



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

DATE: November 22, 2016

SUBJECT: Regular Meeting and Viewing

The Regular Meeting of the Augusta County Board of Zoning Appeals will be held on **Thursday, December 1, 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

Date 12/1/16

PROPERTY OWNER:

Good Faith, LLC

APPLICANT:

Garland Eutsler, agent for Shen Acres Holding, LLC

LOCATION OF PROPERTY:

348 and 256 Lake Road, Stuarts Draft in the South River District

SIZE OF PROPERTY:

132.58 acres

VICINITY ZONING:

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

PREVIOUS ZONING OR S.U.P.:

05/95 SUP approved to expand Shenandoah Acres Resort

12/95 Zoned General Agriculture

03/98 SUP approved to replace the non-conforming beach house

05/07 SUP approved to continue rental of cottages, the lodge, roundhouse, and three bedroom house, and use beach house for recreation and social events

03/14 SUP approved to continue the facility

10/14 SUP approved to reopen back section

06/16 SUP approved to expand the existing campground by adding additional full hookup campsites and a seasonal restaurant within the existing beach house

LAND USE MAPS:

Urban Service Area – Planned Residential

UTILITIES:

Private well, public sewer and waste dump station

APPLICANT'S JUSTIFICATION:

To expand the existing campground by adding additional full hook-up sites and reopen an existing site area

PLANNING COMMISSION'S COMMENTS:

No comments.

BUILDING INSPECTOR'S COMMENTS:

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

HEALTH DEPARTMENT'S COMMENTS:

Applicant will need to submit plans and an application for a campground permit to the Health Department. We will review plans detailing expansion to determine compliance with "Rules and Regulations Governing Campgrounds" prior to permitting.

HIGHWAY DEPARTMENT'S COMMENTS:

The use is not expected to have a significant impact on the surrounding roadways. The existing campground entrance from Lake Road is gravel. Based on the number of camp sites using the entrance, it needs to be upgraded to moderate volume commercial entrance standards (paved, 18'-30' throat width, 25' radii, the entrance would be similar to the existing paved entrance just south of the lake).

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. This property is currently a Service Authority sewer only customer.
5. Good Faith, LLC is currently under an Agreement dated December 2, 2014, with the Service Authority regarding their sewer service. Good Faith, LLC will need to abide by the terms of that Agreement prior to any new connections being allowed by the Service Authority. In association with the proposed changes the meter size was reviewed with Service Authority Staff. No change in meter size is needed based on this review.
6. The Agreement requires that plans be provided for the expansion of the private sewer system along with other requirements for post construction testing. A copy of the Agreement is attached for reference.

ENGINEERING'S COMMENTS:

No comments.

SECTION 25-74N – SHORT-TERM CAMPGROUNDS AND SHORT-TERM RECREATIONAL VEHICLE PARKS

Anticipated attendance will not create traffic or crowd control problems at or near the site beyond practical solution.

The facility has operated for over fifty (50) years and has caused no traffic or crowd control problems.

There is an adequate plan for sanitation facilities and garbage, trash and sewage disposal to accommodate persons in attendance.

The new sites will be hooked up to public sewer. Trash is picked up on a regular basis.

There will be full compliance with Virginia Department of Health regulations with respect to food and water service.

The facility has a Health Department permit for the existing campground. They will have to upgrade the Health Department permit for the requested expansion.

There is an adequate plan for providing emergency medical services for persons in attendance.

The Stuarts Draft Rescue Squad is within two (2) miles of the facility, and they have lifeguards on duty when the lake is open.

There is an adequate plan for parking and crowd and traffic control in and around the site.

The facility staff will supervise parking and crowd control.

There is an adequate plan for protection from fire and other hazards.

The Stuarts Draft Fire Department is within two (2) miles. They have fire extinguishers onsite and smoke detectors in all rental units.

The business meets the requirements of article VI "Outdoor Lighting".

No new outdoor lighting is requested.

There is an adequate plan to ensure that structures, grandstands, tents and amusement devices are constructed and maintained in a manner consistent with appropriate protection of public safety.

All structures meet the Building Code.

The campground or park is at least ten (10) acres in size. The minimum acreage required for the permit must be retained in the same ownership for the permit to remain valid. Nothing herein shall be deemed to limit the ability of the board of zoning appeals to require a larger site.

The facility contains 132.58 acres.

