



**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: Sandra K. Bunch, Zoning Administrator *Sandra*

DATE: June 29, 2016

SUBJECT: Regular Meeting and Viewing

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

SKB/bcw

Enclosures

**ADVANCED  
AGENDA**

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

**Thursday, July 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 June 2, 2016

**4. APPOINT NEW SECRETARY**

**5. PUBLIC HEARINGS**

- A. A request by Lynn Koerner, agent for Vertical Bridge Development II, LLC, for a Special Use Permit to erect and maintain an unmanned telecommunications facility for Augusta County Emergency Services as well as future wireless service providers, on property owned by Vernon W. Smoot Trust, Carol Hawkins, Trustee, located on the north side of Troxell Gap Road, approximately 0.2 of a mile west of the existing tower at 760 Troxell Gap Road in the Riverheads District.
- B. A request by Charles Vailes, agent for Turn Key Properties, LC, for a Special Use Permit to have a day care center for adults and children on property it owns, located at 88 Ivy Ridge Lane, Fishersville in the South River District.
- C. A request by Karissa or Joseph Hunt, for a Special Use Permit to have weddings, special events, and a tourist home on property owned by Rolland E. or Patricia S. Hunter, located at 205 Old Mountain Road, Mt. Solon in the North River District.
- D. A request by Philip Khnopp, for a Special Use Permit to have weddings, birthday parties, reunions or similar social functions, and to have guided nature walks on property owned by Trustees James M. and Jayne Ann L. Knopp, located at 603 Green Hill Lane, Churchville in the Pastures District.

**6. OLD BUSINESS**

**7. MATTERS TO BE PRESENTED BY THE PUBLIC**

**8. MATTERS TO BE PRESENTED BY THE ZONING ADMINISTRATOR**

**9. ADJOURNMENT**

Date 7/7/14

**PROPERTY OWNER:**

Vernon W. Smoot Trust, Carol Hawkins, Trustee

**APPLICANT:**

Lynn Koerner, agent for Vertical Bridge Development II, LLC

**LOCATION OF PROPERTY:**

On the north side of Troxell Gap Road, approximately 0.2 of a mile west of the existing tower at 760 Troxell Gap Road in the Riverheads District

**SIZE OF PROPERTY:**

22.76 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:**

None

**APPLICANT'S JUSTIFICATION:**

To erect and maintain an unmanned telecommunications facility for Augusta County Emergency Services as well as future wireless service providers.

**PLANNING COMMISSION'S COMMENTS:**

No Comment

**BUILDING INSPECTOR'S COMMENTS:**

Obtain all necessary permits, inspections and Certificates of Occupancy in accordance with the Uniform Statewide Building Code.

**SERVICE AUTHORITY 'S COMMENTS:**

There is no public water or sewer in the vicinity of this parcel.

**HIGHWAY DEPARTMENT'S COMMENTS:**

The use is not expected to significantly impact the adjacent roadways. The existing entrance is adequate to serve the tower site. The existing entrance pipe and drainage ditch needs to be cleaned to provide positive drainage. The existing entrance appears to be large enough to accommodate construction traffic; however, if it needs to be enlarged or modified temporarily, a VDOT land use permit will be required.

**ENGINEERING DEPARTMENT'S COMMENTS:**

If disturbance on the site, including the constructed tower and the proposed access drive exceeds 10,000 sf. in area, an Erosion and Sediment Control Plan will need to be provided for review by a licensed professional engineer.

**SECTION 25-68.5B – WIRELESS TELECOMMUNICATION FACILITIES**

**New wireless telecommunication facilities over one hundred ninety-nine feet (199'), new wireless telecommunications facilities that are lighted, existing facilities expanded higher than one hundred ninety-nine feet (199'), facilities otherwise permitted by Administrative Permit but where objections have been received, and facilities where setback requirements cannot be met or the recommendations of the consultant cannot be met may be permitted by Special Use Permit provided that:**

**The applicant must demonstrate that no existing telecommunication facility or alternative telecommunication structure can be utilized to reasonably achieve the applicant's radio frequency coverage objectives.**

Documentation was provided showing there are no existing towers that can meet the applicant's needs.

**The location (latitude and longitude), structure height, name, address, and telephone number of the structure owner of all potential collocatable structures within a three-mile radius of the proposed structure, and written discussion and documentation of why those opportunities were rejected.**

Consultants found no structures to have potential for collocation due to the height and structure integrity.

**Propagation predictions and coverage objective from a committed carrier including hand-off sites.**

Propagation studies show the tower will provide the required coverage for Augusta County's Emergency Services System.

**No telecommunications facility may be approved and no building permit issued until the first telecommunications service provider is identified.**

The first telecommunications provider will be Augusta County's public safety equipment and operations, and they are negotiating with Shentel (formerly Ntelos).

**Towers and antenna support structures shall be visually as innocuous as possible and maintain a galvanized steel finish unless otherwise required by the Federal Aviation Administration (FAA). Antennas shall be of a neutral, nonreflective color with no logos. The design of accessory structures and equipment shall, to the extent possible, use materials, colors, textures, screening, and landscaping that will blend the facilities with the natural setting.**

The tower will be a standard galvanized finish.

**Antenna support structures shall be set back a distance equal to one hundred ten percent (110%) of the height of the structure from all adjacent property lines and a distance equal to one hundred fifty percent (150%) of the height of the structure from any dwelling.**

The site plan shows a setback of two hundred forty-seven (247') feet from all property lines and there are no dwellings within close proximity.

**All towers or other support structures will be designed to collapse within the lot lines in case of structure failure as the result of various hazards including high wind.**

The tower is designed to collapse within the lot lines.

**Written, technical evidence from a professional engineer that the existing or proposed structure meets structural integrity standards.**

The applicant submitted documents showing the tower will be designed to meet all standards.

**Towers and antenna support structures shall not be artificially lighted unless required by the Federal Aviation Administration (FAA).**

Due to the height of the tower, FAA will require lighting on the tower.

**Wireless telecommunications facilities shall be enclosed by security fencing not less than six feet (6') in height and shall also be equipped with an appropriate anti-climbing device unless determined by the county not to be warranted.**

The site plan shows six (6') foot security fencing.

**Monopoles and other single-pole structures, standing alone, shall be secured by anti-climbing devices.**

The tower will be a lattice style structure.

**Collocation space on new telecommunications facilities shall be reasonably available to other telecommunication service providers including limited facilities of the County and its agencies.**

Collation space for up to four (4) wireless carriers in addition to the County's system.

**Approval for a highway entrance can be obtained from the Virginia Department of Transportation.**

VDOT has approved the entrance.

**Federal Aviation Administration (FAA) hazard determination report and documentation that the request presents no hazard to any airport.**

FAA will require registration of the tower and it will be required to be lighted.

**Federal Communications Commission (FCC) environmental compliance report prepared in accordance with the National Environmental Policy Act of 1969 (NEPA) and report describing the impact on historic resources prepared in accordance with Section 106 of the National Historic Preservation Act of 1966 (NHPA).**

Phase I NEPA report has been submitted.

**Color photo simulations showing to scale representations of the proposed structure and associated facilities as it would appear viewed from the closest residential property or properties and from adjacent roadways.**

Copies of photo simulations were included with the application.

**No signs other than those listed below may be placed on the antenna support structure or other components comprising the wireless telecommunications facility unless required by the Federal Communications Commission (FCC).**

No signs are proposed.

**No advertising of any type may be placed on the antenna support structure or other components comprising the wireless telecommunications facility unless the advertising was pre-existing on an alternative telecommunication structure.**

No advertising is requested.

#### **STAFF RECOMMENDATIONS**

The applicant is requesting to construct a two hundred twenty-five (225') foot lattice style telecommunication tower within a 70' x 80' fenced compound area. The proposed tower will provide access for emergency services equipment for Augusta County Emergency Services and space for up to four (4) additional telecommunication providers.

In order to fill our need for emergency services, Augusta County advertised a request for proposal in order to build the tower. This location and technical data has been evaluated by the County's consultant, Atlantic Technologies, and they recommend approval of this request. Staff feels the request will bring not only voice, internet, and data services but also provide emergency services that will

improve the quality of life for this area, and would recommend approval with 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. The applicant will submit all necessary information and a bond, irrevocable letter of credit, or appropriate surety to comply with Section 25-68.7 "Bonding" of the Augusta County Zoning Ordinance.

**Operating Conditions:**

1. Be permitted to construct a two hundred twenty-five (225') foot self-supported/lattice style telecommunications tower, with a four (4') foot lightning rod.
2. Tower design will allow a minimum of four (4) co-locators.
3. No additional landscaping or buffering is required.
4. The applicant will notify the Augusta County Community Development Department within thirty (30) days of the date the tower is no longer used for telecommunications purposes. The tower shall be disassembled and completely removed from the site within 180 days of such notification.
5. The applicant will not unreasonably deny the telecommunications providers the opportunity to co-locate on this tower.

