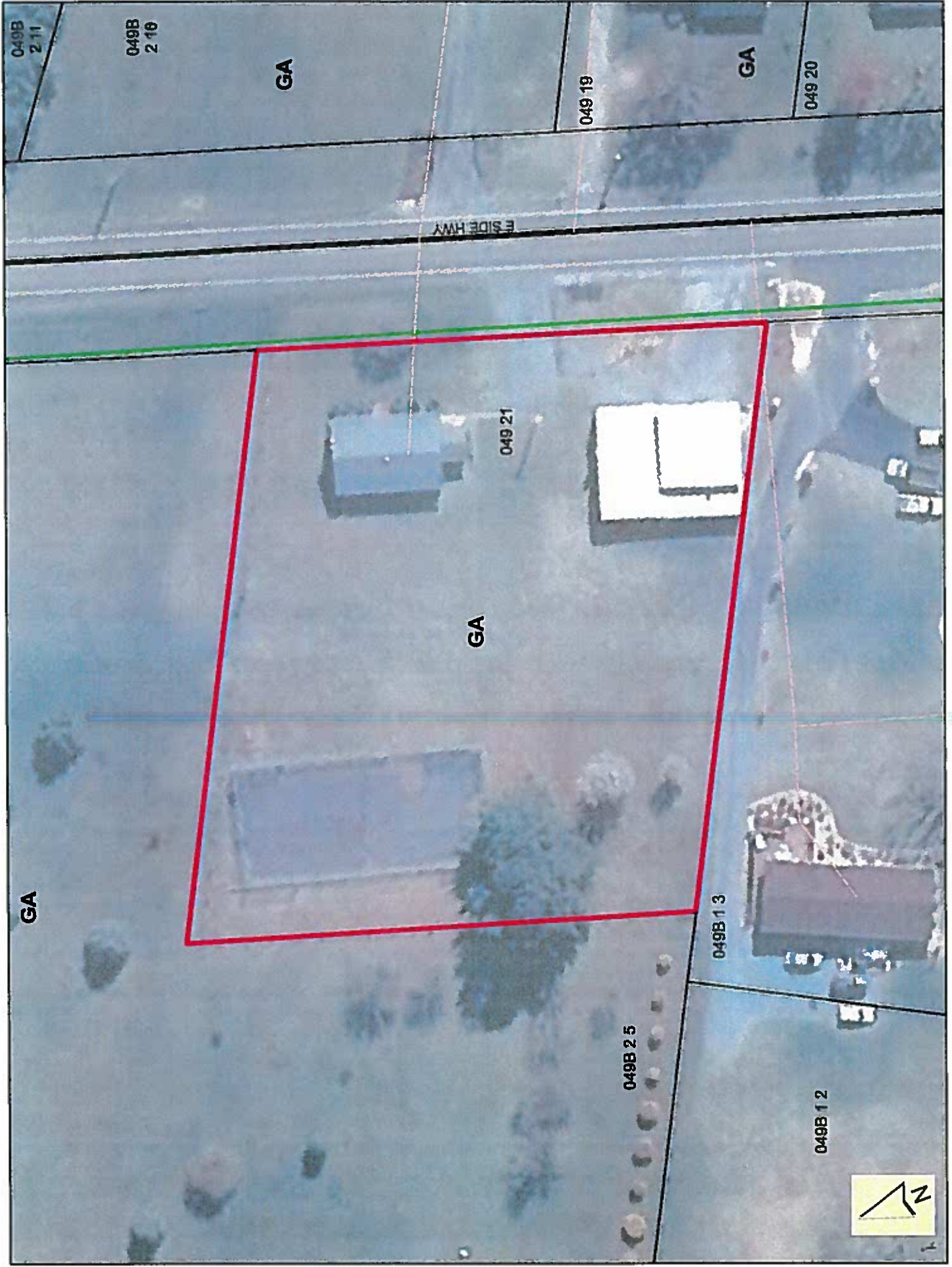
1 inch = 100 feet



Skillman







1 inch = 50 feet

Skilman

**AGENDA ITEM #** 4F

**Date** 4/7/16

**PROPERTY OWNER:**

Curtis E. Reed

**APPLICANT:**

Same

**LOCATION OF PROPERTY:**

39 Harriston Road, Grottoes, in the Middle River District

**SIZE OF PROPERTY:**

1.00 acres

**VICINITY ZONING:**

General Agriculture surrounds the entire parcel

**PREVIOUS ZONING OR S.U.P.:**

12/95 Zoned General Agriculture

**LAND USE MAPS:**

Urban Service Area – Medium Density Residential

**UTILITIES:**

Private well and septic

**APPLICANT'S JUSTIFICATION:**

To have a cleaning business within a portion of a garage to be constructed

**PLANNING COMMISSION'S COMMENTS:**

No Comment

**BUILDING INSPECTOR'S COMMENTS:**

After review, our office has no conditions.

**HEALTH DEPARTMENT'S COMMENTS:**

No employees or customers to use bathrooms. Do not do commercial laundry at home.  
New garage to be 10' minimum from septic system.

**HIGHWAY DEPARTMENT'S COMMENTS:**

The use is not expected to significantly impact the adjacent roadways. The existing entrance is adequate for the proposed use (low volume commercial).



**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 outdoor 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 operator lives onsite.**

**The business and anticipated enlargements thereof will be appropriate for agriculture areas.  
Businesses are more appropriate in Business districts, however, a cleaning business with no customer traffic or employees coming to the site should be compatible with the rural neighborhood.**

**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 Harriston Road.**

**On-site traffic flow will adequately and safely accommodate all traffic to and from the public highways.  
The one (1) acre site should be able to adequately and safely handle the anticipated traffic from this small business.**

**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 planning to construct a 30' x 30' garage and is requesting to use one-half for the 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 new 30' x 30' garage would not be a 50% increase in the structures onsite.**

**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 home has an approved septic system.

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

The applicant will have fire extinguishers in the garage and in the vehicles.

**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.**

No items will be displayed outside.

### **STAFF RECOMMENDATIONS**

The applicant is requesting to have a cleaning business and to use one-half of a new 30' x 30' garage for the business. All materials and equipment will be kept in the building or on his vehicles. He states there will be no customers coming to the property. His employees are picked up on the way to a job or meet at the job site. The applicant had a cleaning business under Special Use Permit at his former residence and the property was kept neat and orderly.

