



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: January 26, 2017

SUBJECT: Regular Meeting and Viewing

The Regular Meeting of the Augusta County Board of Zoning Appeals will be held on **Thursday, February 2, 2017, 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, February 2, 2017, 1:30 P.M.

1. CALL TO ORDER

2. DETERMINATION OF A QUORUM

3. MINUTES

Approval of the Called and Regular Meeting of January 5, 2017

4. PUBLIC HEARINGS

- A. A request by Krystal Carr, for a Special Use Permit to operate a dog kennel and dog training facility on property owned by Michael Dan Martin, located at 1413 Shenandoah Mountain Drive, West Augusta in the North River District.
- B. A request by Barbara Painter, for a Special Use Permit to have a residential care facility on property owned by Country Estates Mobile Home Park, LLC, located at 299 Country Estates Boulevard, Crimora 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 Dirk Gold, agent for Goldwrench Enterprises, LLC, for a Special Use Permit to construct a larger fenced vehicle storage on property they own, located at 588 East Side Highway, Waynesboro in the Wayne District. – **ONE YEAR EXTENSION OF TIME REQUEST**

8. STAFF REPORT

| | |
|-------|--|
| 16-12 | Garland D. or Diane Coffey |
| 16-13 | David P. or Pamela D. Ramsey |
| 16-14 | George Anen, Sr. or Denise D. Campbell |
| 16-15 | Michael A. and Jennifer A. Barrett |
| 16-16 | Larry A. Skillman |
| 16-17 | Jeanette T. Gunther |
| 16-18 | Curtis E. Reed |
| 16-19 | Fishersville Realty, LLC |

9. ADJOURNMENT

PROPERTY OWNER:
Michael Dan Martin

APPLICANT:
Krystal Carr

LOCATION OF PROPERTY:
1413 Shenandoah Mountain Drive, West Augusta in the North River District

SIZE OF PROPERTY:
18.153 acres

VICINITY ZONING:
General Agriculture surrounds the entire parcel

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

LAND USE MAPS:
Agriculture Conservation Area

UTILITIES:
Private well and septic

APPLICANT'S JUSTIFICATION:
To operate a dog kennel and dog training facility

PLANNING COMMISSION'S COMMENTS:
No comments.

BUILDING INSPECTOR'S COMMENTS:
1. Obtain all necessary permits and inspections for any new structures in accordance with the Uniform Statewide Building Code.

HEALTH DEPARTMENT'S COMMENTS:
No plumbing in kennel, waste being scooped. As long as disposed of in a sanitary manner – no objections.

HIGHWAY DEPARTMENT'S COMMENTS:
The use is not expected to have a significant impact to State maintained roadways. The existing entrance to the property is adequate for the proposed use (as a low volume commercial entrance).

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

ENGINEERING'S COMMENTS:

No comments.

ANIMAL CONTROL'S COMMENTS:

Kennel area was very clean. Excellent exercise area. Animal Control would recommend permit for ten (10) dogs as there are two (2) people taking care of the dogs. Good area for this use.

SECTION 25-74C - ANIMAL CARE FACILITIES

There is an adequate plan to keep the facility neat and clean, free of dirt, fecal accumulation, odors, and parasite infestation.

Waste will be scooped and disposed of daily.

Adequate facilities will be constructed to ensure good ventilation and the maintenance of proper temperatures within healthful and comfortable limits for the animals.

The kennels are inside the existing 22' x 53' heated building.

Fencing will be sturdy and well maintained and will be of sufficient strength and height to safely secure the animals.

The entire area will be fenced with non-climb horse fencing with electric fencing on top.

Exercise areas will provide adequate shelter from wind, rain, snow, and direct sunlight.

The dogs are kept inside the kennels and only out for bathroom breaks and exercise.

There is an adequate plan to address safety from fire and other hazards, including alarm systems and suppression equipment when appropriate.