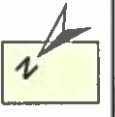
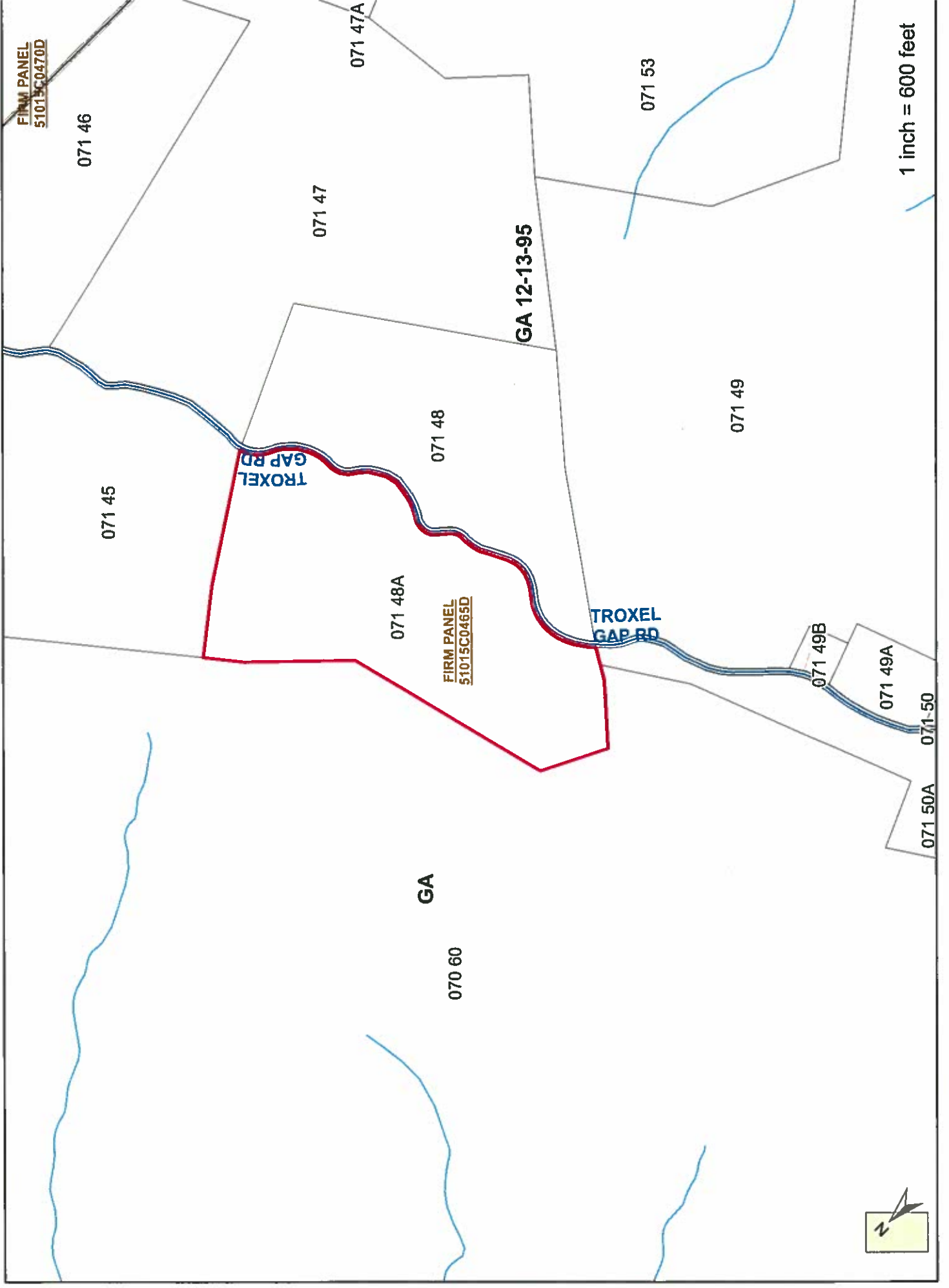




smnt

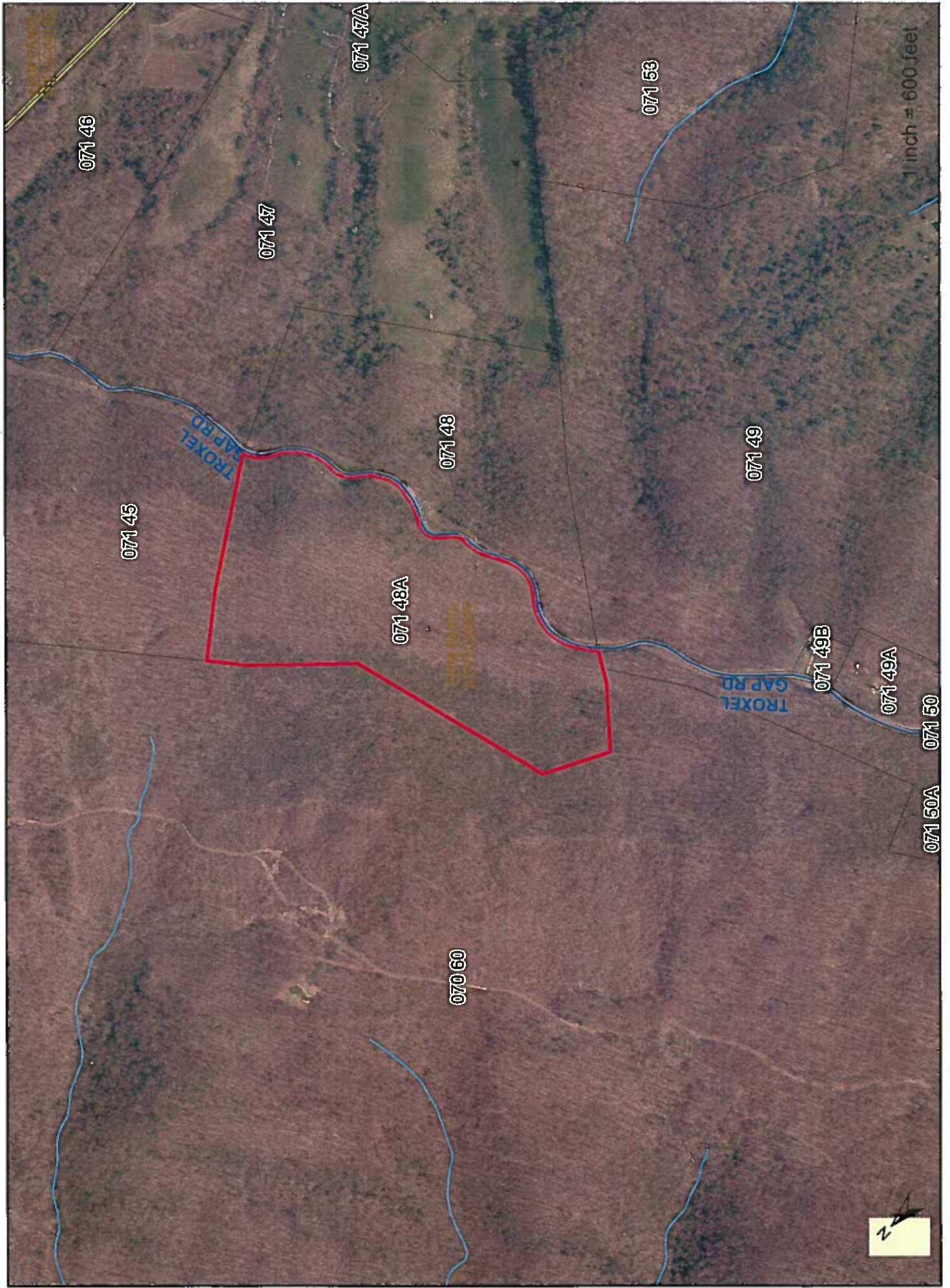


Smoot



1 inch = 600 feet

Smoot



JURISDICTION	AGRICULTURE	INDUSTRY	RECREATION	RESIDENTIAL	PROPOSED
ZONING	GA GENERAL AGRICULTURE	GA 100	GA 100	GA 100	GA 100
	FRONT YARD SETBACK	100'	100'	100'	100'
	SIDE YARD SETBACK	15'	15'	15'	15'
	REAR YARD SETBACK	15'	15'	15'	15'
	TWO (2) TRACK (TYP. LENGTH)	1247'	1247'	1247'	1247'
	LOT AREA	22.71 ACRES			22.71 ACRES

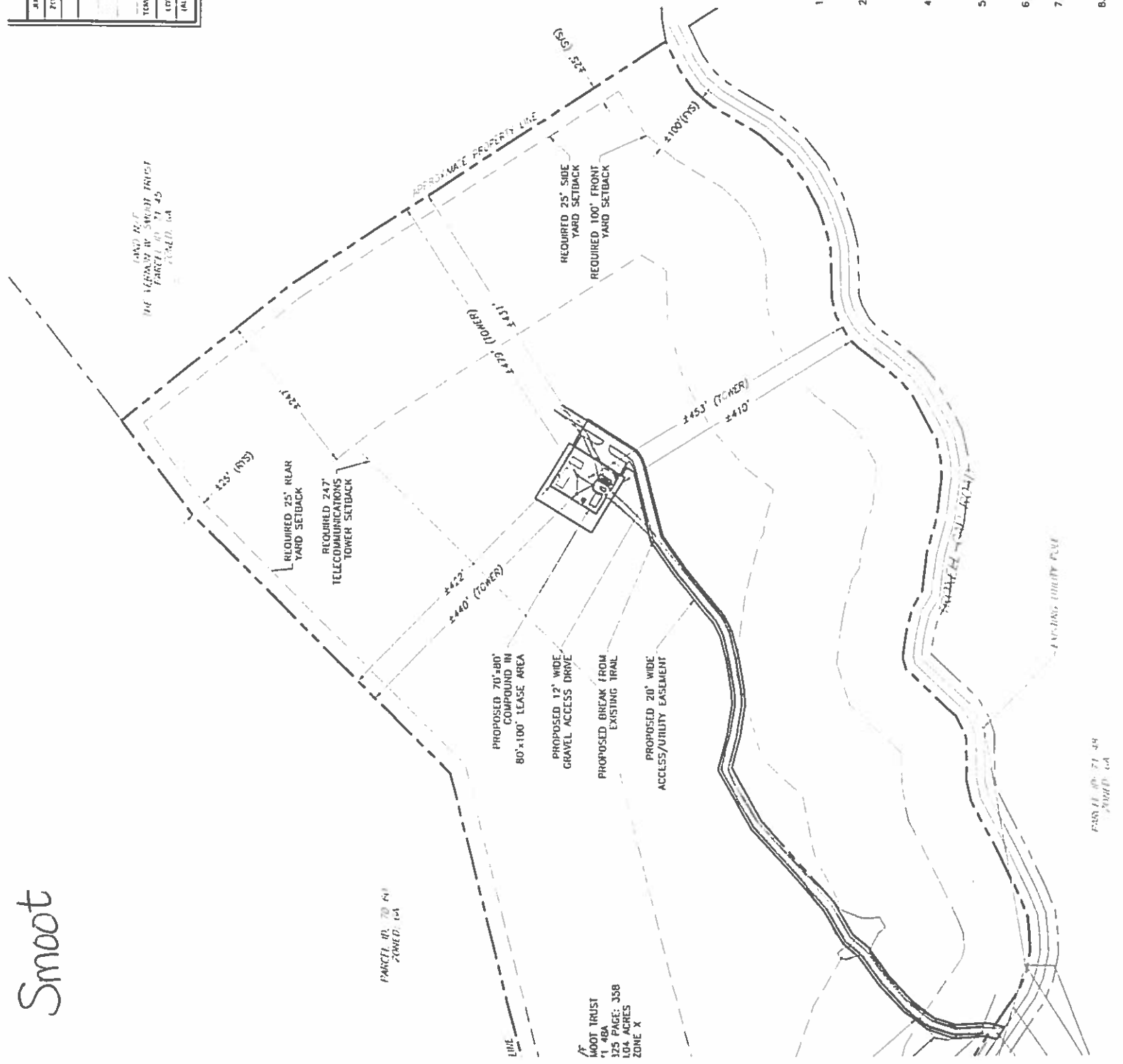
(ALL MEASUREMENTS ARE EFFECTIVE UNLESS OTHERWISE NOTED)

