



**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 *Study*  
DATE: October 27, 2016  
SUBJECT: Regular Meeting and Viewing

The Regular Meeting of the Augusta County Board of Zoning Appeals will be held on **Thursday, November 3, 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 **10:00 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, November 3, 2016, 1:30 P.M.**

**1. CALL TO ORDER**

**2. DETERMINATION OF A QUORUM**

**3. MINUTES**

Approval of the Called and Regular Meeting of October 6, 2016

**4. PUBLIC HEARINGS**

A. A request by John Reno, agent for Factory Holding Company, LC, for a Special Use Permit to construct mini-warehouses on property they own, located on the north side of Lodge Lane, at the intersection of Laurel Hill Road (Route 612) and Lodge Lane in the Beverley Manor District.

B. A request by Tom Shumate, Sr., agent for Arthur W. or Cynthia Via Sprouse, for a Special Use Permit to expand a non-conforming dwelling on property they own, located at 30 Sprouse Lane, Waynesboro in the Wayne 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 Lester P. and Mary A. Witmer, for a Special Use Permit to construct a new building and use a portion of it for a concrete pumping business on property they own, located at 188 Coffman Road, Weyers Cave, in the North River District. – **ONE YEAR EXTENSION OF TIME REQUEST**

**8. STAFF REPORT**

15-46	Lester P. or Mary A. Witmer
15-47	Paul R. and Theresa G. Johnson
15-48	Crosco Co., LC – <b>Withdrawn</b>

16-1	Beverley Manor Orchard – <b>Cancelled June 2, 2016</b>
16-2	Gregory and Nancy Cash
16-3	Joyce B. Wheeler
16-4	J.R. Ridenour

**9. ADJOURNMENT**

Date 11/3/16

**PROPERTY OWNER:**

Factory Holding Company, LC

**APPLICANT:**

John Reno, agent for Factory Holding Company, LC

**LOCATION OF PROPERTY:**

At the intersection of Laurel Hill Road (Route 612) and Lodge Lane in the Beverley Manor District

**SIZE OF PROPERTY:**

10.71 acres

**VICINITY ZONING:**

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

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

03/96 Zoned General Business

**LAND USE MAPS:**

Urban Service Area – Business

**UTILITIES:**

Public water and sewer

**APPLICANT'S JUSTIFICATION:**

To construct mini-warehouses

**PLANNING COMMISSION'S COMMENTS:**

No Comments

**BUILDING INSPECTOR'S COMMENTS:**

Obtain all necessary permits, inspections and Certificates of Occupancy for all new structures to comply with the Uniform Statewide Building Code.

**HEALTH DEPARTMENT'S COMMENTS:**

Served by ACSA sewer/water – no comments.

**HIGHWAY DEPARTMENT'S COMMENTS:**

Lodge Lane (Rt. 1906) currently has 860 vehicle trips per day according to the most recent VDOT counts. The use is expected to add an additional (approximate) 60 vehicle trips per day, 4 each during the a.m. and p.m. peak hour. The site has two commercial entrances that are adequate for the additional use. The signalized intersection of Lodge Lane and Laurel Hill Road is problematic under current conditions due to the geometry and number of entrances within the functional area of the signal, however, with only 4 additional peak hour trips being proposed, the impact to the signal should be minimal.

**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. The closest public fire hydrants are located on Lodge Lane.
4. Tax Map # 46-55 (the parcel from which this parcel comes from) is currently a Service Authority water and sewer customer.
5. There is an existing 8" sewer line running through this parcel. The Service Authority has a 20' wide conveyed easement for this existing sewer line. The plan entitled "*BZA Review Plan Mini Max Storage Facility Augusta County, Virginia*" appears to show proposed storage facilities located over the Authority's existing sewer main and easement. Construction of the storage facilities over the sewer line and easement would not be allowed as it would conflict with the ability to operate and maintain the facilities. The Service Authority requests that the plan be clarified/amended prior to approval.
6. The closest public water main is a 12" water line along Lodge Lane approximately 890'± south of said parcel.