The applicant will install fire extinguishers and will check on alarm systems.

Both the inside and outside facilities will be of proper size to accommodate the anticipated breeds and numbers of animals.

The dogs are kept within a 22' x 53' building and the property will be fenced to the tree line.

The site contains a minimum of five (5) acres. 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 when necessary to protect the neighboring properties and to accommodate the anticipated breeds and numbers of animals.

The property contains 18.153 acres.

The animals shall be confined within an enclosed building from 10 p.m. to 6 a.m. unless the board of zoning appeals is satisfied that keeping the anticipated animals outside during such hours will not be a nuisance to neighboring properties.

The dogs are only outside for bathroom breaks and will be kept inside all other times.

No structure occupied by animals, other than the principal dwelling of the owner/operator shall be closer than two hundred feet (200') from any lot line. No outside run or other outdoor area occupied by animals more than two (2) hours in any 24 hour period shall be nearer than five hundred feet (500') to any lot line. Nothing herein shall be deemed to limit the ability of the board of zoning appeals to require larger setbacks when necessary to accommodate the anticipated breeds and numbers of animals or to better protect neighboring properties.

The kennel area is located over two hundred (200') feet from any property line.

STAFF RECOMMENDATIONS

The applicants are requesting to have a dog kennel and training facility for up to twenty (20) German Shepherds. They currently have two (2) males and five (5) females. They are proposing to have five (5) litters per year. The dogs will be trained for search and rescue and will remain onsite for four (4) to five (5) months for training. The dogs will be evaluated during training and if they do not meet the criteria, they will be sold prior to further training. The applicants are requesting to use the existing 22' x 53' building for the kennels and will be fencing the perimeter with non-climb horse fencing with electric fence above. The applicant states the dogs will only be outside for bathroom breaks and for exercise. The dogs will not be left outside unattended and will remain on a leash. Animal Control's inspection shows that the kennel areas are neat and clean and the dogs are well taken care of. They are concerned with the number of dogs requested due to the size of the breed and the fact that only two (2) people will be taking care of the dogs. Due to the fact that there are no adjoining houses within close proximity of the kennel area or the training area, staff feels that the request would not have an adverse impact and recommends approval with the following conditions:

Pre-Condition:

1. Install the non-climb horse fencing and electrical fencing within **sixty (60) days**.

Operating Conditions:

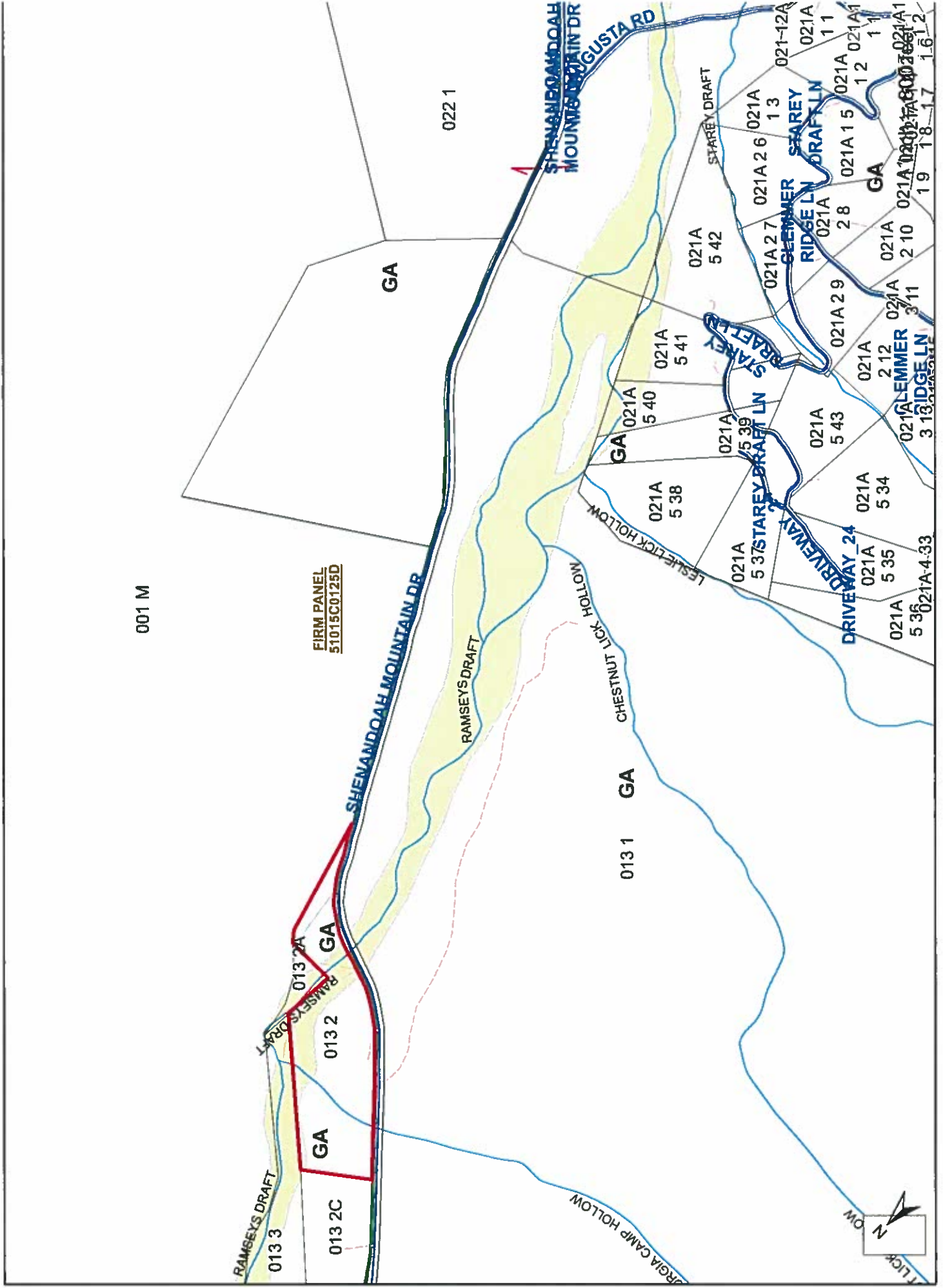
1. Be limited to ten (10) dogs onsite.
2. All dogs be confined within the 22' x 53' building or designated fenced area on the sketch plan unless under direct supervision of the owner.
3. Dogs be kept inside from 10:00 p.m. until 6:00 a.m.
4. Animal Control inspect the site every **six (6) months**.