The density shall be no more than ten (10) sites per acre. Nothing herein shall be deemed to limit the ability of the board of zoning appeals to limit the density of the campground or park.

Including the new request, the total campsites will be approximately 300, which is well below ten (10) sites per acre.

There shall be a minimum of fifty feet (50') of undeveloped land along the total perimeter of the campground or park.

The campground meets the setback requirement. The lake and several structures were constructed decades before this setback requirement and do not meet the perimeter requirement, however, they are legal non-conforming uses.

All sites and facilities within the campground or park shall be served by a public water and sewer system or systems approved by the Virginia Department of Health. In no case shall portable toilets be permitted within a campground for anything more than temporary use defined as no more than four (4) days in any thirty (30) day period of time.

The facility has water and sewer systems approved by the Health Department and the Augusta County Service Authority.

Camp hosts may reside at a campground or park year-round, without regard to guest occupancy time limits. A campground or park may have one camp host per fifty (50) campsites. For purposes of this calculation, the number of campsites shall be rounded up to the next multiple of fifty (50). If a camp host resides in a recreational vehicle, the recreational vehicle must meet the definition of a self-contained unit as set out in § 25-4 and shall connect to an electricity supply and approved water and sewer system.

The facility will have two (2) camp hosts.

The operator shall keep a guest register tracking occupancy data for all guests. This information shall be recorded on a standard form provided by the County and shall be made available for inspection on demand; and (Ord. 6/22/11)

The operator will keep a guest register onsite.

The operator of a short-term campground or short-term recreational vehicle park may permit storage of unoccupied recreational vehicles year-round. (Ord. 6/22/11)

The applicant keeps unoccupied recreational vehicles in a designated area.

The campground or park shall have approval by the Virginia Department of Transportation (VDOT) and have direct access off a state maintained road. For facilities with one hundred (100) or more sites, a second access for emergency vehicles shall be provided. The second access may be gated. (Ord. 6/22/11)

The campground has VDOT approval for entrances.

STAFF RECOMMENDATIONS

The applicant is requesting to add sixteen (16) additional full hookup campsites to the existing campground for seasonal camping and to reopen an existing campsite area for thirty-two (32) RV's for monthly/weekend sites.

The applicant was approved to add up to sixty-four (64) campsites at the June 2, 2016, hearing. After adding the additional sites, he realized he had the potential to have up to eighty (80) sites at this location and would like to be able to utilize the space. He is also requesting to reopen an existing site area and use it for RV parking for guests wishing to rent on a monthly/weekend basis.

The applicant is working with the Health Department, Service Authority, and Building Inspection to obtain the necessary approvals and permits.

Staff feels the expansion of the facility is a good use of the property and would recommend approval with the following conditions:

Pre-Conditions:

1. Obtain Health Department approval and provide a copy to Community Development.
2. Obtain Service Authority approval and provide a copy to Community Development.

Operating Conditions:

1. Be permitted to expand the existing campground by adding up to sixteen (16) additional campsites for a total of eighty (80), and to reopen an existing site area for thirty-two (32) RV's as shown on the BZA plan.
2. Any new outdoor lights over 3,000 lumens require site plan submittal and must meet the ordinance requirements of Article VI.A Outdoor Lighting.
3. All operating conditions of SUP#14-53 and SUP#16-23 remain in effect.



MEMBERSHIP THE WAY TO ENJOY THE

SHENANDOAH ACRES
FAMILY CAMPGROUND
ENTRANCE

348

**NO
FIREWORKS**





STOP
To Register

STOP

STOP

STOP

STOP



Date 12/1/16

PROPERTY OWNER:

Sandra T. Mahon or Lindsay Caitlin Mahon

APPLICANT:

Same

LOCATION OF PROPERTY:

717 Rockfish Road, Waynesboro in the Wayne District

SIZE OF PROPERTY:

10.00 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 haunted mill

PLANNING COMMISSION'S COMMENTS:

No comments.

BUILDING INSPECTOR'S COMMENTS:

1. Provide an assessment for the structure for a Virginia Registered Architect or Engineer that building complies with the Uniform Statewide Building Code for its new use classification.
2. Obtain a building permit for the new use and any alterations required by number 1 above.
3. Provide handicapped accessible parking, parking signage, and building access.
4. Obtain new Certificate of Occupancy for the new use.