**ENGINEERING'S COMMENTS:**

If the disturbance is greater than 10,000 square feet, an erosion and sediment control plan will need to be submitted for review. If the site is greater than one acre, a full site plan including ESC and Stormwater will need to be submitted per State and County requirements. Stormwater CGP will need to be obtained as well as a bond to ensure ESC measures are installed through the life of the project.

## **SECTION 25-304K – MINI-WAREHOUSES**

**The business and anticipated enlargements thereof will be appropriate for the business area in which it is to be located; and**

The property is surrounded by existing business uses and the residential property is screened by existing trees. Mini-warehouse units should be appropriate for the area.

**All buildings, structures, aisleways or access drives will be set back at least one hundred feet (100') from all residentially zoned property or property designated for a residential use on the County's Comprehensive Plan Future Land Use Map unless the board of zoning appeals determines that different setbacks are necessary to adequately protect neighboring properties; and**

The BZA review plan shows the one hundred (100') foot setback from the residentially zoned property to the east.

**No building or structure shall be erected, altered, located, reconstructed, or enlarged nearer to the right-of-way line of an arterial street than two hundred feet (200'); unless the board of zoning appeals is satisfied that a lesser setback will adequately protect neighboring properties.**

There are no arterial streets within two hundred (200') feet of the property.

**All storage shall be within completely enclosed buildings, including the keeping, parking, or storing of any type of motor vehicle or equipment outdoors, except for loading and unloading, unless an area for outdoor storage has been identified on the site plan and specifically approved by the board of zoning appeals; and**

No outdoor storage areas are requested.

**On-site traffic flow will adequately and safely accommodate all traffic to and from the public highways. Any entrance gates must be set back at least forty feet (40') from the right-of-way line and aisleways for vehicular traffic shall be no less than eighteen feet (18') wide for one-way traffic and twenty-four feet (24') wide for two-way traffic; and**

The site is served by an existing forty (40') foot travelway that can safely and adequately accommodate all traffic and all gates are setback from the right-of-way line.

**No building or structure shall exceed twenty feet (20') in height unless the board of zoning appeals is satisfied that a taller height will not be out of character with the area and will not adversely impact neighboring properties.**

Buildings are not more than twenty (20') foot in height.

**No doors facing a residential zoned district may exceed eight feet (8') in height**

All doors are facing away from the residential district.

In no case shall activities such as sales, repairs, or servicing of goods, equipment, or vehicles from units be permitted. In addition, no storage of hazardous, toxic, or explosive materials shall occur in the mini-warehouse facility. Signs shall be posted within the facility describing such limitations. The applicant will post signs regarding these limitations.

### **STAFF RECOMMENDATIONS**

The applicant is requesting to construct mini-warehouse units on a 10.71 acre lot zoned General Business since 1996. The surrounding properties to the north, south, and west are zoned General Business and contain numerous established businesses. The property to the east is zoned Single Family Residential. The applicants have shown the required one hundred (100') foot setback from residential properties on the sketch plan and the existing tree line provides natural screening. Staff feels that construction of mini-warehouse units would not be out of character with the other business uses in the area and recommends 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. Applicant obtain building permit and provide a copy to Community Development.

#### **Operating Conditions:**

1. No activities such as sales, repairs, painting, or servicing of goods, equipment, or vehicles shall be permitted inside or outside the mini-warehouse units.
2. Site be kept neat and orderly.
3. No junk or inoperable vehicles, equipment, or parts of vehicles or equipment be kept outside.
4. Any new outdoor lights over 3,000 lumens require site plan submittal and must meet the ordinance requirements of Article VI.A Outdoor Lighting.
5. The existing trees along the eastern property line remain.