STUM





Martin



001 M

FIRM PANEL
51015C0125D

022 1

SHENANDOAH MOUNTAIN DR

RAMSEYS DRAFT

CHESTNUT LICK HOLLOW

013 1 GA

RAMSEYS DRAFT

013 3

013 2A

013 2

GA

013 2C

GA 021A 5 38

GA 021A 5 40

021A 5 41

021A 5 42

021A 5 39

021A 5 43

021A 5 34

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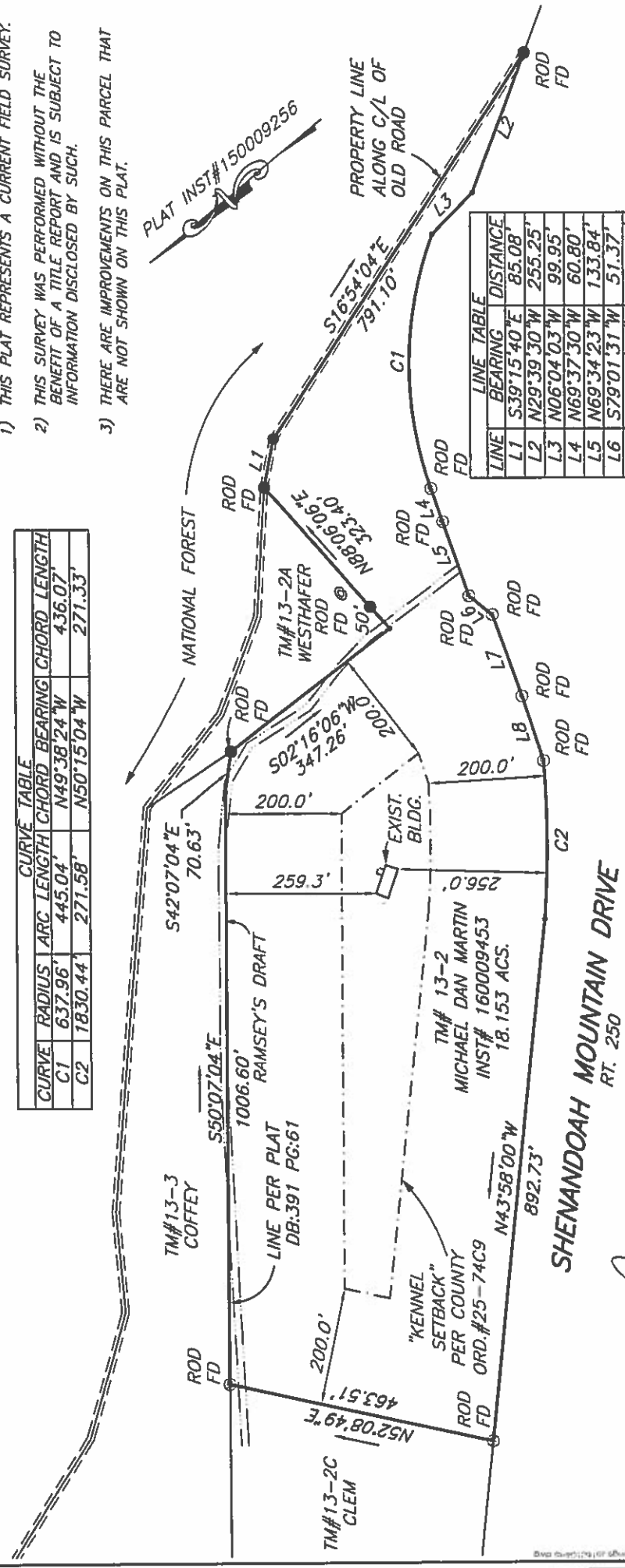


NOTES:

- 1) THIS PLAT REPRESENTS A CURRENT FIELD SURVEY.
- 2) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO INFORMATION DISCLOSED BY SUCH.
- 3) THERE ARE IMPROVEMENTS ON THIS PARCEL THAT ARE NOT SHOWN ON THIS PLAT.

| CURVE | RADIUS | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|----------|------------|---------------|--------------|
| C1 | 637.96' | 445.04' | N49°38'24"W | 436.07' |
| C2 | 1830.44' | 271.58' | N50°15'04"W | 271.33' |

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | S39°15'40"E | 85.08' |
| L2 | N29°39'30"W | 255.25' |
| L3 | N06°04'03"W | 99.95' |
| L4 | N69°37'30"W | 60.80' |
| L5 | N69°34'23"W | 133.84' |
| L6 | S79°01'31"W | 51.37' |
| L7 | N69°51'15"W | 149.79' |
| L8 | N68°14'01"W | 116.38' |



KENNEL EXHIBIT ON TAX MAP # 13-2

NORTH RIVER DISTRICT
 COUNTY OF AUGUSTA, VIRGINIA
 PLANNERS • ARCHITECTS • ENGINEERS • SURVEYORS
 ROANOKE • RICHMOND • NEW RIVER VALLEY • STAUNTON • HARRISONBURG
 1561 Commerce Road • Suite 401 • Verona, Virginia 24482 • Phone (540) 248-3220 • Fax (540) 248-3221