**GENERAL NOTES:**

1. PROPERTY LINE INFORMATION WAS PREPARED USING PLAN ENTITLED TROXEL GAP SURVEY, BY POINT TO POINT LAND SURVEYORS, INC. DATED 05/06/2016 AND SHOULD NOT BE CONSIDERED AS AN ACCURATE BOUNDARY SURVEY. ( ) INDICATES PLAN BEARINGS.
2. THIS PLAN IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
3. NO SIGNIFICANT NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
4. THE FACILITY IS UNMANNED AND NOT INTENDED FOR HUMAN HABITATION. THERE IS NO HANDICAP ACCESS REQUIRED.
5. THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
6. THE PROPOSED DEVELOPMENT DOES NOT INCLUDE STREET SIGNS OF ANY TYPE, AND OUTDOOR STORAGE OR ANY SOLID WASTE RECEPTACLES.
7. POWLER TO BE MONITORED BY A SEPARATE METER.
8. AT THE TIME OF OUR INITIAL SITE VISIT, CONDITIONS INDICATIVE OF FRESH WATER WETLANDS WERE NOT OBSERVED.
9. DAWN LIGHT IS PROPOSED AT THE PROPOSED FACILITY FOR DUSK TO DAWN SECURITY.
10. THE PROPOSED FACILITY WILL VISITED TWICE MONTHLY FOR MAINTENANCE AND WILL NOT GENERATE ANY ADDITIONAL TRAFFIC THAT WILL HAVE AN ADVERSE EFFECT TO THE SURROUNDING AREA.
11. AN EROSION & SEDIMENT CONTROL PLAN WILL BE PREPARED IN COMPLIANCE WITH THE AUGUSTA COUNTY REGULATIONS AND ALL APPLICABLE STATE REGULATIONS.
12. THE PLAN COMPLIES WITH LOT REQUIREMENTS.
13. NO CELESTIALS EXIST WITHIN THE SITE BOUNDARIES.

**SURVEY NOTES:**

1. TOPOGRAPHIC FEATURES SHOWN FROM ACTUAL FIELD SURVEY BY POINT TO POINT SURVEYORS, INC. DATED MAY 6, 2016 AND LIMITED TO SHOWING FEATURES OF INTEREST ONLY.
2. HORIZONTAL DATUM IS NAD 83 STATE PLANE COORDINATES OF VIRGINIA AND ESTABLISHED GPS OBSERVATIONS REFERENCED TO THE NGS COBS NETWORK. BOTH DEED BEARINGS AND NAD 83 VIRGINIA STATE PLANE BEARINGS ARE SHOWN. PARENTHESIS ( ) INDICATES DEED BEARINGS.
3. THIS IS NOT A BOUNDARY SURVEY. A COMPLETE BOUNDARY SURVEY WOULD BE REQUIRED TO SHOW ADDITIONAL DETAILS. LINES SHOWN ON THIS PLAN ARE APPROXIMATE. CURRENT DEED DESCRIPTION DOES NOT CONTAIN DISTANCES AND IS SCALED FROM TAX MAPS.
4. THIS PLAN WAS MADE AS PER INSTRUCTIONS OF APPLICANT AND WITHOUT THE BENEFIT OF A TITLE REPORT. OTHER RIGHTS TO PROPERTY MAY EXIST.
5. THIS PLAN DOES NOT SHOW ENVIRONMENTAL HAZARDS, OR ARCHEOLOGICAL SITES.
6. RIGHT-OF-WAY WIDTHS SHOWN ARE ASSUMED FROM SCALING TAX MAPS AND OTHER SOURCES AND NOT VERIFIED BY ASH ASSOCIATES DURING THIS SURVEY.
7. ENTIRE SITE IS LOCATED IN "ZONE X" OR PER FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR AUGUSTA COUNTY, 1404 HWY 4.





AGENDA ITEM # 5B

Date 7/7/10

**PROPERTY OWNER:**  
Charles Vailes, agent for Turn Key Properties, LC

**APPLICANT:**  
Same

**LOCATION OF PROPERTY:**  
88 Ivy Ridge Lane, Fishersville in the South River District

**SIZE OF PROPERTY:**  
4.037 acres

**VICINITY ZONING:**  
General Industrial to the north, south, and west; Multi-Family to the east

**PREVIOUS ZONING OR S.U.P.:**  
09/89 Zoned General Industrial

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

**UTILITIES:**  
Public water and sewer

**APPLICANT'S JUSTIFICATION:**  
To have a day care center for adults and children.

**PLANNING COMMISSION'S COMMENTS:**  
The Planning Commission is concerned about the safety of the adults and children, especially special population adults and children, coming to a proposed day care center in an industrial area. They are also concerned about the appropriateness of mixing adults and children and heavy truck traffic at this site. Therefore, they recommend to the BZA, if they permit the use, any outdoor space have sufficient fencing and other safety measures to insure the safety of the intended attendees.

**BUILDING INSPECTOR'S COMMENTS:**  
Obtain all necessary permits, inspections and Certificates of Occupancy to change the use group of the building in accordance with the Uniform Statewide Building Code.

**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>.

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. 88 Ivy Ridge Lane, Fishersville is currently a Service Authority water and sewer customer.
5. A meter sizing form (attached) will be required to evaluate adequacy of the existing meter. An increase in the meter size should be expected due to the proposed use. Additional fees will apply if the meter size needs to be increased.

**HIGHWAY DEPARTMENT'S COMMENTS:**

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

**SECTION 25-384G – DAYCARE CENTERS**

**Designated areas for pick-up and delivery are adequate to prevent traffic congestion both on and off site, thereby keeping waiting pedestrians out of vehicle passage ways and parking areas and preventing waiting vehicles from blocking access to and from parking areas or impeding traffic on adjoining streets.**

Existing entrances are adequate and have safely handled traffic on and off the site.

**Proposed playgrounds and common gathering areas may be located in the side or rear yards only and must be adequately fenced. Any playground structures are subject to the same setback requirements as principal structures, unless the Board of Zoning Appeals finds that greater setbacks are necessary in the interest of public safety and compatibility with the neighboring properties.**

The applicants are proposing a small vegetable garden area along the side of the property that will be fenced with chain-link fencing.

**The proposed use will be compatible with the anticipated industrial traffic utilizing the shared roadway.**

There will be no more than twenty-five (25) individuals per day, therefore, the use should not increase traffic significantly.

**The applicant demonstrates compliance with state licensing requirements and all applicable federal, state, and local regulations.**

The applicants are licensed by the Virginia Department of Social Services and Behavioral Health and Development Services and will be obtaining approvals through their licensing authority if approved.

### **STAFF RECOMMENDATIONS**

The applicants are requesting to have a day care center for adults and children. They will be offering two (2) programs at this facility with a maximum of twenty-five (25) individuals per day.

The applicants will be providing training and orientation for families wanting to become an approved sponsored home within the sponsored residential program which provides support for intellectual or developmental disabled individuals.

The adult day support program will be for individuals eighteen (18) years of age or older with intellectual or developmental disabilities. The individuals who participate in the program choose whether they come to the facility each day. The program provides one (1) staff member per six (6) persons. They offer activities including art, music, skill building, and socialization.

The applicants are requesting to use the facility occasionally for informational meetings, trainings, and after hour activities with children and families. Children will only be onsite with parents, guardians, or staff members responsible for them.

The applicants will be installing alarms at all doors that announce a door has been opened and a chain-link fence around the garden area on the side of the property for security measures.

Staff feels that a day care for a maximum of twenty-five (25) individuals would not significantly impact traffic or industrial uses surrounding the property and recommends approval with the following conditions:

### **Pre-Conditions:**

1. Submit updated BZA sketch showing designated garden and fenced areas.
2. Applicant obtain building permit and provide a copy to Community Development.
3. Obtain letter of approval from Building Inspection.

4. Obtain letter of approval from the Augusta County Service Authority.

**Operating Conditions:**

1. Provide a copy of the license from the Department of Social Services.
2. Be limited to a maximum of twenty-five (25) children or adults.
3. Hours of operation be 8:30 a.m. to 5:00 p.m. Monday – Friday, with occasional weekend and evening activities.
4. Applicants construct and maintain a chain-link fence around the garden area within two (2) weeks of completion.