Staff feels this small business would be compatible with the rural neighborhood and would recommend approval with the following conditions:

#### **Pre-Conditions:**

None

#### **Operating Conditions:**

1. Be permitted to use one-half of the 30' X 30' garage for the business.
2. Only one (1) employee permitted to come to this site.
3. Site be kept neat and orderly.
4. No junk or inoperable vehicles, equipment, or parts of vehicles or equipment be kept outside.





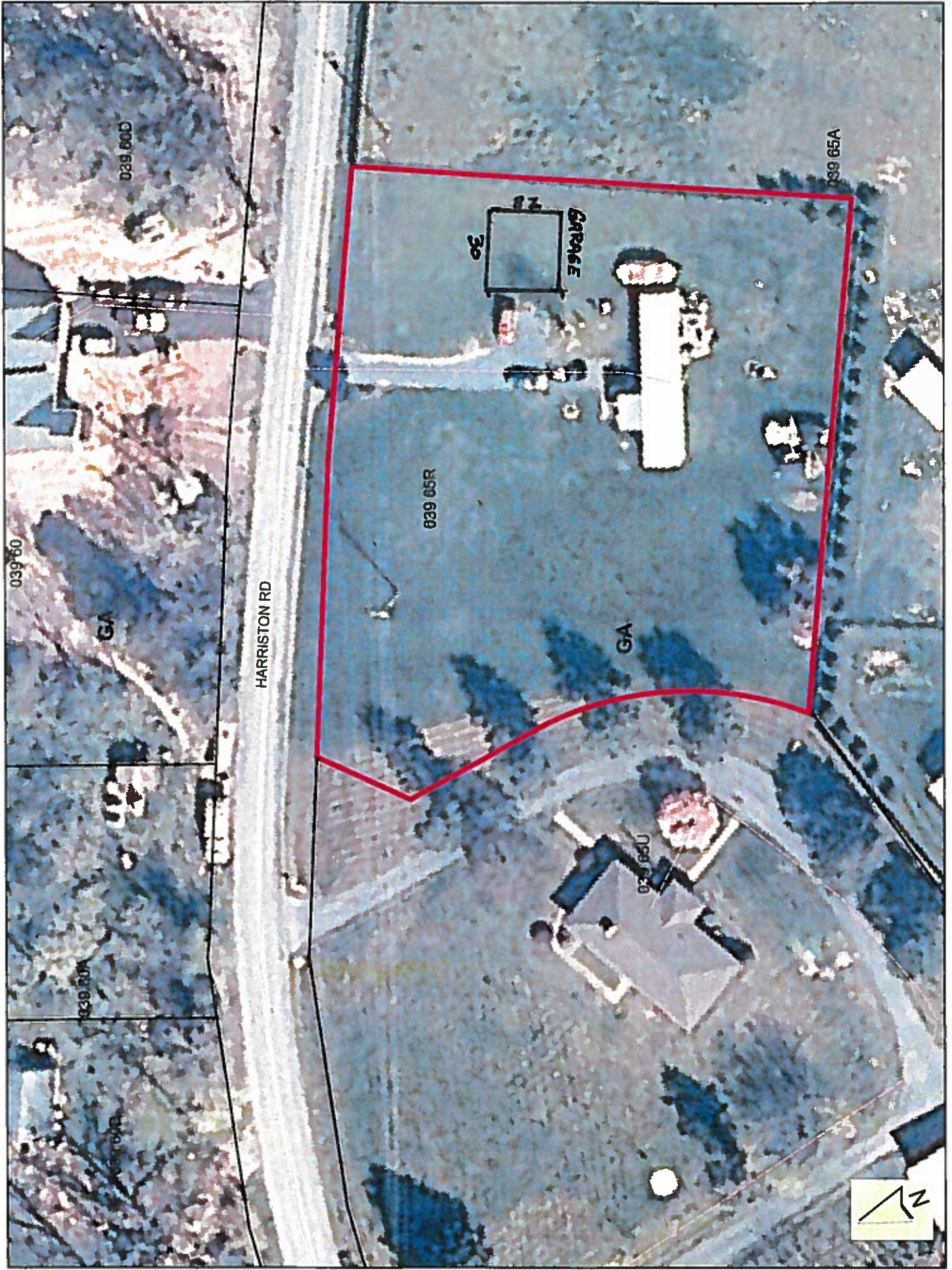




Reed







1 inch = 50 feet



**PROPERTY OWNER:**

Jeanette T. Gunther

**APPLICANT:**

Same

**LOCATION OF PROPERTY:**

143 Ridge Road, Mt. Solon, in the North River District

**SIZE OF PROPERTY:**

3.00 acres

**VICINITY ZONING:**

General Agriculture surrounds the entire parcel

**PREVIOUS ZONING OR S.U.P.:**

12/95 Zoned General Agriculture

**LAND USE MAPS:**

Agricultural Conservation Area

**UTILITIES:**

Private well and septic

**APPLICANT'S JUSTIFICATION:**

To have an aviary within existing buildings

**PLANNING COMMISSION'S COMMENTS:**

No Comment

**HEALTH DEPARTMENT'S COMMENTS:**

Ok by Health Department. Owner occupied, new plumbing in building, approved septic (107-86-0567) for house.

**HIGHWAY DEPARTMENT'S COMMENTS:**

The use is not expected to significantly impact the adjacent roadways. The existing entrance is adequate; however, the adjacent trees/landscaping needs to be trimmed as it is currently severely limiting the sight distance when exiting the entrance.

**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 outdoor 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 operator lives onsite.

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

An indoor bird aviary should be a business that would be compatible with agricultural areas.

**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 Ridge Road.

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

There will be no customer traffic. The 3.00 acre site should 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 use three (3) existing buildings for the aviary.

**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 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 home has an approved septic system.

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

The applicant has fire extinguishers and the buildings are in close proximity to the home.



**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.**  
No outside display is requested.

**STAFF RECOMMENDATIONS**

The applicant is requesting to have an aviary within three (3) existing buildings. She breeds Parrots, Macaws, and African Greys for pet stores. All birds are delivered to the stores and there will be no customer traffic. The buildings will be remodeled with sheetrock walls, thermo-pane windows, and will be heated in the winter. The applicant plans to have a maximum of thirty (30) breeding pairs.