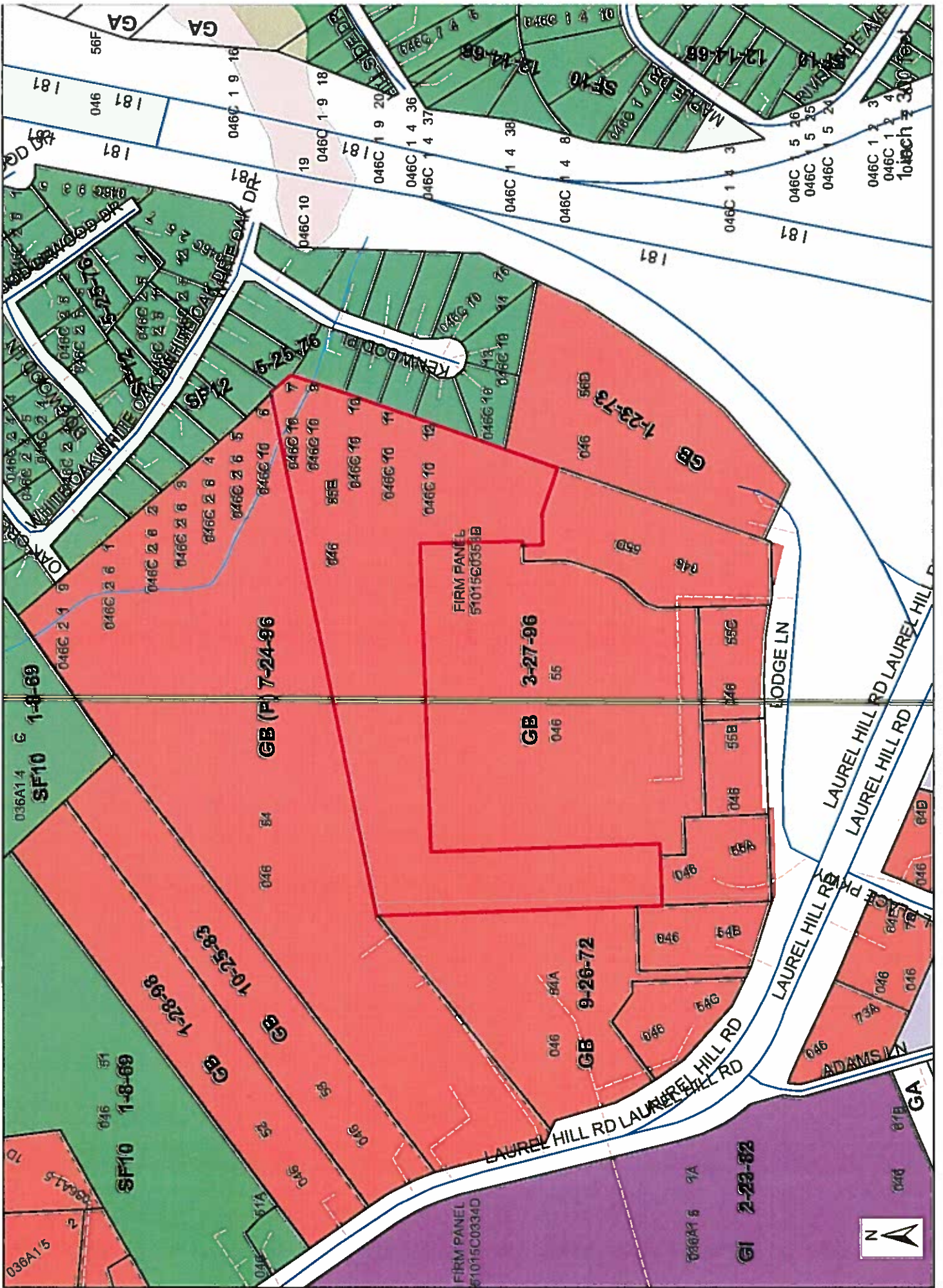


Enrico, Indiana

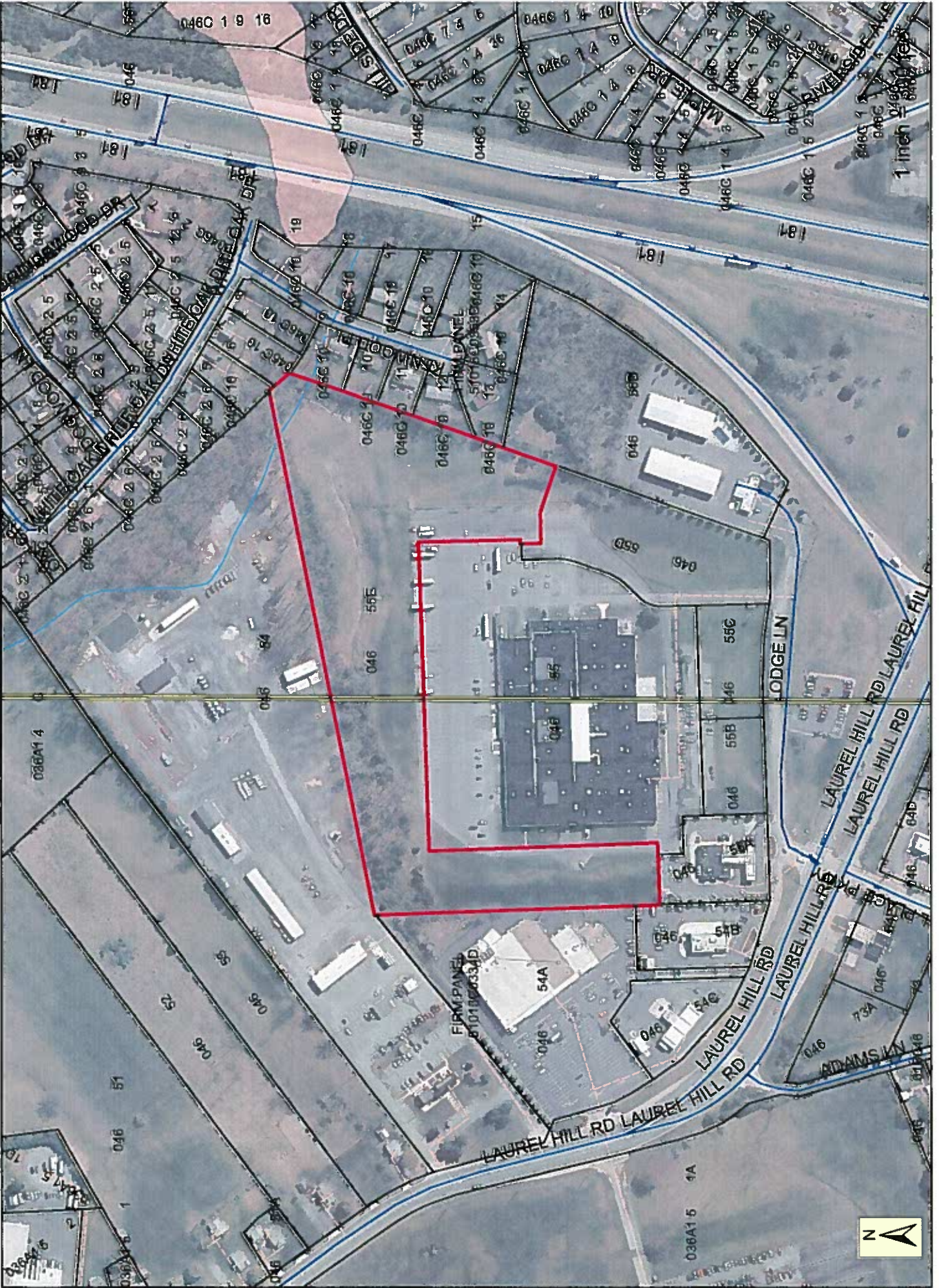


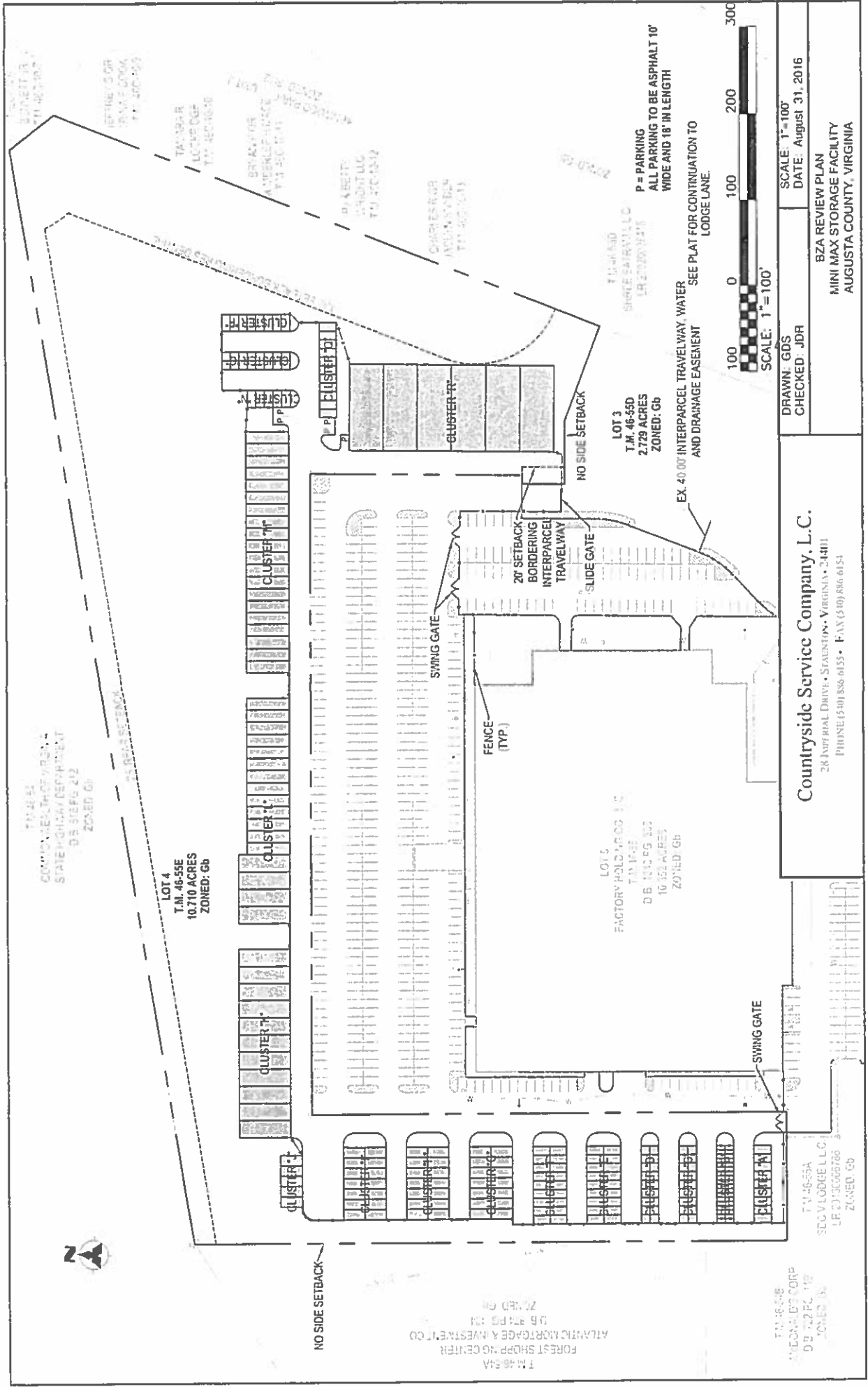


Factory Holding Company



Factory Holding Company





P = PARKING  
 ALL PARKING TO BE ASPHALT 10'  
 WIDE AND 18' IN LENGTH



DRAWN: GDS  
 CHECKED: JDR  
 SCALE: 1" = 100'  
 DATE: August 31, 2016

**Countryside Service Company, L.C.**  
 28 IMPERIAL DRIVE, STAUNTON, VIRGINIA • 24401  
 PHONE (510) 886-6153 • FAX (510) 886-6154