HEALTH DEPARTMENT'S COMMENTS:

Seasonal part-time use. To use porta-potties.

HIGHWAY DEPARTMENT'S COMMENTS:

The use is not expected to have a significant impact on the surrounding roadways. The entrance location, generally as shown in the sketch with the application, will need to be specifically verified in the field and permitted and constructed as a low volume commercial entrance. The VDOT inspector will attempt to locate a point that would allow the entrance to be potentially modified to a moderate volume commercial entrance to accommodate future growth.

SERVICE AUTHORITY'S COMMENTS:

This property is located outside of the Urban Service and Community Development Areas. There are no public water or sewer services available in the immediate vicinity of the property.

ENGINEERING'S COMMENTS:

No comments.

SECTION 25-74M - RECREATIONAL ATTRACTIONS AND PUBLIC AMUSEMENT BUSINESSES

Anticipated attendance will not create traffic or crowd control problems at or near the site beyond practical solution.

The parking area is on a two (2) acre parcel adjacent to the property. The mill is approximately two hundred fifty (250') feet from the parking area.

There is an adequate plan for sanitation facilities and garbage, trash and sewage disposal to accommodate persons in attendance.

Porta-potties are onsite during the events and trash cans are provided. Volunteers and family will pick up trash.

There will be full compliance with Virginia Department of Health regulations with respect to food and water service.

There will be no food onsite.

There is an adequate plan for providing emergency medical services for persons in attendance.

The applicants and volunteers are trained in CPR. The majority of those helping are also firefighters, EMT, and police.

There is an adequate plan for parking and crowd and traffic control in and around the site.

The applicants will have volunteers assisting customers to the mill.

There is an adequate plan for protection from fire and other hazards.

There are fire extinguishers onsite.

The business meets the requirements of article VI "Outdoor Lighting".
No lighting will be over 3,000 lumens. Using low voltage LED lights outside.

There is an adequate plan to ensure that structures, grandstands, tents and amusement devices are constructed and maintained in a manner consistent with appropriate protection of public safety.

No grandstands or other structures will be constructed.

STAFF RECOMMENDATIONS

The applicants are requesting to have a haunted event facility within the existing mill on the property. The applicant started operating in October and was not aware that she needed a Special Use Permit. They would like to be open year round for private events and hold the haunted mill events during the weekends in October and Halloween night from 6:30 p.m. until 10:30 p.m.

The private events are by appointment only for groups of two (2) to four (4) people maximum. These events are theatrical events where the public participates in the acting.

The applicant will provide parking in the two (2) acre hayfield adjacent to the property. The customers will then be escorted to the mill, which is approximately two hundred fifty (250') feet from the parking area. There is an existing roadway to the mill.

The closest dwelling is approximately three hundred seventy-five (375') feet from the mill. Staff did not receive any complaints regarding the haunted mill event or traffic concerns while they were open in October. Due to the fact that the mill will be used seasonally or by appointment only for these events, staff feels it should be compatible with the rural character of the area and recommends approval with the following conditions:

Pre-Conditions:

1. Obtain VDOT entrance permit and provide a copy to Community Development.
2. Obtain letter of approval from Building Inspection.

Operating Conditions:

1. Haunted mill events be open to the public on Friday and Saturday nights in October and on Halloween night.
2. Private haunted mill events be limited to twelve (12) per year.
3. Hours of operation be 6:30 p.m. until 10:30 p.m.

4. No outdoor music, amplified sound, or noise above seven (70) decibels after 10:00 p.m.
5. Parking attendants will be provided during events to direct parking and to assist customers to the mill.
6. Porta-potties approved by the Health Department may be used for the events as long as they are screened from public view, and must be removed within seven (7) days after Halloween.
7. Any new outdoor lights over 3,000 lumens require site plan submittal and must meet the ordinance requirements of Article VI.A Outdoor Lighting.
8. Site be kept neat and orderly.



3
2

PROPERTY OWNER:
Shields Self Storage, LLC

APPLICANT:
Kim Baze, agent for Shields Self Storage, LLC

LOCATION OF PROPERTY:
On the south side of Tinkling Spring Road (Route 608), at the intersection of Tinkling Spring Road and Ivy Ridge Lane in the Wayne District

SIZE OF PROPERTY:
1.339 acres

VICINITY ZONING:
General Agriculture surrounds the entire parcel

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

LAND USE MAPS:
Urban Service Area – Business

UTILITIES:
Public water and sewer

APPLICANT'S JUSTIFICATION:
To construct mini-warehouse units

PLANNING COMMISSION'S COMMENTS:
No comments.