Staff feels that a wholesale pet bird business with no customer traffic would be a low impact business that should be compatible with the rural character of this area. Staff would recommend approval with the following conditions:

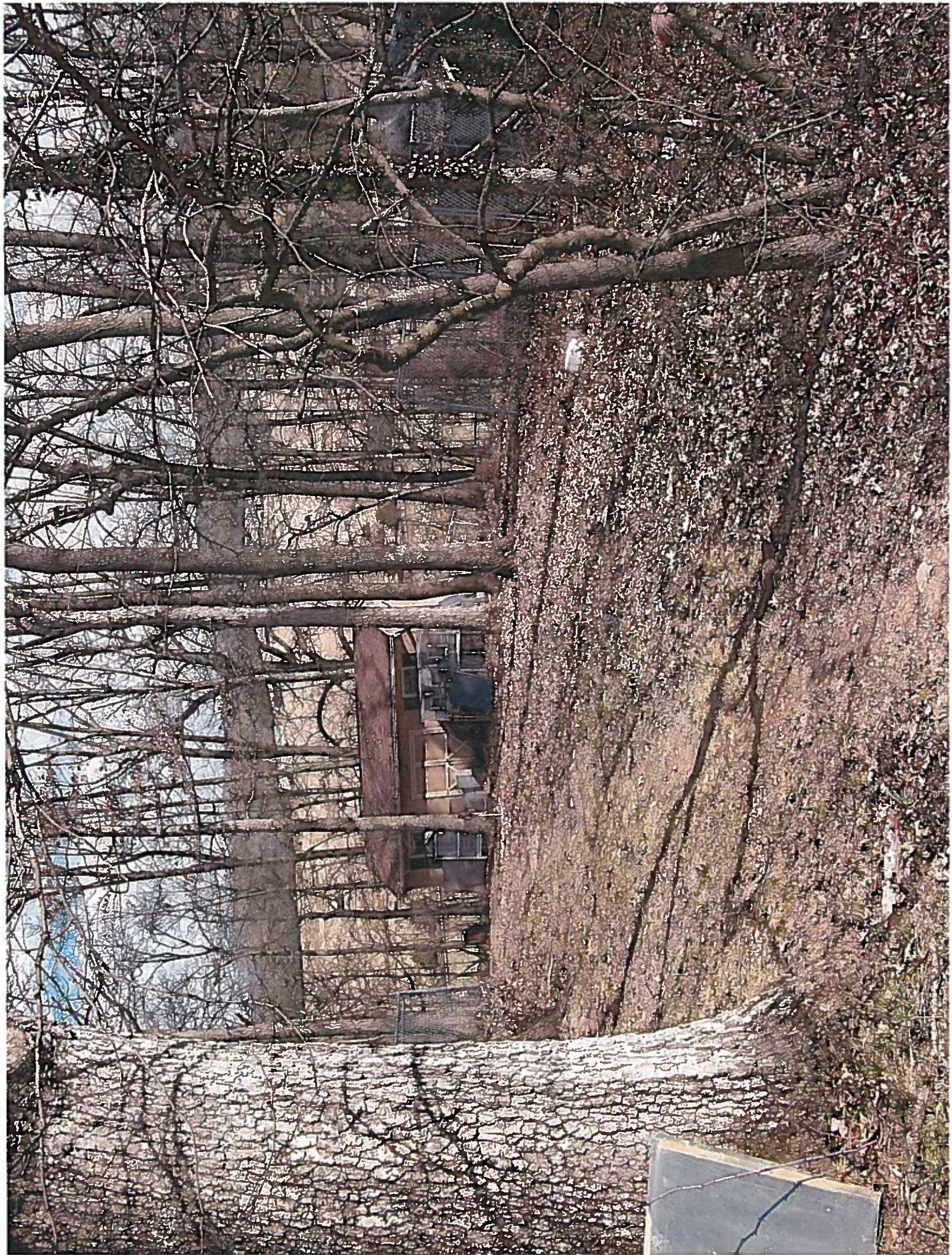
**Pre-Conditions:**

None

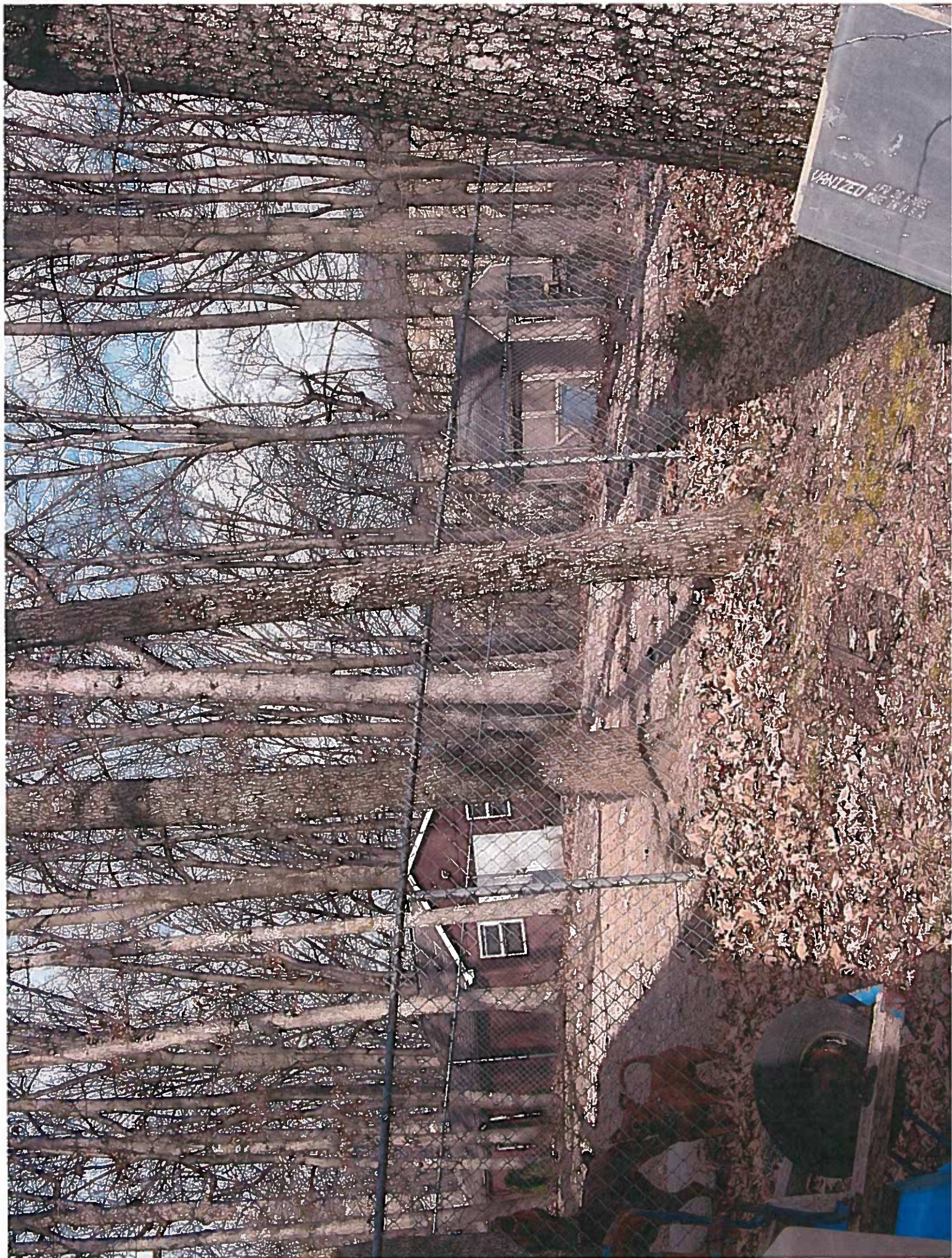
**Operating Conditions:**

1. Be limited to a maximum of thirty (30) breeding pairs of birds.
2. Birds will be delivered to pet stores.
3. No customers to this site.
4. Site be kept neat and orderly.