DATE 12-20-2016
 SCALE 1"=200'
 JOB: 35160117.HS
 DRAWN BY: HLV

Martin



AGENDA ITEM # 4B
Date 2/2/17

PROPERTY OWNER:
Country Estates Mobile Home Park, LLC

APPLICANT:
Barbara Painter

LOCATION OF PROPERTY:
299 Country Estates Boulevard, Crimora in the Middle River District

SIZE OF PROPERTY:
33.414 acres

VICINITY ZONING:
Manufactured Home Park to the north and west; General Agriculture to the south and east

PREVIOUS ZONING OR S.U.P.:
10/76 Zoned Manufactured Home Park

LAND USE MAPS:
Rural Conservation Area

UTILITIES:
Private well and septic

APPLICANT'S JUSTIFICATION:
To have a residential care facility

PLANNING COMMISSION'S COMMENTS:
No comments.

BUILDING INSPECTOR'S COMMENTS:
1. Persons needing care are limited to 5.
2. Obtain all necessary permits and inspections for any alterations or additions to the structure as required by the Uniform Statewide Building Code.

HEALTH DEPARTMENT'S COMMENTS:
Septic system is designed for four (4) people MAXIMUM at 299 Country Estates Blvd.

HIGHWAY DEPARTMENT'S COMMENTS:
The proposed use will not have a significant impact to State maintained roadways. The streets within the Country Estates Mobile Home Park are not maintained by VDOT. The primary access to a state maintained roadway is via Country Estates Boulevard at the intersection of Rt. 340; this entrance is adequate for the additional use proposed.

SERVICE AUTHORITY'S COMMENTS:

There is no public water or sewer available in the area of the subject parcel.

ENGINEERING'S COMMENTS:

No comments.

SECTION 25-224C – RESIDENTIAL CARE FACILITIES

The business and anticipated enlargements thereof will be appropriate for manufactured home park areas.

Applicant is requesting to care for two (2) individuals in her home which should be appropriate for the residential area.

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

A small residential care facility with no proposed additions to the dwelling or additional vehicles would not be out of character.

The permitting of the proposed facility, when taking into account the presence of other 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 proposed use will not result in a clustering of businesses or change the character of the neighborhood.

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

The applicant is licensed through Valley Community Services Board for sponsor placement.

STAFF RECOMMENDATIONS

The applicant is requesting to have a residential care facility for up to two (2) individuals in her home. She is licensed through Valley Community Services Board under their sponsor placement program. She has a certificate to administer medication when needed and also provides transportation to and from doctor appointments. Staff feels that a small scale residential care facility would not be out of character and recommends approval with the following conditions:

Pre-Condition:

1. Provide a copy of the license from Valley Community Services Board.

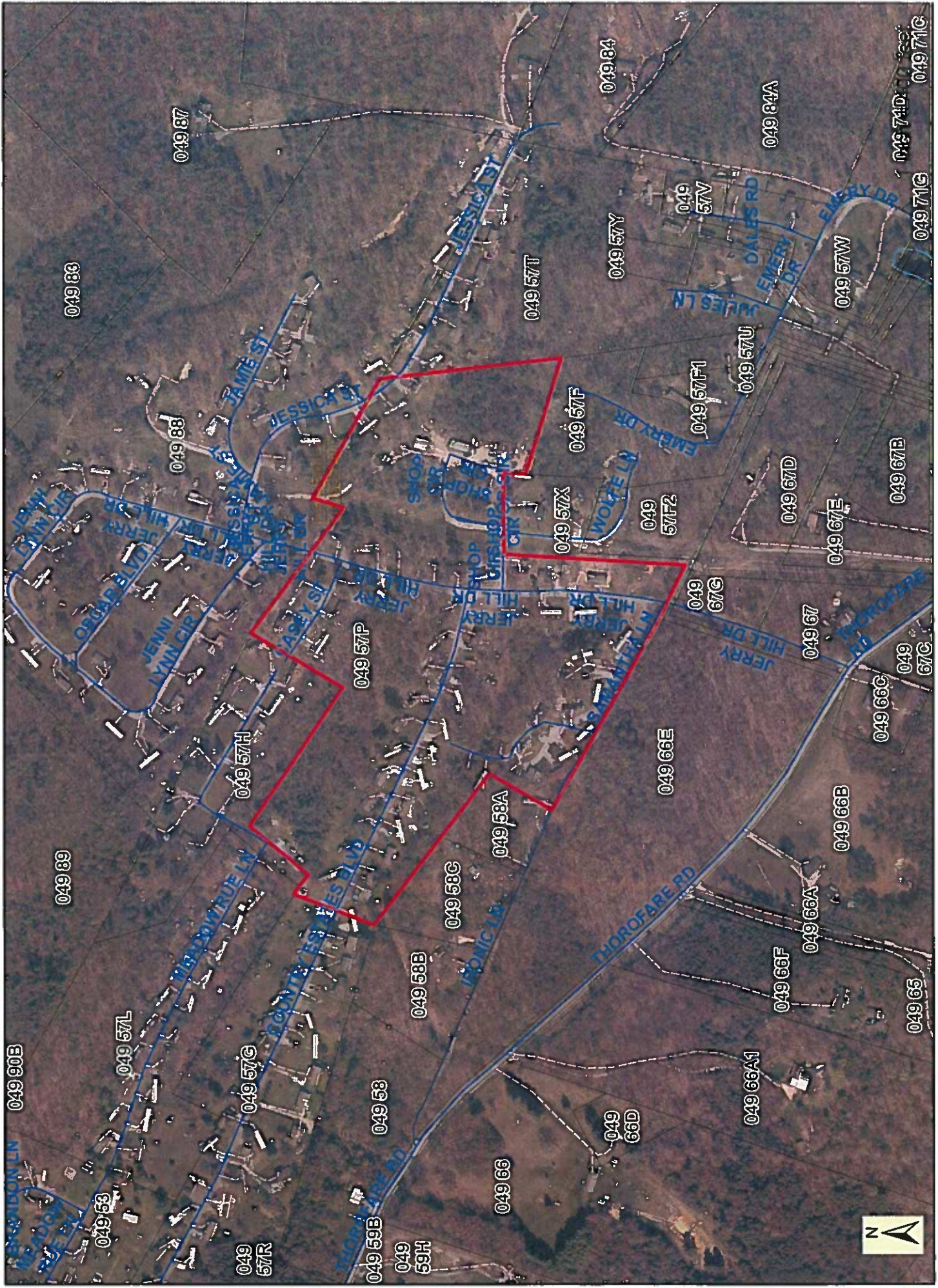
Operating Conditions:

1. Be limited to a maximum of four (4) people residing on premise.
2. Site be kept neat and orderly.
3. No employees.
4. Applicant must reside on premises.



Central 101-100

Country Estates Mobile Home Park



Country Estates
MHP



EXTENSION OF TIME REQUEST

Date 2/2/17

PROPERTY OWNER:
Goldwrench Enterprises, LLC

APPLICANT:
Dirk Gold, agent for Goldwrench Enterprises, LLC

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

SIZE OF PROPERTY:
2.784 acres

VICINITY ZONING:
General Agriculture surrounds the entire parcel

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

LAND USE MAPS:
Community Development Area – Low Density Residential

UTILITIES:
Public water – private septic

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

STAFF COMMENTS

The Board approved the Special Use Permit to have a larger fenced area with the Operating Condition that they obtain a Special Use Permit for the garage addition within two (2) years and reduce the size of the vehicle storage area by one-half. The applicant is requesting a one (1) year extension to complete this.