BUILDING INSPECTOR'S COMMENTS:
Obtain all necessary permits, inspections, and certificates of occupancy in accordance with the Uniform Statewide Building Code.

HEALTH DEPARTMENT'S COMMENTS:
Public water and sewer - no comment.

HIGHWAY DEPARTMENT'S COMMENTS:
The use is not expected to have a significant impact on the surrounding roadways. The new entrance would be required to meet low volume commercial entrance requirements. The entrance would not require tapers as shown on the site plan, however, the curb does have to terminate 12' from the edge of pavement and the radii should be at least 25' or larger if the design vehicle requires it. The entrance should align with the entrance across the street or as close as the existing utilities allow. Since the entrance will be unable to meet the normal desired corner clearance from Rt. 608, care should be taken with the

landscaping or other obstructions to ensure sight lines to vehicles turning right from Rt. 608 onto Ivy Ridge Lane.

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. There is an existing 12" waterline along Ivy Ridge Lane running through the eastern property line of the subject parcel. There is an existing 8" waterline running parallel to the south side property line.
5. There is an existing 8" sewer line running through the northern side of the subject parcel. Development of the property would be subject to the existing sewer line easement (Deed of Dedication – Instrument No. 040002518).

ENGINEERING'S COMMENTS:

This use will require a full site plan including ESC and Stormwater and will need to be submitted per state and County requirements. Stormwater CGP will need to be obtained and project will need to be bonded 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 businesses. Mini-Warehouse units could be an appropriate use.

All buildings, structures, aiseways 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

There are no residentially zoned properties or property designated for residential use within one thousand feet (1000').

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.

Due to the size of the lot, the applicants are requesting to construct the mini-warehouse units fifty feet (50') from the right-of-way line of Tinkling Spring Road (Route 608).

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 outside storage is 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 aiseways 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 property is served by an entrance off Ivy Ridge Lane that will safely and adequately accommodate all traffic. All entrance gates are shown to be setback more than forty feet (40') and aiseways are marked on the plan.

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.

A portion of the units will be two-story and will be thirty feet (30') in height that may not be compatible with the existing businesses in the area.

No doors facing a residential zoned district may exceed eight feet (8') in height.
There are no residential zoned districts within close proximity.

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 the limitations.

STAFF RECOMMENDATIONS

The applicants are requesting to construct one hundred forty-four (144) mini-warehouse units at this location. A portion of the units will be two-story climate controlled units thirty feet (30') in height, which exceeds the twenty foot (20') maximum the current ordinance standard allows. The units facing Tinkling Spring Road (Route 608) will be the taller thirty foot (30') climate controlled units. These units will be brick faced giving the appearance of an office building. The existing buildings on the adjacent lots are eighteen feet (18') in height and twenty-five feet (25') in height.

The applicants are also requesting to construct the units approximately fifty-five feet (55') from the right-of-way line of Tinkling Spring Road (Route 608). Tinkling Spring Road (Route 608) is identified as an arterial street by the Virginia Department of Transportation, and the ordinance standard states that all structures will be constructed no closer than two hundred feet (200') from the right-of-way line of any arterial street.

Staff is concerned that approving a taller structure with a lesser setback than the ordinance standard recommends would not be compatible with the existing businesses or future businesses in the area. However, if the Board is satisfied that the request would be compatible and not cause an adverse impact to adjacent businesses and wishes to approve the request, 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. Applicant obtain building permit and provide a copy to Community Development.

Operating Conditions:

1. Be permitted to construct a portion of the units thirty feet (30') in height as shown on the site plan and constructed with brick fronts per the submitted illustration.
2. No activities such as sales, repairs, painting, or servicing goods, equipment be kept outside.
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.



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04

SHIELDS



Date 12/1/16

PROPERTY OWNER:

Mark L. and Wendy W. Hochstedler

APPLICANT:

Same

LOCATION OF PROPERTY:

3988 Stuarts Draft Highway, Waynesboro in the South River District

SIZE OF PROPERTY:

70.170 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 – Neighborhood Mixed Use

UTILITIES:

Public water and private septic

APPLICANT'S JUSTIFICATION:

To have a construction business

PLANNING COMMISSION'S COMMENTS:

No comments.