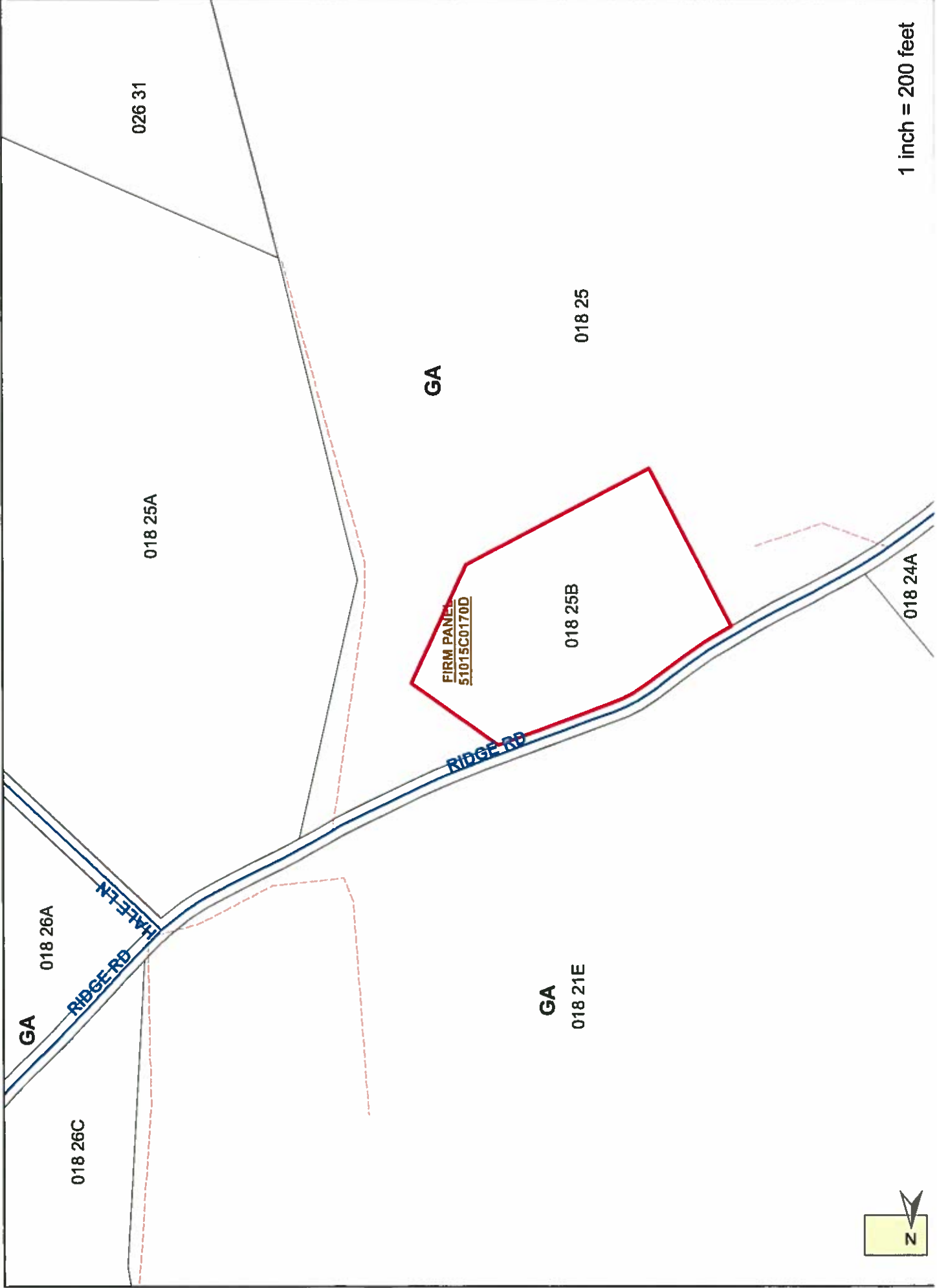








Gunther



1 inch = 200 feet



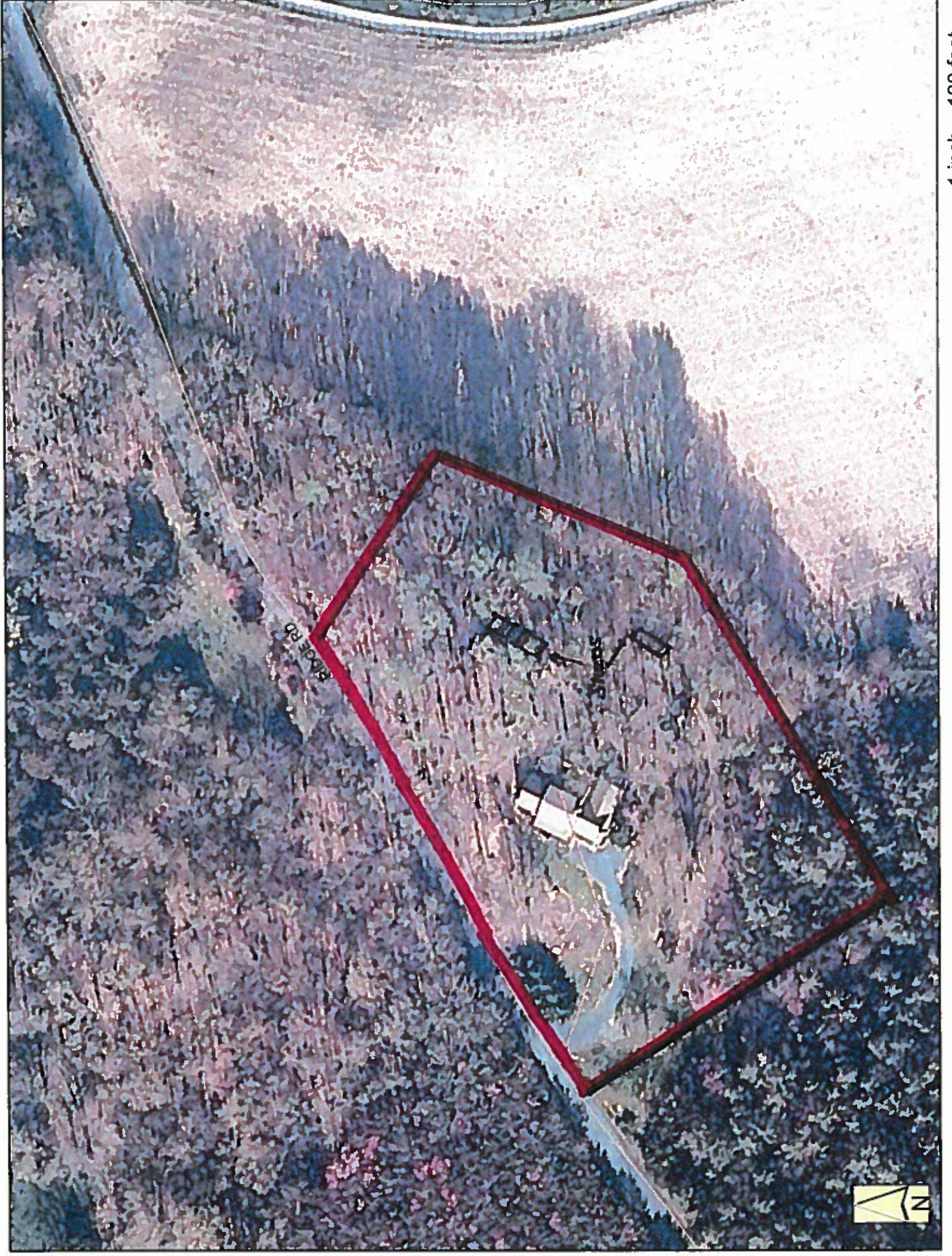
Gunther



1 inch = 200 feet







1 inch = 100 feet

7-4-00



AGENDA ITEM # 4H

Date 4/7/16

**PROPERTY OWNER:**

Michael A. and Jennifer A. Barrett

**APPLICANT:**

Same

**LOCATION OF PROPERTY:**

1430 East Side Highway, Waynesboro, in the Middle River District

**SIZE OF PROPERTY:**

1.781 acres

**VICINITY ZONING:**

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

**PREVIOUS ZONING OR S.U.P.:**

6/64 Zoned General Business

9/05 Site Plan and Administrative Permit approved for mini-warehouses

**LAND USE MAPS:**

Community Development Area – Low Density Residential

**UTILITIES:** Public water and sewer available

**APPLICANT'S JUSTIFICATION:**

To have outside storage of RV's, vehicles, utility trailers, and boats

**PLANNING COMMISSION'S COMMENTS:**

No Comment

**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 applicant has submitted a site plan showing the designated parking area for vehicles, trailers, and boats.

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.

Traffic flow and aisleways will not be affected if vehicles are kept in the designated area shown on the site plan.

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

The outdoor vehicle storage area should not interfere with access to the mini-warehouses or to required parking spaces.

**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 applicant feels that one (1) row of vehicles would be an appropriate size in relation to the warehouses.

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

The outdoor storage area shows vehicles will be behind the front of the buildings and the setbacks should be adequate to protect neighboring 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 aiseways 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.**