**MINI MAX STORAGE FACILITY**  
 AUGUSTA COUNTY, VIRGINIA

AGENDA ITEM # 4B

Date 11/3/16

**PROPERTY OWNER:**

Arthur W. or Cynthia Via Sprouse

**APPLICANT:**

Tom Shumate, Sr., agent for Arthur W. or Cynthia Via Sprouse

**LOCATION OF PROPERTY:**

30 Sprouse Lane, Waynesboro in the Wayne District

**SIZE OF PROPERTY:**

2.180 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 expand a non-conforming dwelling

**PLANNING COMMISSION'S COMMENTS:**

No Comments

**BUILDING INSPECTOR'S COMMENTS:**

Obtain all necessary permits and inspections in accordance with the Uniform Statewide Building Code.

**STAFF RECOMMENDATIONS:**

The applicant is requesting to expand a non-conforming dwelling not meeting the current setback requirement from a private lane. The existing dwelling is located approximately 8.6' from the right-of-way line of Sprouse Lane. The current Ordinance requires structures to be no closer than twenty feet (20') from the right-of-way line of a private lane on non-conforming lots.

The applicant was issued a Building Permit in September to replace the existing deck with a porch and handicap ramp addition meeting the required twenty feet (20') setback. They want to also add a 5' X 16' deck/walkway addition that will be approximately 11.6' from the right-of-way line.

The applicant has provided a survey showing the proposed improvements will be no closer to the private lane than the existing dwelling. Due to the fact that the expansion is no closer to the private lane, staff feels the request is not increasing the non-conformity, and would recommend approval with the following conditions:

**Pre-Conditions:**

None

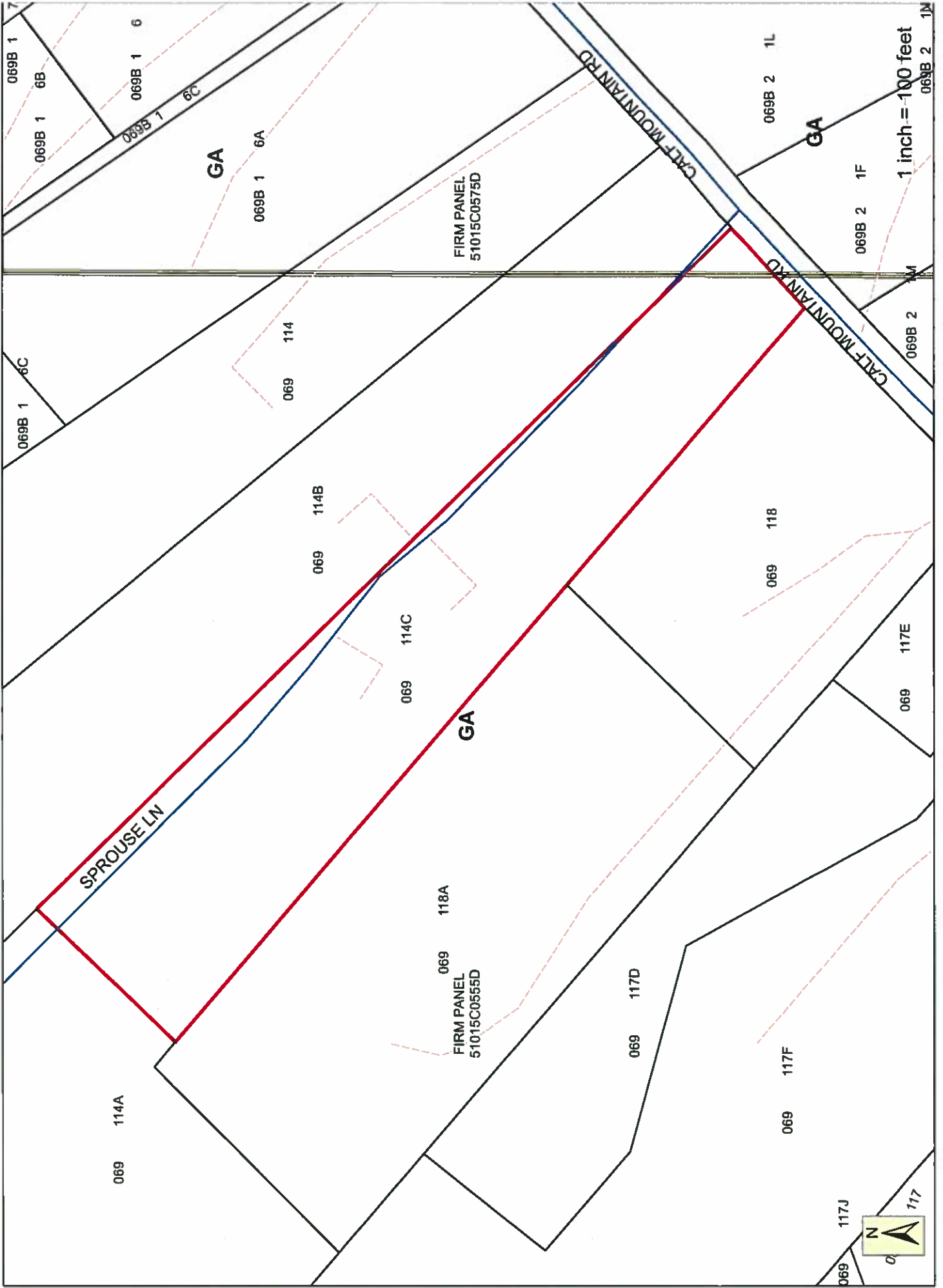
**Operating Conditions:**

1. Applicant obtain a Building Permit for the deck expansion.
2. Applicant construct the addition no closer than the current survey shows.
3. Applicant submit a foundation survey to Community Development.