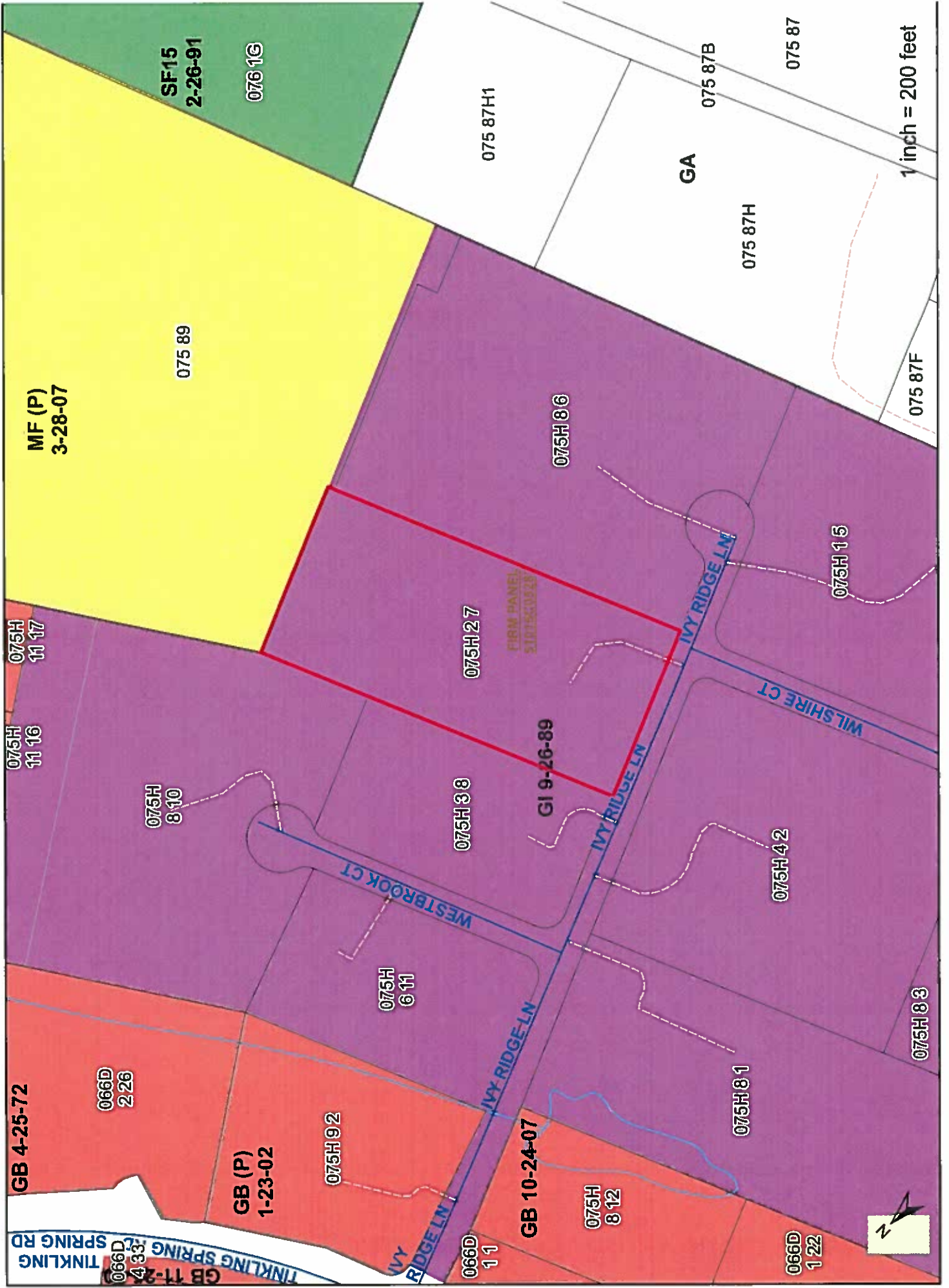




Tina Vad



# Turn Key Properties



1 inch = 200 feet



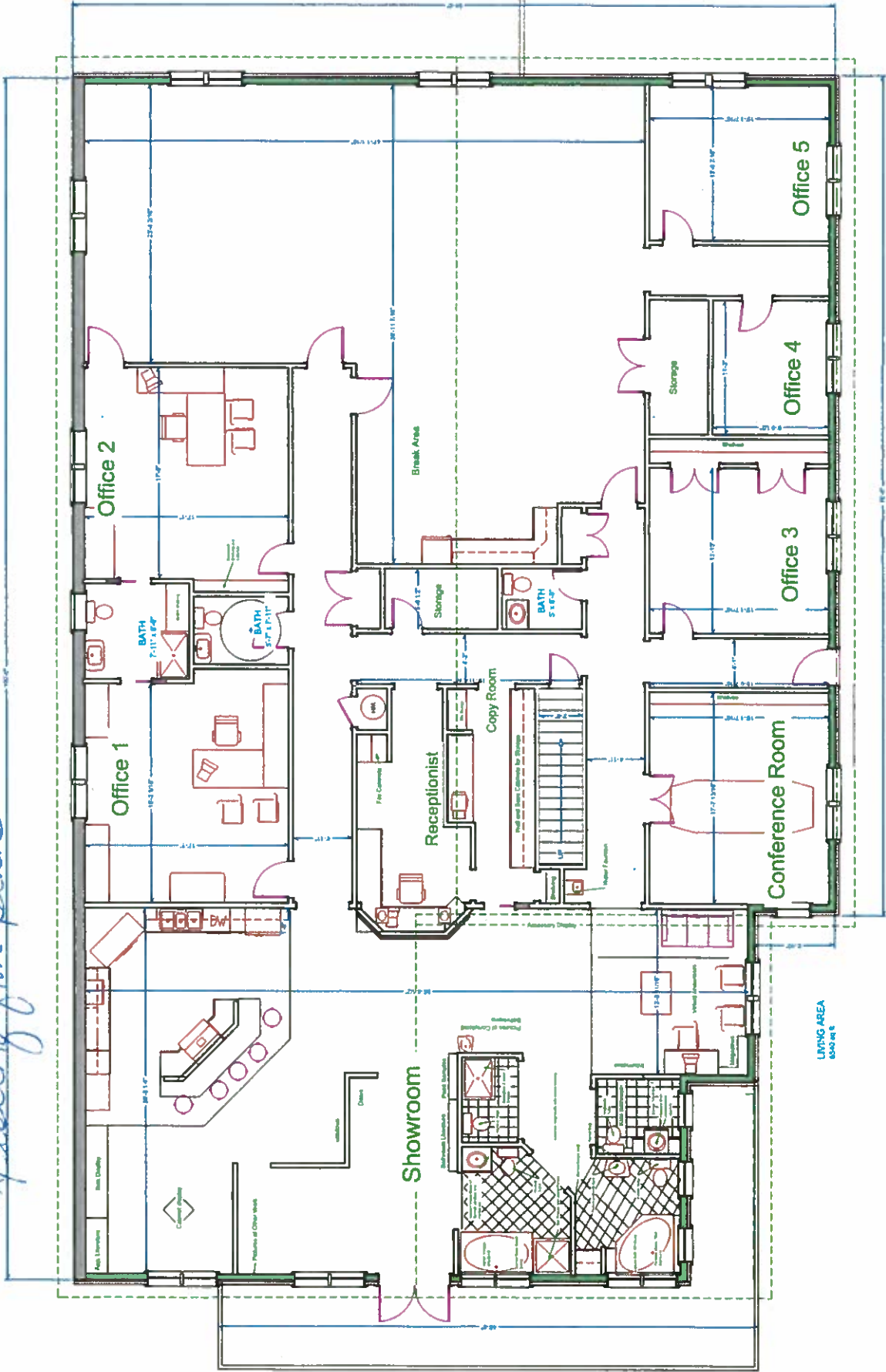
# Turn Key Properties





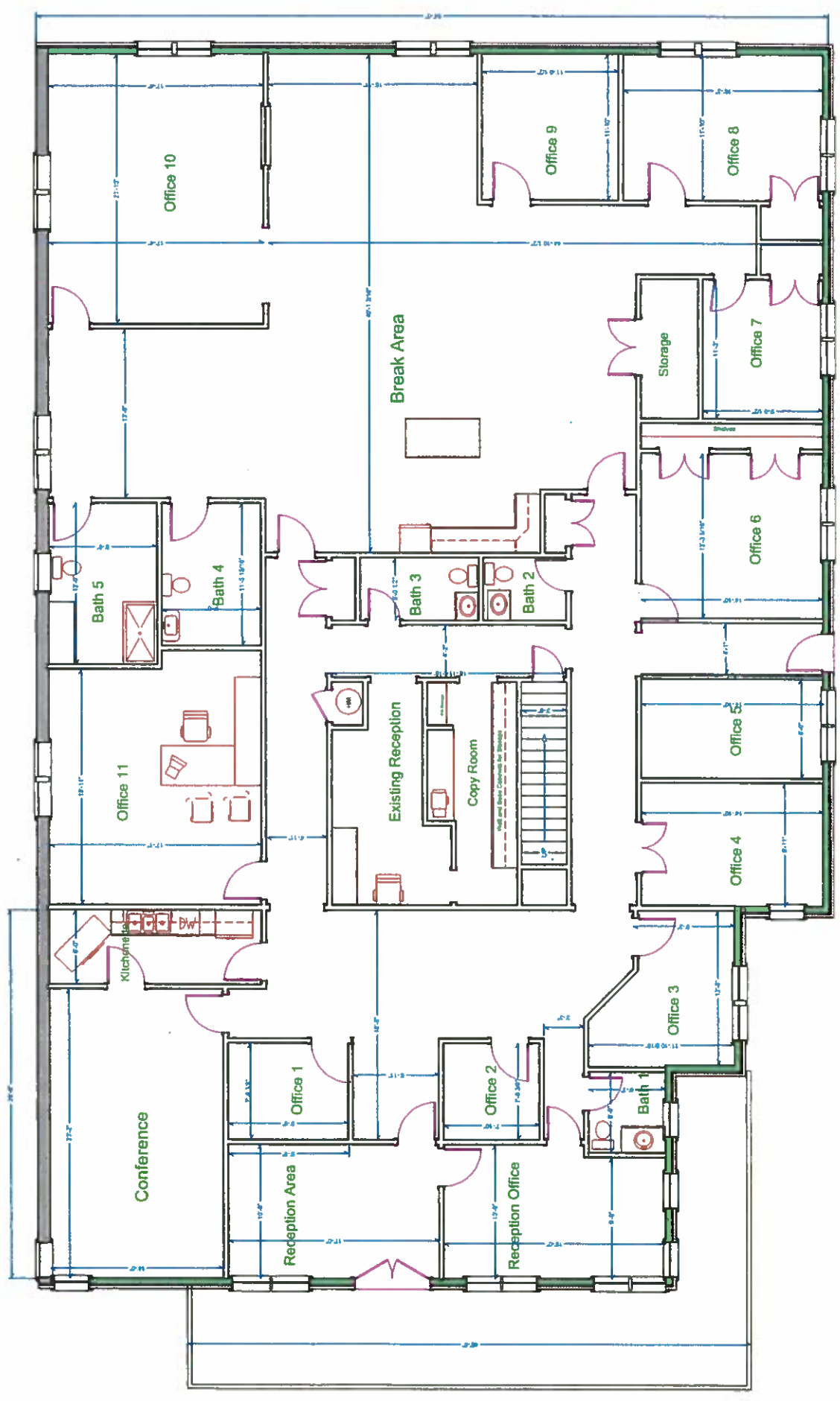
Turn Key Properties

Squaring floor plan



Turn Key Properties

Proposed renovations



LIVING AREA  
607.50 FT



Date 7/7/16

**PROPERTY OWNER:**

Rolland E. or Patricia S. Hunter

**APPLICANT:**

Karissa or Joseph Hunt

**LOCATION OF PROPERTY:**

205 Old Mountain Road, Mt. Solon in the North River District

**SIZE OF PROPERTY:**

45.444 acres

**VICINITY ZONING:**

General Agriculture surrounds the entire property

**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 weddings, special events, and a tourist home.

**PLANNING COMMISSION'S COMMENTS:**

No Comment

**HEALTH DEPARTMENT'S COMMENTS:**

The request involves landowners desiring to host events (weddings, parties, special events, reunions, etc.) on their property. Health Department records indicate existing sewage disposal systems on the parcels were approved for residential use only. The applicants are encouraged to contact the private sector (evaluator and/or designer (OSE and/or PE) to discuss their sewage disposal needs. If the properties are not served by public water the owners should discuss water supply plans with the Office of Drinking Water (serving 25 or more persons 60 days or more a year would warrant regulation as a waterworks).

Persons seeking to provide permanent facilities for commercial businesses are advised to have their property evaluated to determine if an onsite sewage disposal system can be permitted and installed. Contact information for onsite soil evaluators and/or P.E.s can be found at:

<http://www.vdh.virginia.gov/EnvironmentalHealth/Onsite/ServiceProviders/>

If the County allows for the owner(s) to have temporary facilities for events at their properties, without using/impacting the existing residential facilities, the local Health Department would advise that an adequate number of portable toilets be provided, serviced and removed at the conclusion of the allowed event. No food to be served at an event should be prepared in the existing kitchens of the residence.

**HIGHWAY DEPARTMENT'S COMMENTS:**

Old Mountain Road has an AADT of 70 vehicles per day according to 2013 counts. It was recently paved and designated a rural rustic road. The proposed use is expected to significantly increase the traffic on days of an event. It should be noted that the Board designates rural rustic roads based on the anticipation that there will not be a significant amount of traffic growth; it may be appropriate to limit the frequency of events to preserve the existing nature of the traffic as much as possible.

The use will require that the existing entrance be modified to a moderate volume commercial entrance (18' wide throat, 25' radii) and constructed with a surface matching the adjacent roadway. In doing so, a fence and existing vegetation west of the entrance will need to be removed to obtain the required sight distance.