Vehicle storage areas at mini-warehouse facilities have not traditionally been screened and the facility sits much lower than the road which would make most screening ineffective.

**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.**

The facility is lighted and any new lights must meet the Lighting Ordinance requirements.

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

Vehicles, RVs, utility trailers, and boats are normally kept outside.

### **STAFF RECOMMENDATIONS**

The applicant is requesting to have outside storage of RVs, vehicles, utility trailers, and boats at their mini-warehouse facility. They have operated the mini-warehouse facility for several years and would now like to rent parking spots for people to park RV's, vehicles and trailers in order to offer the same service as the adjoining mini-warehouse operation.



The applicants are asking to park vehicles and trailers along the southern side of the mini-warehouse building and everything to be parked behind the front line of the building. The site plan shows twenty-eight (28) parking spaces, and that they have the required twenty-four feet (24') of aisleway space between the building and vehicle storage spaces. Occasionally, the Board has required screening for vehicle parking areas, however, due to the fact that this facility sits below road grade, staff feels most screening may be ineffective. If all vehicles and trailers are licensed and in operable condition, and kept on only one side of the building as shown on the site plan, staff does not feel that the request would negatively affect the character of the neighborhood. If the Board feels the request is compatible with the neighboring area and desires to approve the request, staff would recommend the following conditions:

**Pre-Conditions:**

None

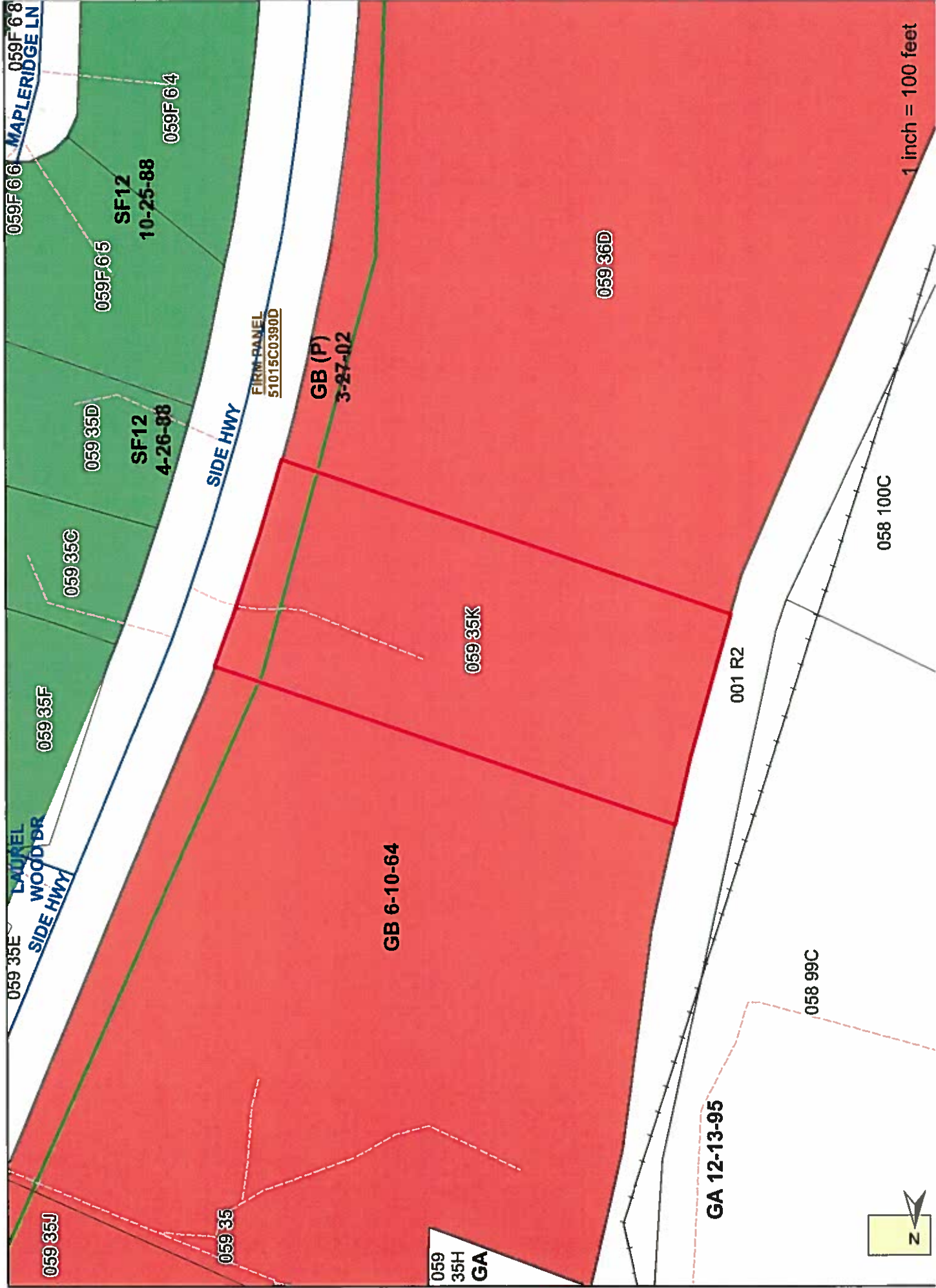
**Operating Conditions:**

1. Maximum of twenty-eight (28) spaces for RV's, vehicles, utility trailers, and boats.
2. All vehicles and trailers must be licensed and in operable condition.
3. No semi-tractors or trailers.
4. All vehicles, boats, and trailers are to be kept in the designated spaces shown on the site plan, and nothing may be parked beyond the front of the building.
5. Site be kept neat and orderly.
6. No junk or inoperable vehicles, boats, equipment, or parts of vehicles, boats or equipment be kept outside.
7. There shall be no repairs, servicing, or sales of vehicles, boats or trailers at this site.





Barrett





Barrett







**AGENDA ITEM # 4I**

Date 4/7/16

**PROPERTY OWNER:**

Augusta County Service Authority

**APPLICANT:**

Ken Fanfoni, agent for Augusta County Service Authority

**LOCATION OF PROPERTY:**

356 Chapel Hill Lane, Weyers Cave, in the Middle River District

**SIZE OF PROPERTY:**

1.48 acres

**VICINITY ZONING:**

General Agriculture surrounds the entire parcel

**PREVIOUS ZONING OR S.U.P.:**

12/95 Zoned General Agriculture

**LAND USE MAPS:**

Agricultural Conservation Area – Public Use Overlay  
Floodplain

**APPLICANT'S JUSTIFICATION:**

Variance from the Floodplain Ordinance to expand an existing wastewater treatment plant

**PLANNING COMMISSION'S COMMENTS:**

No Comment

**ENGINEERING'S COMMENTS:**

Review of the hydraulic analysis for the proposed expansion performed by Peed & Bortz, LLC, indicates the improvements will not quite meet the compensatory storage requirement, however, the study shows there will be no appreciable net increase to the floodplain. Engineering would recommend approval. (DDW)

**STAFF COMMENTS:**

The applicant is requesting to expand the existing wastewater treatment plant. In order to construct the new plant buildings above the 100 year flood elevation, material will be removed from the hillside and utilized as fill within the floodplain to support the buildings. Section 25-475 "Development in the Floodplain District" requires that when development involves placement of fill, compensatory storage shall be provided at a hydraulically equivalent site, either on the same parcel or an immediately adjacent parcel. Peed & Bortz, LLC, submitted the hydraulic study, dated December 16, 2015, showing the expansion meets the 100 percent compensatory requirement except for two locations, one will have a drop of .07 feet and the other point is .01 feet. The County Engineer has reviewed the report and concurs that the construction will cause no appreciable net



increase to the floodplain and would recommend approval of the Variance. In order to meet the ordinance requirement and due to the flat topography of the area, the applicant would need to purchase large acres of property.

