



Augusta County Board of Zoning Appeals
BZA Regular Meeting
Thursday, June 6, 2024 – 1:30 PM
Augusta County Government Center
Main Board Room
18 Government Center Lane
Verona, VA 24482

Staff Briefing

Staff Briefing Memo
memo.doc

1. **CALL TO ORDER**

2. **DETERMINATION OF QUORUM**

3. **MINUTES**

A. Approval of the May 2, 2024 Minutes
05022024 BZA Minutes.doc

4. **PUBLIC HEARINGS**

A. A request by Don Michael Cromer, agent for D.M. Cromer, LLC, for a Special Use Permit to continue to have a veterinary clinic on property owned by David L. Gardner, located at 54 Fadley Road, Weyers Cave in the North River District.

gardner aerial.jpg

gardner site plan.jpg

gardner tm.jpg

Gardner.JPG

Gardner Staff Report.pdf

B. A request by Michael and Emma Gutzler, agents for Prospect Village, LLC, for a Special Use Permit to have apartments in two (2) pre-1980 structures on property owned by William E. and Sara Frances Brubeck, Trustees, located at 38 and 40 Cherry Grove Road, Middlebrook in the Riverheads District.

brubeck aerial.jpg

Brubeck site plan.jpg

brubeck tm.jpg

Brubeck.JPG

Brubeck2.JPG

Brubeck Staff Report.pdf

C. A request by John Schoeb, agent for 414 Parkersburg Turnpike, LLC, for a Special Use Permit to have outdoor storage of food trucks/trailers, lawn furniture and picnic tables for outdoor dining on property owned by Mossy Creek Brewing Co., LLC, located at 414 Parkersburg Turnpike, Staunton in the Pastures District.

mossy creek aerial.jpg

mossy creek brewing site plan.jpg

mossy creek tm.jpg

MossyCreek.JPG

MossyCreek2.JPG

- Mossy Creek Brewing Staff Report.pdf
- D. A request by Katie Brown, for a Special Use Permit to have outdoor storage of a coffee trailer on property owned by Christy S. Arehart, located at 674 Howardsville Turnpike, Stuarts Draft in the South River District.
- arehart aerial.jpg
arehart site plan.jpg
arehart tm.jpg
Arehart.JPG
Arehart Staff Report.pdf
- E. A request by Burt Andrew Clevinger, agent for Appalachian Aggregates, LLC, for a Special Use Permit to reopen a closed quarry operation and manufacture crushed stone in conjunction with the Interstate 81 widening on property owned by Spottswood Farms, LLC, located on the east side of Interstate 81 in the Riverheads District.
- spottswood farms aerial.jpg
spottswood farms site plan 1.jpg
spottswood farms site plan 2.jpg
spottswood farms site plan 3.jpg
spottswood farms site plan 4.jpg
spottswood farms tm.jpg
Spottswood.JPG
Spottswood Farms Staff Report.pdf
- F. A request by Debbie Henderson, agent for D.M. Conner, Inc., for a Special Use Permit to modify stipulation #3 on SUP#01-09 in order to allow operation within the 100 foot buffer strip along the western property line for reclamation on property owned by D.M. Conner, Inc., located on the south side of Route 610 (Howardsville Turnpike), east of the intersection of Route 610 and Route 660 in the South River District.
- D M Conner aerial.jpg
D M Conner tm.jpg
DM Conner 1.JPG
DM Conner 2.JPG
DM Conner site plan.jpg
D M Conner Staff Report.pdf
- G. A request by Charles Barger, agent for Acres Sand and Stone, LLC, for a Special Use Permit to modify operating condition #3 on SUP#99-47 in order to allow operations within the 100 foot buffer strip along the southern property line for reclamation on property they own, located on the east side of Route 660 (Lake Road), north of the intersection of Route 660 and Route 610 in the South River District.
- Acres Sand 2.JPG
Acres Sand and Stone aerial.jpg
acres sand and stone site plan.jpg
Acres Sand and Stone tm.jpg
Acres Sand.JPG
Acres Sand and Stone Staff Report.pdf

5. **OLD BUSINESS**

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

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

- A. A request by Ashley Carter, for a Special Use Permit to continue the existing

restaurant on property owned by Ethel M. Baber, located at 2542 East Side Highway,
Crimora in the Middle River District. - **ONE (1) YEAR EXTENSION OF TIME
REQUEST**

Baber Staff Report.pdf

8. STAFF REPORTS

- A. Staff Report Memo
inspection memo.doc
inspections.doc

9. ADJOURNMENT



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: May 30, 2024

SUBJECT: Regular Meeting and Viewing

The Regular Meeting of the Augusta County Board of Zoning Appeals will be held on **Thursday, June 6, 2024, 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 in the **Board of Supervisors Conference Room at noon**.