BUILDING INSPECTOR'S COMMENTS:

After review, our office has no comments.

HEALTH DEPARTMENT'S COMMENTS:

Storage of equipment on site only, no employees or office.

HIGHWAY DEPARTMENT'S COMMENTS:

The use is not expected to have a significant impact on the surrounding roadways. The existing gravel entrance is adequate conditioned that the business and residence will generate less than 50 vehicle trips per day (entering or exiting).

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. This parcel has two addressed dwellings (3964 & 3988 Stuarts Draft Highway) that are currently Service Authority water only customers. If one of these existing service connections will be utilized to support the business a meter sizing form will need to be completed and provided to the Authority. A change in the meter size would require additional payments in accordance with Authority policy – see Section 6 of the attached Policy 5.1-Water and/or Sewer Connections.
5. There is no public sewer available in the area of this parcel.

ENGINEERING'S COMMENTS:

No comments.

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 designated area behind the barn screened with existing trees for storing leftover job materials.

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 owns the property and lives with close proximity.

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

Businesses are more appropriate in business zoned areas, however, a small contracting business with storage inside an existing barn or behind the barn should be appropriate for the area.

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

There is an existing entrance onto Stuarts Draft Highway (Route 340).

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

The 70.170 acres and the existing entrance should be able to safely and accommodate all traffic associated with the 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 will be using the existing barn on the property for storage.

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

The applicant is not requesting any expansions.

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 applicant has an approved septic system on site. The request is for storage only.

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

Fire extinguishers will be on site.

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 storage area is located behind the barn away from the road.

STAFF RECOMMENDATIONS

The applicant is requesting to use the existing barn on the property for storage of equipment associated with his construction business. These items include a small skid loader, scaffolding, walk-boards, and miscellaneous tools that he uses in conjunction with his business. The applicant would also like to have a small area behind the barn to store any leftover materials such as limestone or bricks. This area is screened by existing trees that will remain. The applicant owns the 70.170 acres but resides at 4060 Stuarts Draft Highway, which is within close proximity. The applicant currently has one (1) employee that meets him on the jobsite.

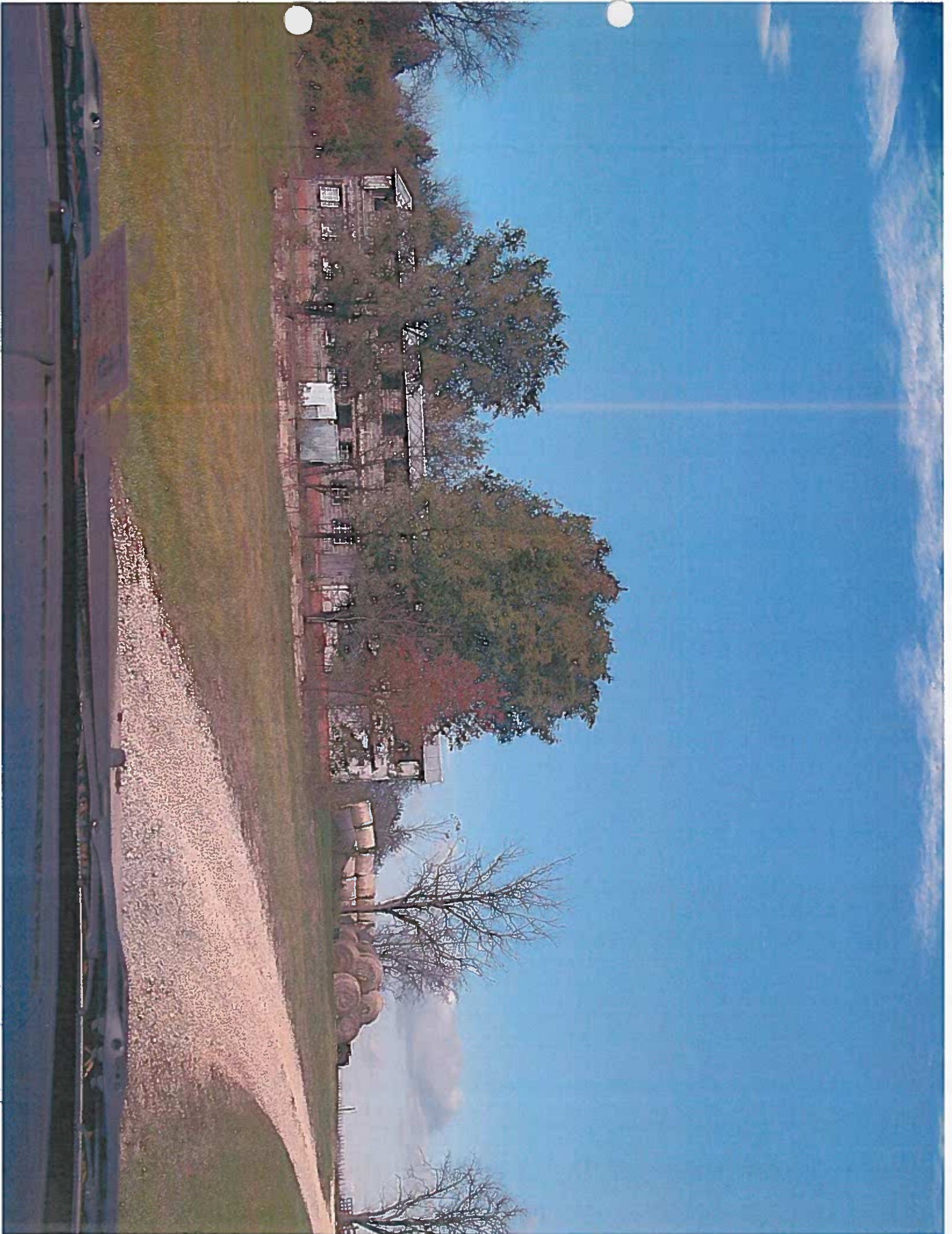
Staff feels that considering the fact that the applicant will be the only on coming and going from the site, and all equipment will be kept inside the barn and the materials will be screened from public view the request should be compatible with rural character of the neighboring area. Staff would recommend approval with the following conditions:

Pre-Conditions:

None

Operating Conditions:

1. All equipment and machinery for the business be kept inside the barn.
2. All leftover building materials such as limestone or brick be kept in the designated area behind the barn.
3. The existing trees screening the 40' x 40' storage area be maintained.
4. No employees coming to the site.
5. No junk or inoperable vehicles, equipment or parts of vehicles or equipment be kept outside.
6. Site be kept neat and orderly.



11/15/2015

Date 12/1/16

EXTENSION OF TIME REQUEST

PROPERTY OWNER:

Charles L. Simmons or Melissa A. Kelley

APPLICANT:

Same

LOCATION OF PROPERTY:

452 Eagle Rock Lane, Staunton in the Pastures District

SIZE OF PROPERTY:

20.959 acres

VICINITY ZONING:

General Agriculture surrounds the entire parcel

PREVIOUS ZONING OR S.U.P.:

12/95 Zoned General Agriculture

LAND USE MAPS:

Agriculture Conservation Area

UTILITIES:

Private well, private septic

APPLICANT'S JUSTIFICATION:

To have a dog kennel

The applicant is requesting a six (6) month Extension of Time.

STAFF RECOMMENDATIONS:

The Board granted the Special Use Permit with the operating condition that the kennels be constructed inside the barn with six (6) months. The applicant has not been able to complete this within that time frame and is requesting an additional six months (6). Staff recommends approval

Date 12/1/16

EXTENSION OF TIME REQUEST

PROPERTY OWNER:

Gregory and Nancy Cash

APPLICANT:

Same

LOCATION OF PROPERTY:

744 Jefferson Highway, Staunton, in the Beverley Manor District

SIZE OF PROPERTY:

2.243 acres

VICINITY ZONING:

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

PREVIOUS ZONING OR S.U.P.:

02/48 Zoned General Business

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

11/70 SUP approved for auto repair shop

11/00 Court order prohibiting junk or salvage yard

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

LAND USE MAPS:

Urban Service Area – Business and Floodplain

UTILITIES:

Private well and septic

APPLICANT'S JUSTIFICATION:

To have an apartment in a pre-1980 structure

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

STAFF RECOMMENDATIONS:

The applicants were granted the Special Use Permit with the pre-conditions that they obtain Health Department and Building Inspection approvals within ninety (90) days. The applicant has not received all of these approvals and is requesting a one (1) year extension of time. Staff recommends approval.