The following are the standards to be met in order to approve a Variance in the floodplain:

**§ 25-478. Limitations on variances in Floodplain Overlay Districts.**

A. In considering applications for variances affecting property within Floodplain Overlay Districts, the board of zoning appeals shall consider the following:

1. The danger to life and property due to increased flood heights or velocities caused by encroachments. No variance shall be granted for any proposed use, development, or activity within the Floodway District that will cause any increase in the one hundred (100) year flood elevation.
2. The danger that materials may be swept on to other lands or downstream to the injury of others.
3. The proposed water supply and sanitation systems and the ability of these systems to prevent disease, contamination, and unsanitary conditions.
4. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owners.
5. The importance of the services provided by the proposed facility to the community.
6. The requirements of the facility for a waterfront location.
7. The availability of alternative locations not subject to flooding for the proposed use.
8. The compatibility of the proposed use with existing development and development anticipated in the foreseeable future.
9. The relationship of the proposed use to the Comprehensive Plan and floodplain management program for the area.
10. The safety of access by ordinary and emergency vehicles to the property in time of flood.
11. The expected heights, velocity, duration, rate of rise, and sediment transport of the flood waters expected at the site.

12. The repair or rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.

Staff feels the request to expand the existing wastewater treatment plant will provide an essential service to the area and enhance the ability of the County to provide services to its citizens. Staff agrees with the County Engineer that, based upon the hydraulic study, the facility will cause no appreciable increase to the floodplain and would recommend approval of this request.

If the Board is satisfied the applicant meets the above standards and desires to approve the Variance, then Staff would recommend the following conditions:

**Pre-Conditions:**

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.
2. Submit a Floodplain Development Plan to Community Development.

**Operating Conditions:**

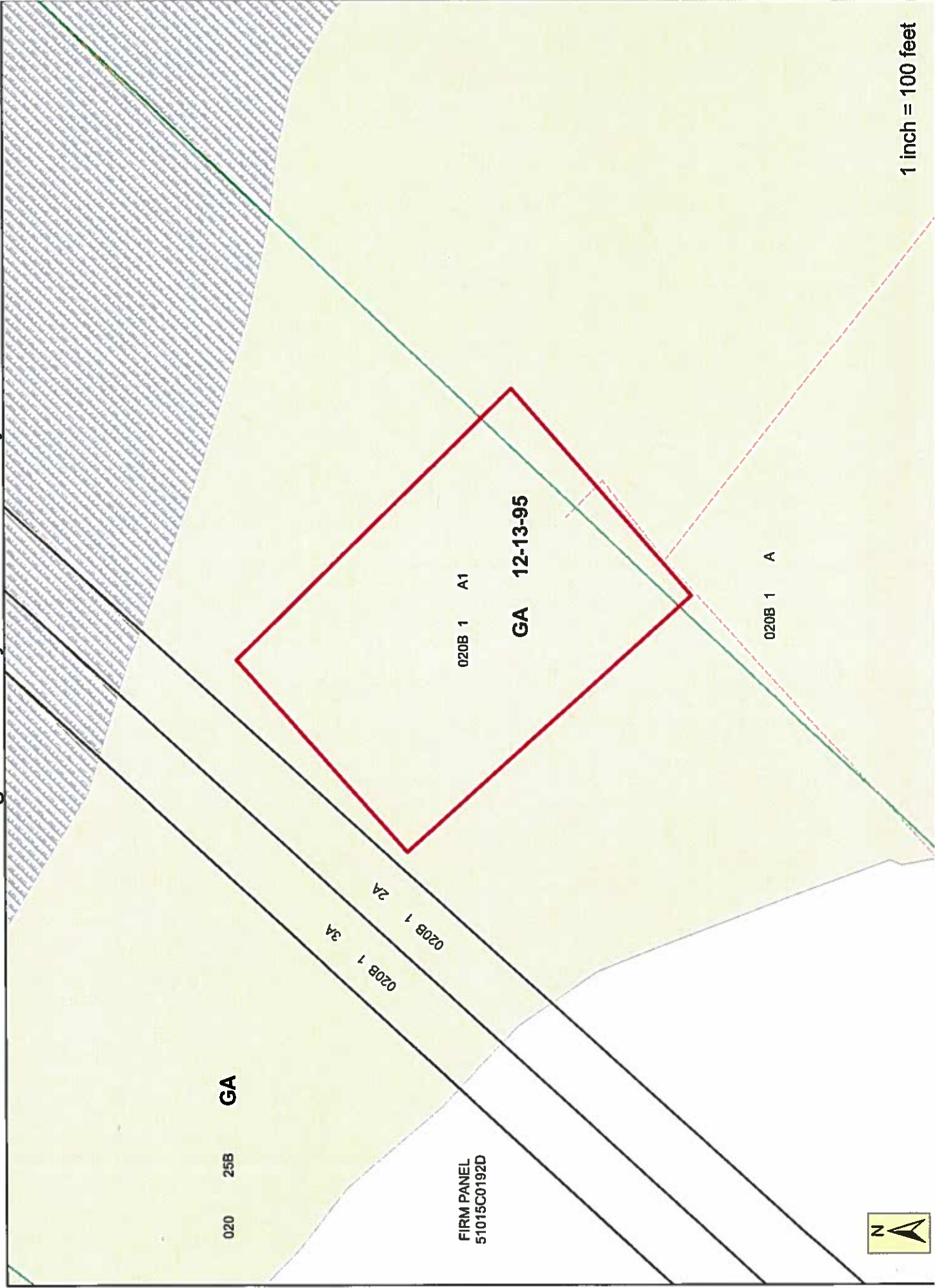
1. Follow all design and recommendations listed in the hydraulic analysis by Peed & Bortz, LLC, dated December 16, 2015.