Enclosed are the **May** minutes, the agenda for the 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

May 2, 2024

PRESENT: George A. Coyner, II, Chair
 Thomas W. Bailey
 Monica L. Rutledge
 Thomas V. Thacker
 Sandra K. Bunch, Zoning Administrator and Secretary
 Doug Wolfe, Director of Community Development
 James R. Benkahla, County Attorney
 Kathleen Keffer, Assistant County Attorney
 Nicole Price, Assistant County Attorney
 Julia Hensley, Planner II
 Elizabeth Goodloe, Planner I
 Beatrice B. Cardellicchio-Weber, Executive Secretary

ABSENT: Mark L. Glover, Vice Chair

VIRGINIA: At the Called Meeting of the Augusta County Board of Zoning Appeals held on Thursday, May 2, 2024 at 8:30 A.M., in the County Government Center, Verona, Virginia.

* * * * *

The staff briefing was held at **8:30 a.m.** in the **Board of Supervisors Conference Room** where the Zoning Administrator reviewed the staff report for each request on the Board's agenda. Copies of the staff reports can be found in the Community Development Department.

* * * * *

STOKESVILLE OWNERS GROUP – SUP#24-22

The Board discussed increasing the accessory building from 30' x 30' to 30' x 40'. The applicant did request this originally but it did not get listed in the conditions of their permit. The advertisement did not state a size. The Board agreed that it was a clerical error and decided to amend the condition to reflect the 30' x 40' size.

* * * * *

VIEWINGS

The members of the Board of Zoning Appeals assembled at the Government Center and went as a group to view the following:

- VLADIMIR SHOKOV - SPECIAL USE PERMIT
- STEPHEN J. AND ESTHER M. WENGER - SPECIAL USE PERMIT
- JAMES W., ALINA, AND ROSEMARY J. DENNIS - SPECIAL USE PERMIT
- SHARON G. CONNER, AGENT FOR D.M. CONNER, INC. - SPECIAL USE PERMIT
- VERONICA ZOLOTOOCHIN, AGENT FOR DOG 'N' BUTTERFLY, LLC - SPECIAL USE PERMIT
- JEFFREY LORD, AGENT FOR WAYNESBORO VAB, LLC - SPECIAL USE PERMIT
- BENJAMIN R. GEE - SPECIAL USE PERMIT

At each location, the Board observed the site and the premises to be utilized. The Board also viewed the development and the character of the surrounding area.

* * * * *

Chair

Secretary

May 2, 2024

PRESENT: George A. Coyner, II, Chair
Mark L. Glover, Vice Chair
Thomas W. Bailey
Monica L. Rutledge
Thomas V. Thacker
Sandra K. Bunch, Zoning Administrator and Secretary
James R. Benkahla, County Attorney
Beatrice B. Cardelicchio-Weber, Executive Secretary

ABSENT: None

* * * * *

VIRGINIA: At the Regular Meeting of the Augusta County Board of Zoning Appeals held on Thursday, May 2, 2024, at 1:30 P.M., in the County Government Center, Verona, Virginia....

* * * * *

MINUTES

Mr. Bailey moved that the minutes from the April 4, 2024, meeting be approved.

Mr. Glover seconded the motion, which carried unanimously.

* * * * *

VLADIMIR SHOKOV - SPECIAL USE PERMIT

This being the date and time advertised to consider a request by Vladimir Shokov, for a Special Use Permit to have a catering business with food prep within a food trailer stored onsite on property owned by Sergey and Lina Shumeyko, located at 86 Grindstone Road, Bridgewater in the North River District.

The applicant was not present at this time.

* * * * *

STEPHEN J. AND ESTHER M. WENGER - SPECIAL USE PERMIT

This being the date and time advertised to consider a request by Stephen J. and Esther M. Wenger, for a Special Use Permit to have a short term rental within an existing dwelling on property they own, located at 34 Burketown Road, Weyers Cave in the North River District.

Mr. Stephen Wenger stated I would like to have this Special Use Permit for an Airbnb.

Chair Coyner asked if the rental would be in the main structure?

Mr. Wenger stated yes.

Chair Coyner asked if the applicant resides at the site?