**ENGINEERING DEPARTMENT'S COMMENTS:**

Depending on the size of lot and materials used for parking, Erosion and Sediment Control Plan may need to be provided. If the lot is to remain grass, no erosion or storm water runoff considerations need to be made.

**SECTION 25-74H - PUBLIC ACCOMMODATION FACILITIES**

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

Businesses are more appropriate in business zoned areas. The applicants are purchasing the property from family and would like to use the existing home and grounds for weddings, special events, and a tourist home which if limited may be compatible with the agricultural area.

**The business, taking into account such things as its proposed size, parking facilities, setbacks, and landscaping, will not be out of character with neighboring properties.**

The applicants are requesting to hold outdoor events for up to one hundred ninety (190) guests maximum which could impact other property owners on Old Mountain Road.

**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 an institutional setting or business center or otherwise change the area's character and social structure.**

The permitting of this business should not result in a clustering of similar businesses or change the character.

**The business shall have direct access on to a state maintained road.**

The property is served by an existing entrance onto a state maintained road.

### **STAFF RECOMMENDATIONS**

The applicants are requesting to have weddings and other special events, and to rent the existing home on the property to individuals attending the weddings or special events. The applicants are requesting to hold four (4) events per month, spring through fall. There will be no food prepared onsite and tents will be brought in for the events. The applicants will not reside on premise, but they will be onsite during the events. Parking will be provided in a designated area beside the barn. A portion of this area is already graveled. The applicants will be adding some additional gravel but will not be disturbing more than 10,000 square feet, therefore, no Erosion and Sediment Control Plan will be required.

The Health Department comments state that the existing sewage disposal system was approved for residential use only, therefore, a new sewage disposable system would need to be installed. The applicants are requesting to use porta-potties or a restroom trailer, however, the Board has been consistent in requiring the installation of a new sewage disposal system for similar event facilities. The Board could consider porta-potties or a restroom trailer for a limited time until the new sewage system is installed. If the Board feels the request is compatible with the area and approves the request, staff would recommend the following conditions:

#### **Pre-Condition:**

1. Obtain VDOT entrance permit and provide a copy to Community Development.

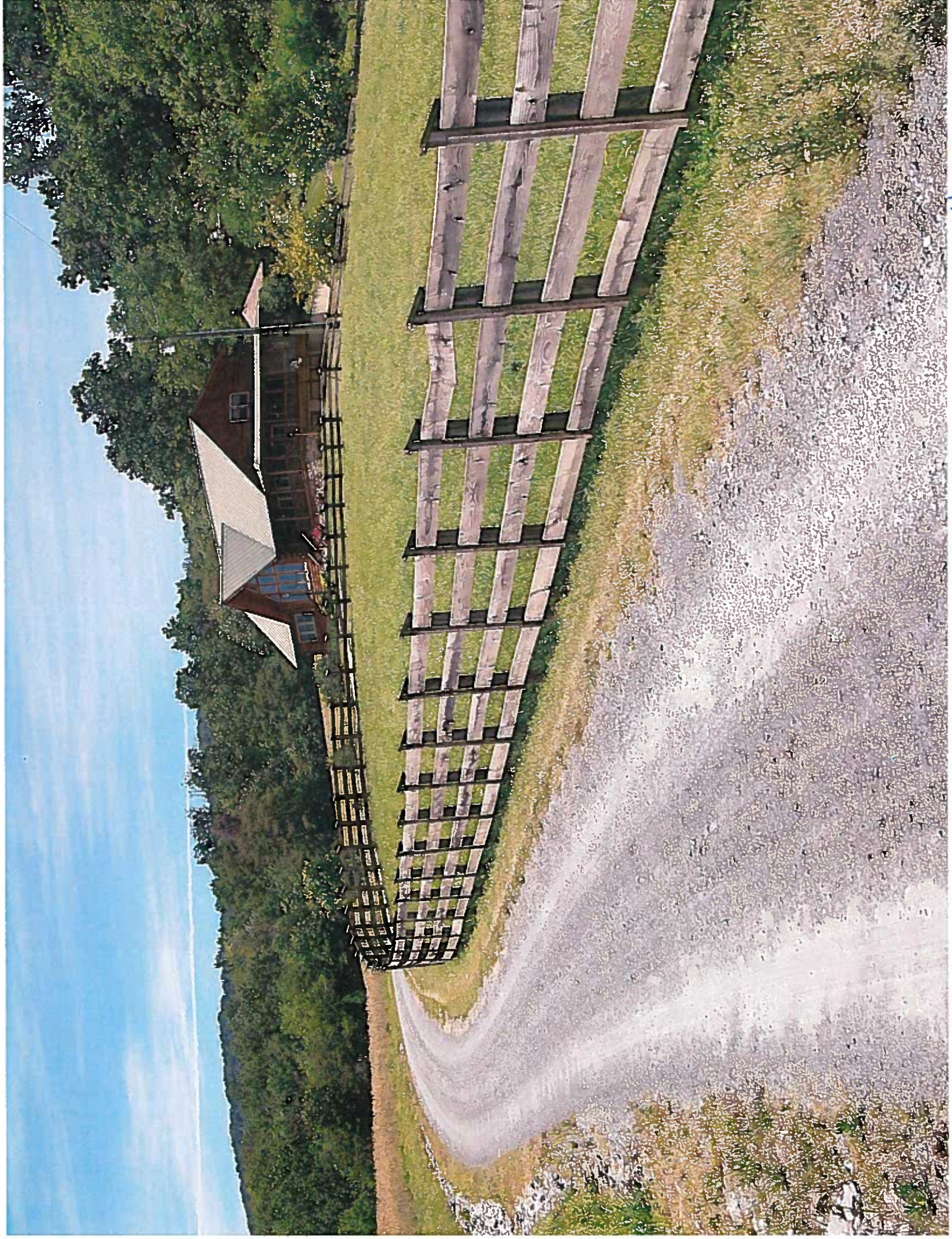
#### **Operating Conditions:**

1. Applicant will install a sewage disposal system approved by the Health Department within two (2) years.
2. Be permitted to operate for two (2) years using a portable restroom trailer or porta-pottie.