Somiso

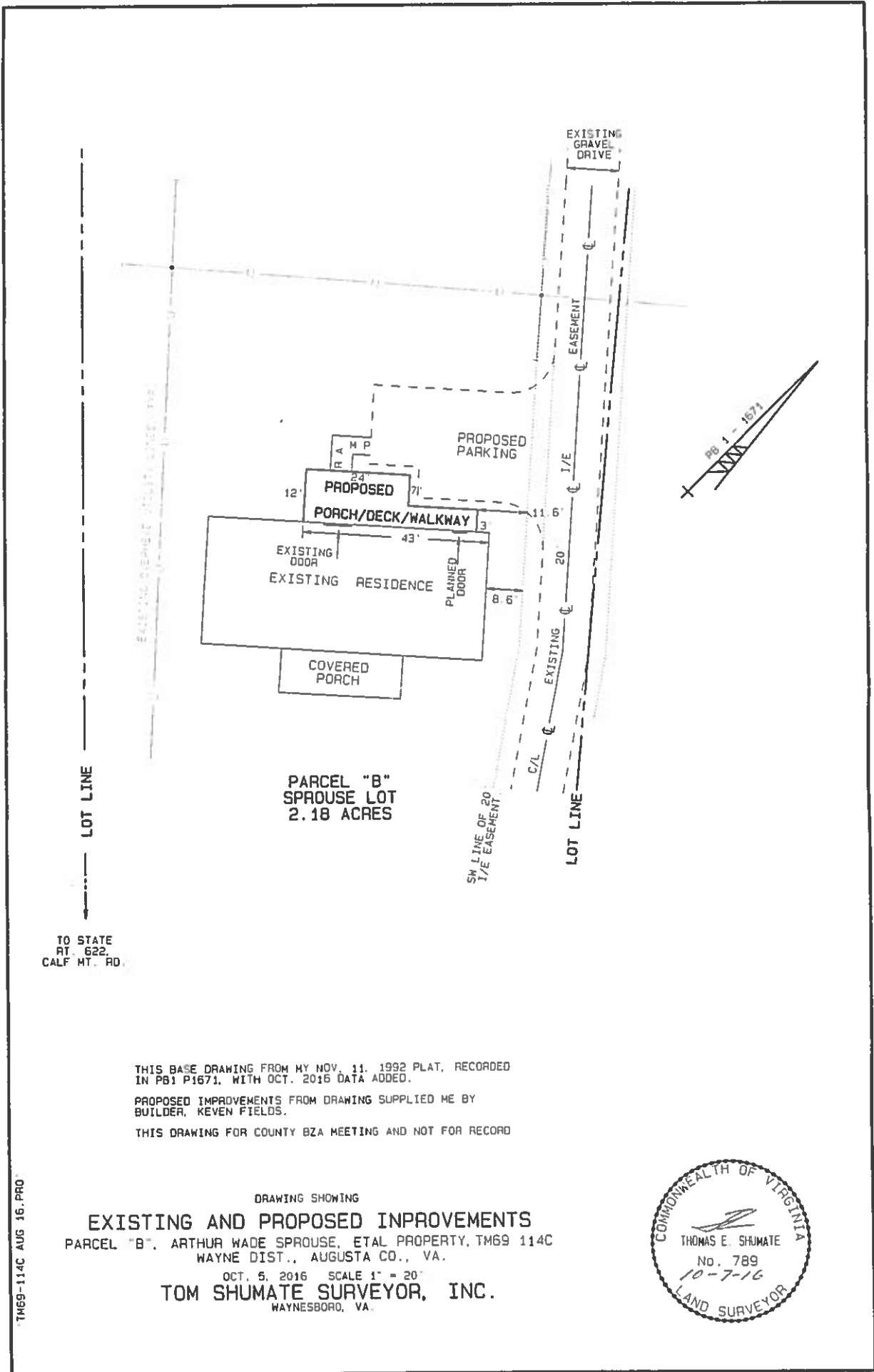
# Sprouse



Sprouse







TO STATE  
RT. 622  
CALF MT. RD.

THIS BASE DRAWING FROM HY NOV. 11, 1992 PLAT, RECORDED  
IN PB1 P1671, WITH OCT. 2016 DATA ADDED.

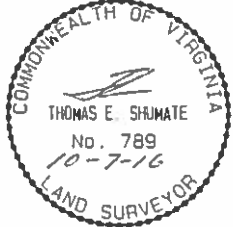
PROPOSED IMPROVEMENTS FROM DRAWING SUPPLIED ME BY  
BUILDER, KEVEN FIELDS.

THIS DRAWING FOR COUNTY BZA MEETING AND NOT FOR RECORD

TM69-114C AUG 16, PRO

DRAWING SHOWING  
**EXISTING AND PROPOSED IMPROVEMENTS**  
PARCEL "B", ARTHUR WADE SPOUSE, ETAL PROPERTY, TM69 114C  
WAYNE DIST., AUGUSTA CO., VA.

OCT. 5, 2016 SCALE 1" = 20'  
**TOM SHUMATE SURVEYOR, INC.**  
WAYNESBORO, VA.



**EXTENSION OF TIME REQUEST**

AGENDA ITEM # 7A

Date 11/3/16

**PROPERTY OWNER:**

Lester P. and Mary A. Witmer

**APPLICANT:**

Same

**LOCATION OF PROPERTY:**

188 Coffman Road, Weyers Cave, in the North River District

**SIZE OF PROPERTY:**

50.480 acres

**VICINITY ZONING:**

General Agriculture surrounds the entire parcel

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

12/95 Zoned General Agriculture

**LAND USE MAPS:**

Agriculture Conservation

**UTILITIES:**

Private well and septic

**APPLICANT'S JUSTIFICATION:**

To construct a new building and use a portion of it for a concrete pumping business

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

**STAFF COMMENTS:**

The applicant recently finished constructing the dwelling and would like to be allowed to wait until Spring to start constructing the new shop. Staff recommends approval.