Augusta County Service Authority

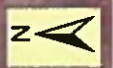




Augusta County Service Authority



1 inch = 100 feet







ROCKINGHAM COUNTY

NORTH RIVER

AUGUSTA COUNTY

APPROX. 1095' CONTOUR

APPROX. 1095' CONTOUR

ROUTE 276

CHAPEL HILL LN  
ROUTE 99

WWTP SITE

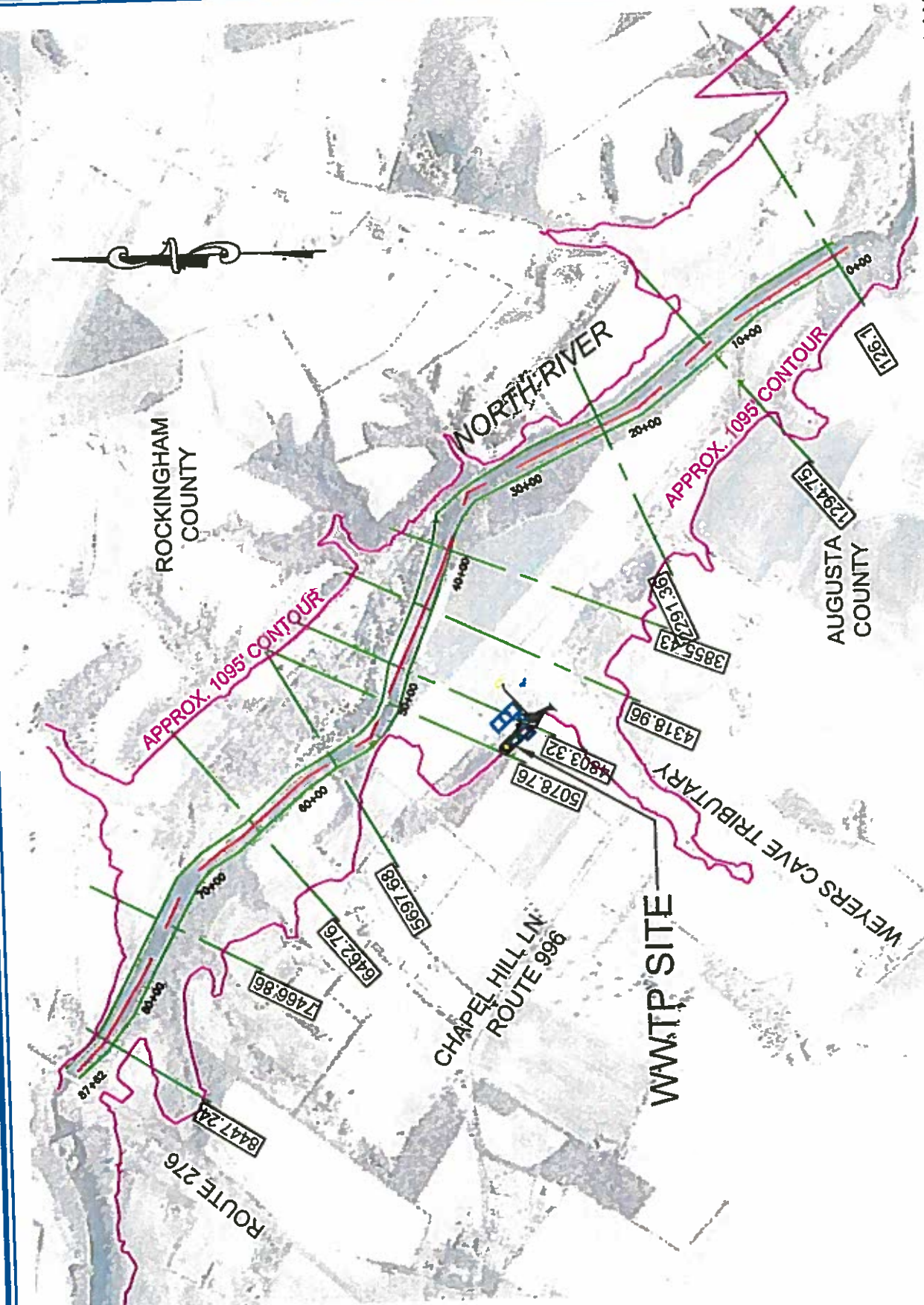
MEYERS CAVE TRIBUTARY

1000'

Peed & Bortz, L.L.C.  
CIVIL & ENVIRONMENTAL ENGINEERS

WEYERS CAVE WASTEWATER TREATMENT PLANT  
HEC-RAS FLOOD ANALYSIS SECTIONS

ACSA





**EXTENSION OF TIME**

**PROPERTY OWNER:**

Emmett W., Jr. or Sharon M. Hanger

**APPLICANT:**

Same

**LOCATION OF PROPERTY:**

928 Natural Chimneys Road, Mt. Solon, in the North River District

**SIZE OF PROPERTY:**

0.241 acres

**VICINITY ZONING:**

General Agriculture surrounds the entire parcel

**PREVIOUS ZONING OR S.U.P.:**

12/95 Zoned General Agriculture

**LAND USE MAPS:**

Rural Conservation Area

**UTILITIES:**

Private

**APPLICANT'S JUSTIFICATION:**

To have a real estate office and a political office

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

**STAFF COMMENTS:**

Due to the busy political year, the applicant has been delayed in starting the office. He has purchased the adjoining lot to give them more room. Staff recommends approval of the request.

AGENDA ITEM # 7B

Date 4/7/14

**EXTENSION OF TIME**

**PROPERTY OWNER:**

Rodney S. and Carolyn S. Knight

**APPLICANT:**

Same

**LOCATION OF PROPERTY:**

125 Berry Farm Road, Staunton, in the Beverley Manor District

**SIZE OF PROPERTY:**

6.468 acres

**VICINITY ZONING:**

General Agriculture surrounds the entire parcel

**PREVIOUS ZONING OR S.U.P.:**

12/95 Zoned General Agriculture

06/11 SUP approved for a bed and breakfast using three bedrooms within the home

**LAND USE MAPS:**

Community Development Area – Low Density Residential

**UTILITIES:**

Public water and private septic

**APPLICANT'S JUSTIFICATION:**

To have weddings and special events.

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

**STAFF COMMENTS:**

The applicants have been working with VDOT and Health Department to complete the pre-conditions. Staff would recommend approval of the request.



AGENDA ITEM # 7C

Date 4/7/14

**EXTENSION OF TIME**

**PROPERTY OWNER:**

Waynesboro Church of the Nazarene

**APPLICANT:**

Same

**LOCATION OF PROPERTY:**

2959 Hermitage Road, Waynesboro, VA 22980

**SIZE OF PROPERTY:**

3.25 acres

**VICINITY ZONING:**

General Agriculture surrounds 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 a child care center.

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

**STAFF COMMENTS:**

The applicants have been working with VDOT and the Health Department to complete the pre-conditions. Staff would recommend approval of the request.