3. Be limited to twenty-four (24) events per year but no more than three (3) per month, and only one (1) event per weekend.
4. Be limited to a maximum of two hundred (200) people or less per event.
5. No amplified music after 10:00 p.m.
6. Events to cease by 11:00 p.m. and all persons off the property by 11:00 p.m. with the exception of those attendees leasing the home.
7. One of the applicants must be onsite during events.
8. Site be kept neat and orderly.

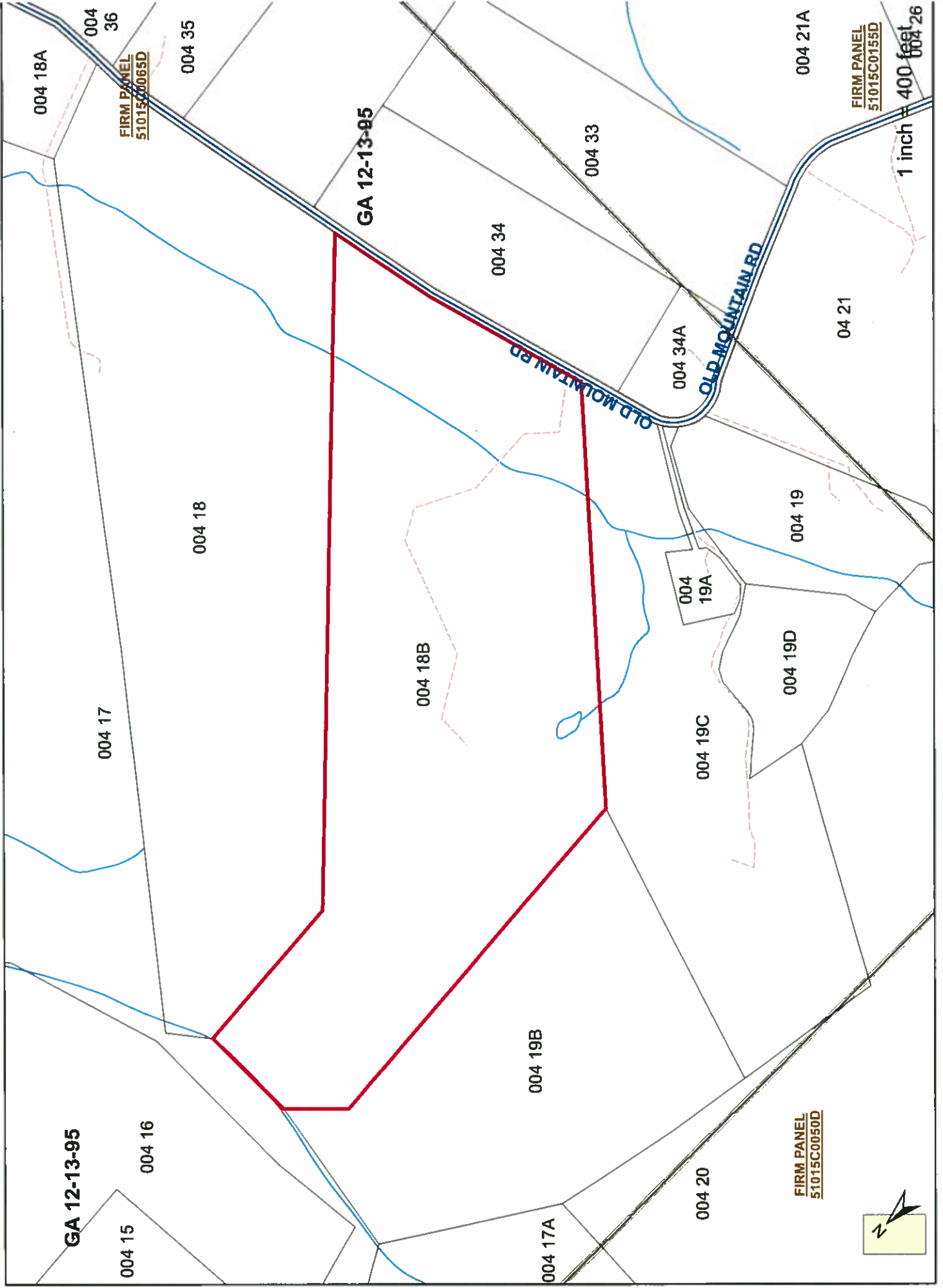


1/20/20





# Hunter



004 18A

004 36

FIRM PANEL  
51015C0065D

004 35

GA 12-13-95

004 34

004 33

004 21A

FIRM PANEL  
51015C0155D

004 26

1 inch = 400 feet

004 17

004 18

004 18B

004 19A

004 19

004 19C

004 19D

GA 12-13-95

004 15

004 16

004 19B

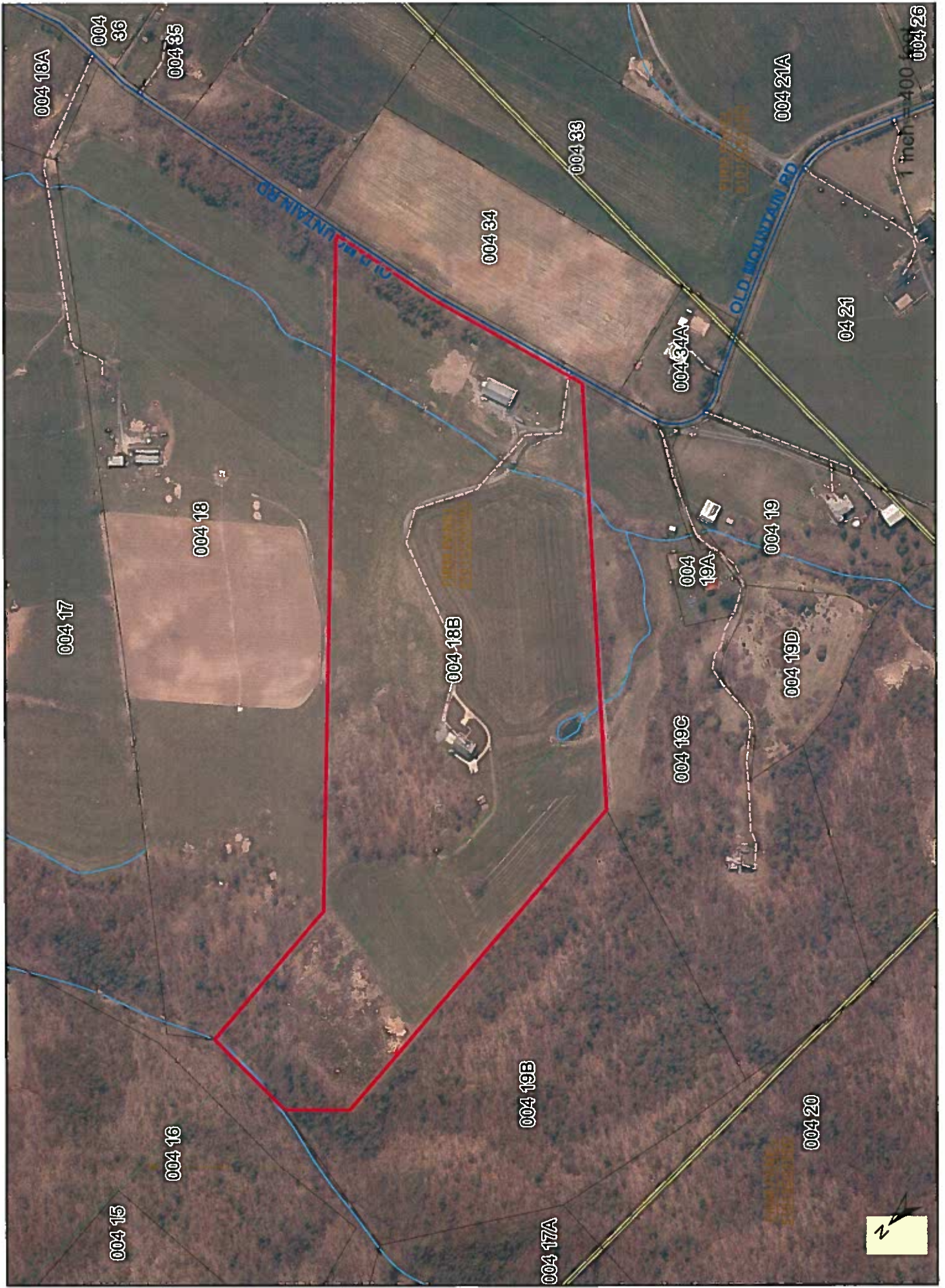
004 17A

004 20

FIRM PANEL  
51015C0050D



# Hunter





Hunter

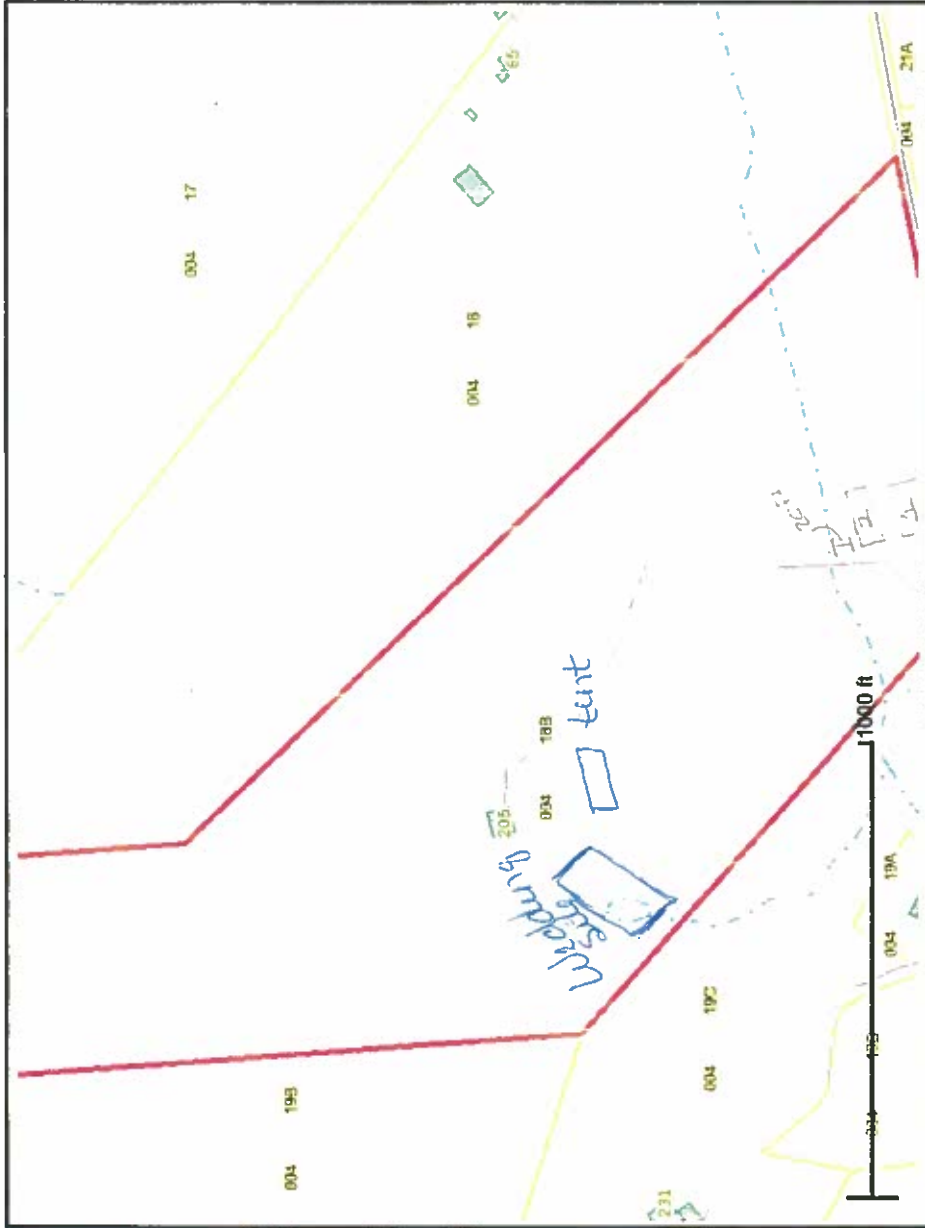
Augusta County  
Virginia



Selected Feature Information

Selected Parcels Feature	04
Map Number	04
Insert	
Double Cir	
Block	1B
Lot	B
Sublot	
Account	004 188
Owner Name	HUNTER ROLLAND
Address	205 OLD MOUNTAIN
City	MOUNT SOLOON
Zip Code	
Property Description	4-188 LYING ON TH
Occupancy	
Land Value	285400
Improved Value	337300
Total Value	622700
First Name	ROLLAND
Last Name	HUNTER

Sur. Jun 26 19:24:31 EDT 2016



to Dora  
2. Parkline

Actual Property © 2007 Commonwealth of Virginia

11000 ft

Date 7/7/16

**PROPERTY OWNER:**

Trustees James M. and Jayne Ann L. Knopp

**APPLICANT:**

Philip Khnopp

**LOCATION OF PROPERTY:**

603 Green Hill Lane, Churchville in the Pastures District

**SIZE OF PROPERTY:**

138.380 acres

**VICINITY ZONING:**

General Agriculture surrounds the entire parcel

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

12/95 Zoned General Agriculture

03/10 SUP to have weddings, birthday parties, reunions, or similar social functions

**LAND USE MAPS:**

Agricultural Conservation Area

**UTILITIES:**

Private well and septic

**APPLICANT'S JUSTIFICATION:**

To have weddings, birthday parties, reunions or similar social functions, and to have guided nature walks.

**PLANNING COMMISSION'S COMMENTS:**

No Comment

**HEALTH DEPARTMENT'S COMMENTS:**

The request involves landowners desiring to host events (weddings, parties, special events, reunions, etc.) on their property. Health Department records indicate existing sewage disposal systems on the parcels were approved for residential use only. The applicants are encouraged to contact the private sector (evaluator and/or designer (OSE and/or PE) to discuss their sewage disposal needs. If the properties are not served by public water the owners should discuss water supply plans with the Office of Drinking Water (serving 25 or more persons 60 days or more a year would warrant regulation as a waterworks).

The Khnopps indicated that they would like to utilize portable toilets for events at their property. A portable toilet is a type of "holding privy" in the Sewage Handling and Disposal Regulations (at 12VAC5-610-980). The Regulations indicate that special care shall be taken in selecting holding privies for use and that they "are satisfactory for use at mass gatherings, transient worker populations, construction sites, recreation areas,



*etc."* Specifically with regard to portable toilets the Regulations state; *"Portable privies are normally used in association with mass gatherings, construction sites, etc., where temporary facilities are required. "*

Persons seeking to provide permanent facilities for commercial businesses are advised to have their property evaluated to determine if an onsite sewage disposal system can be permitted and installed. Contact information for onsite soil evaluators and/or P.E.s can be found at:

<http://www.vdh.virginia.gov/EnvironmentalHealth/Onsite/ServiceProviders/>

If the County allows for the owner(s) to have temporary facilities for events at their properties, without using/impacting the existing residential facilities, the local Health Department would advise that an adequate number of portable toilets be provided, serviced and removed at the conclusion of the allowed event. No food to be served at an event should be prepared in the existing kitchens of the residence.

**HIGHWAY DEPARTMENT'S COMMENTS:**

Green Hill Lane, in the location of the property, is a gravel roadway and has an AADT of 40 vehicles per day. Closer to Route 42, the roadway is surface treated and has an AADT of 120 vehicles per day. The proposed use could significantly increase the traffic on days of an event; it may be appropriate to limit the frequency and/or size of events to preserve the existing nature of the traffic as much as possible.

The existing driveway comes off the end of state maintenance on Route 836, Green Hill Lane, therefore, the entrance would not need to be modified to accommodate the proposed use.

**ENGINEERING DEPARTMENT'S COMMENTS:**

No Comment

**SECTION 25-74H - PUBLIC ACCOMMODATION FACILITIES**

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

The family would like to use the house and the farm to host weddings, receptions, birthday parties, reunions or similar social functions and to have guided tours, which would not be out of character for the area if limited.

**The business, taking into account such things as its proposed size, parking facilities, setbacks, and landscaping, will not be out of character with neighboring properties.**

The applicants are requesting to hold events with up to sixty (60) guests. The additional traffic generated may impact the neighboring properties.

**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 an institutional setting or business center or otherwise change the area's character and social structure.**

The permitting of this business to host social events should not result in a clustering of similar businesses or change the areas character.

**The business shall have direct access on to a state maintained road.**

The existing driveway is located at the end of Route 836, Green Hill Lane.

### **STAFF RECOMMENDATIONS**

The applicant, who is one of the trustees, is requesting to have weddings, birthday parties, reunions, guided walking tours or other similar social events. The events will be held within the home on the property as well as outside within the one hundred thirty-eight (138) acres. The applicant is requesting to have two (2) to three (3) events per month with a maximum of sixty (60) guests. The applicant is requesting to use porta-potties or portable restroom trailers for these events. The Board has been consistent in requiring the installation of new sewage disposal systems for similar event facilities. The Board could consider porta-potties or a restroom trailer for a limited time until a new sewage system is installed. If the Board feels the request is compatible with the area and approves the request, staff would recommend the following conditions:

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

None

#### **Operating Conditions:**

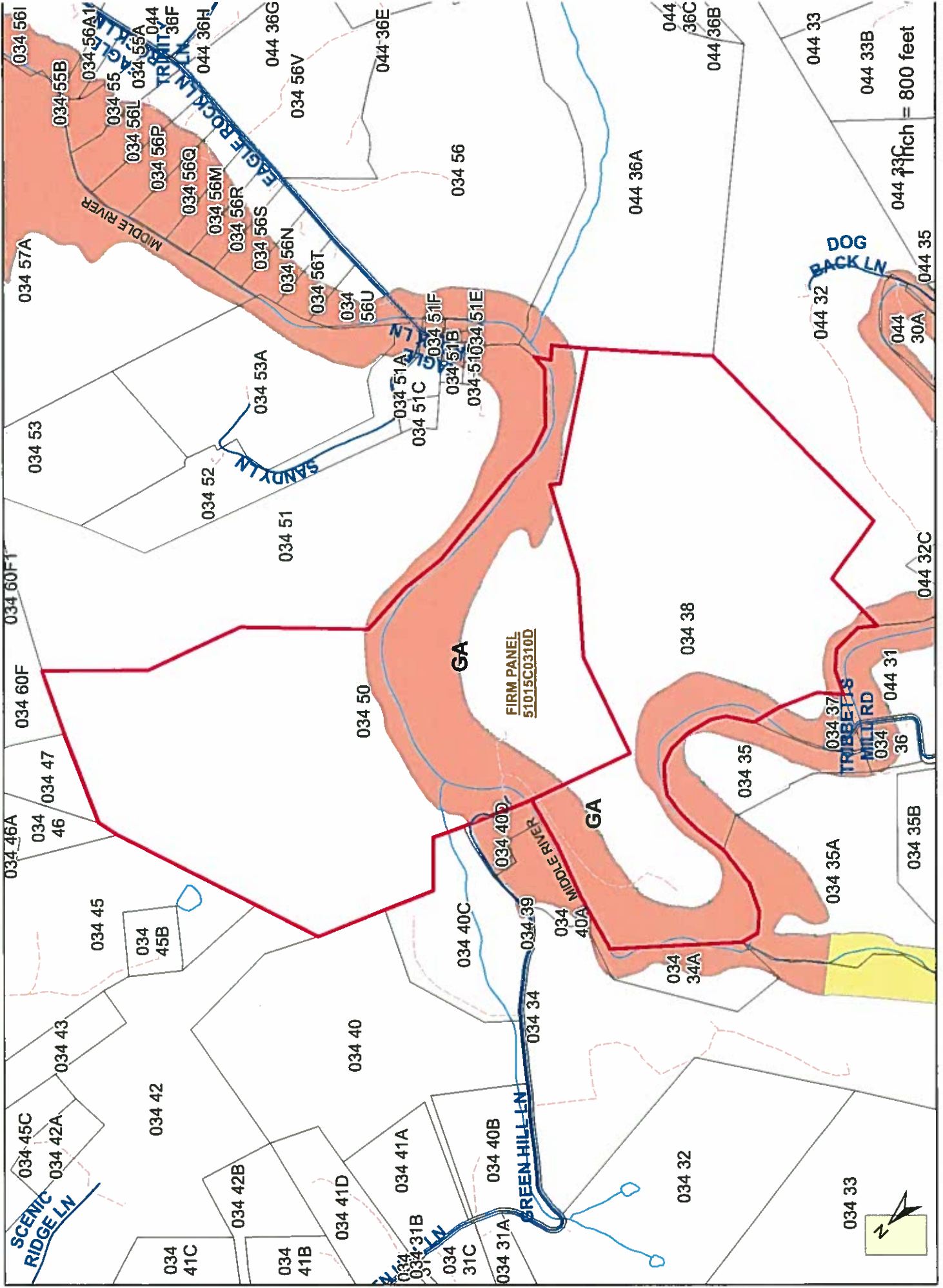
1. Be limited to eighteen (18) events per year but no more than two (2) per month, and only one (1) event per weekend.
2. Hours of operation be 8:00 a.m. to 11:00 p.m.
3. No outdoor music after 10:00 p.m.
4. Applicants be permitted to operate for two (2) years using porta-potties or restroom trailers.
5. Applicants will install a sewage disposal system approved by the Health Department within two (2) years.





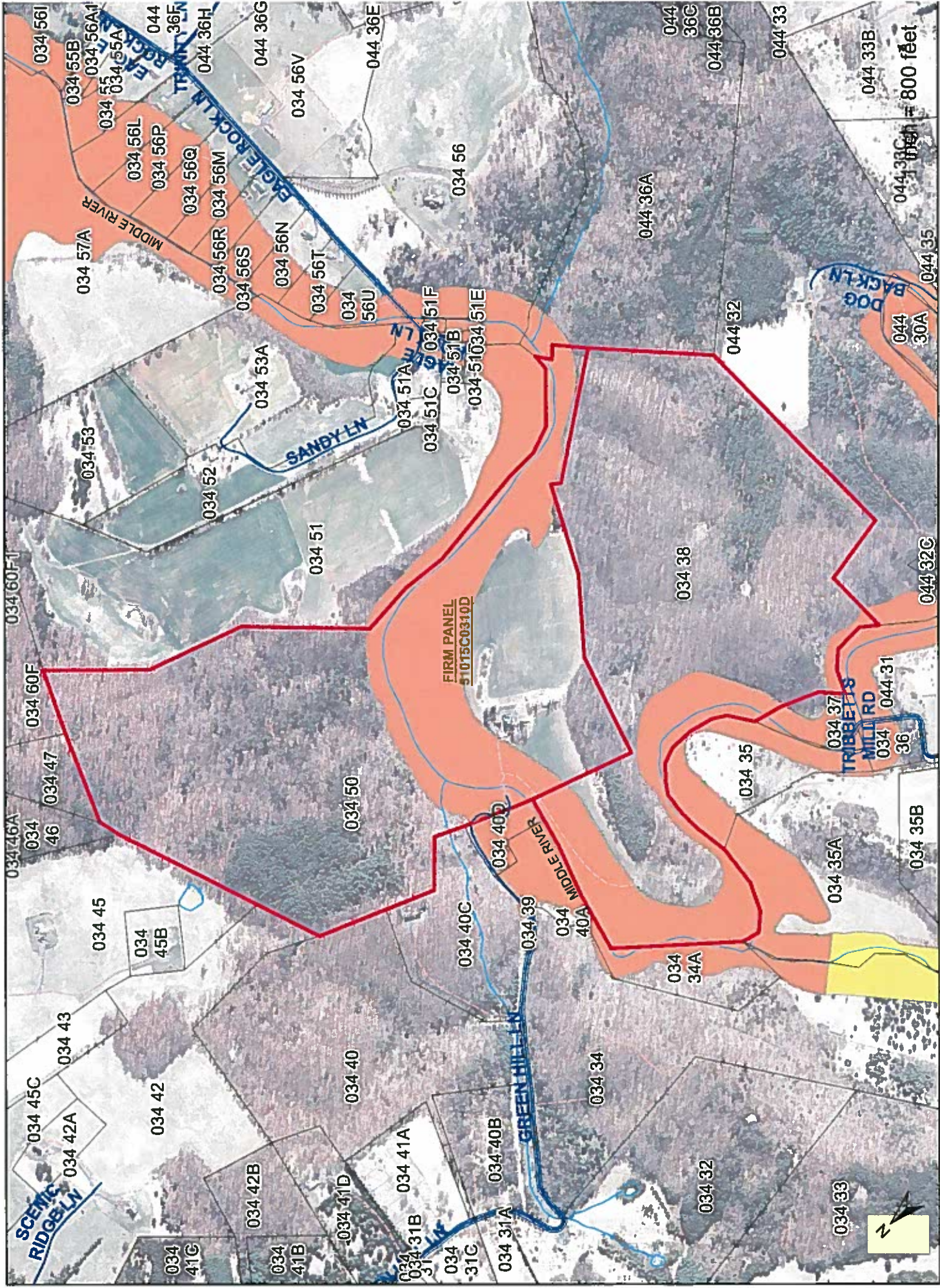


# Knopp



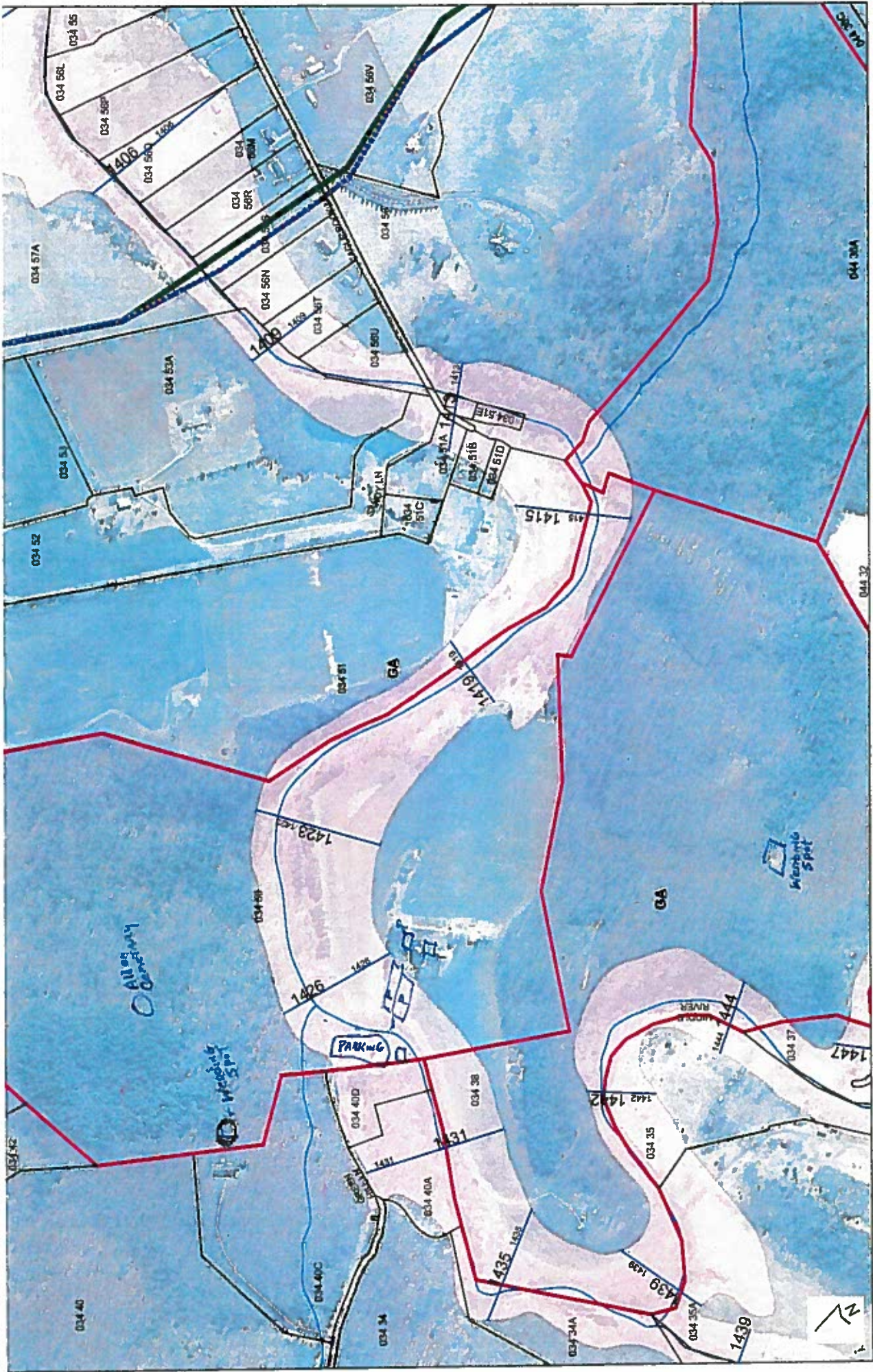


# Knopp





Knopp



1 inch = 400 feet