Mr. Wenger stated yes. There is a wing off the back with its own entrance and living area. We plan on living on the other portion of the house.

Chair Coyner asked what is the age of the house?

Mr. Wenger stated 1790s is the brick portion. The additions date back to the Civil War but the back I am not sure when it was constructed.

Chair Coyner stated this is a nice piece of property. How do you plan on advertising?

Mr. Wenger stated through Airbnb.

Chair Coyner asked if there was anyone wishing to speak in favor, or in opposition to the request?

Mr. Stan Jones, 17 Burketown Road, Weyers Cave, stated I live across the street. I could not have picked a better neighbor. I am in favor for them to have this Special Use Permit.

Chair Coyner asked if there was anyone else wishing to speak regarding the request?

There being none, Chair Coyner declared the public hearing closed. The Board visited the site this morning and it is a nice piece of property.

Mr. Thacker moved to approve the request with the following conditions:

May 2, 2024

Pre-Conditions:

None

Operating Conditions:

- 1. Be permitted to lease the one (1) bedroom suite for short term rental.
- 2. Total occupancy of the dwelling not to exceed eight (8) persons maximum.
- 3. Site be kept neat and orderly.

Mr. Bailey seconded the motion, which carried unanimously.

* * * * *

VLADIMIR SHOKOV - SPECIAL USE PERMIT

This being the date and time advertised to consider a request by Vladimir Shokov, for a Special Use Permit to have a catering business with food prep within a food trailer stored onsite on property owned by Sergey and Lina Shumeyko, located at 86 Grindstone Road, Bridgewater in the North River District.

Mr. Vladimir Shokov stated I had a permanent food truck based in Harrisonburg. I would like to cook at this site for the catering business and deliver the food to the customers.

Chair Coyner asked if customers will come to the site?

Mr. Shokov stated no.

Chair Coyner asked if this is a family operated business?

Mr. Shokov stated yes. I will not have employees.

Chair Coyner asked if there was anyone wishing to speak in favor, or in opposition to the request?

There being none, Chair Coyner declared the public hearing closed. The Board visited the site this morning and it is well maintained.

Mr. Bailey moved to approve the request with the following conditions:

Pre-Condition:

- 1. Obtain Health Department approval and provide a copy to Community Development.

Operating Conditions:

- 1. Be allowed to store and prepare food in the food trailer stored onsite.
- 2. No events, customers, or food sales at the property.
- 3. No employees other than family.
- 4. Site be kept neat and orderly.

Mr. Glover seconded the motion, which carried unanimously.

* * * * *

DOUGLAS P., JR. AND ALISON POWERS - SPECIAL USE PERMIT

This being the date and time advertised to consider a request by Douglas P., Jr. and Alison Powers, for a Special Use Permit to have a short term rental on property owned by Zeb M. Harry, Jr. Revoc. Trust, located at 6374 Lee Jackson Highway, Raphine in the Riverheads District.

Mr. Douglas Powers stated we live in the main house. We would like to bring people to the County and educate them on the agriculture life of the area.

Chair Coyner asked if this would be advertised through Airbnb?

Mr. Powers stated yes.

Chair Coyner asked if the family will supervise during rentals?

May 2, 2024

Mr. Powers stated yes.

Chair Coyner asked if there was anyone wishing to speak in favor, or in opposition to the request?

There being none, Chair Coyner declared the public hearing closed.

Mr. Glover stated this is a well maintained site. It is in a good location. He moved to approve the request with the following conditions:

Pre-Condition:

- 1. Applicant will submit a current lease agreement between the owner and the tenant.

Operating Conditions:

- 1. Applicant be permitted to lease the existing two (2) bedroom dwelling for short term stays.
- 2. Maximum occupancy not to exceed four (4) persons.
- 3. Site be kept neat and orderly.

Mr. Thacker seconded the motion, which carried unanimously.

* * * * *

JAMES W., ALINA, AND ROSEMARY J. DENNIS - SPECIAL USE PERMIT

This being the date and time advertised to consider a request by James W., Alina, and Rosemary J. Dennis, for a Special Use Permit to construct an accessory building exceeding the 900 square foot total aggregate allowed on property they own, located at 147 Rutherford Lane, Stuarts Draft in the South River District.

Mr. James Dennis stated I would like to build a steel building. We want to demolish the existing building. We want to have storage for a motor home, tractor and other items.

Chair Coyner asked if it is larger than what is there?

Mr. Dennis stated the existing building is a 15' x 20' and this would be 30' x 50'.

Chair Coyner asked if the building would have steel siding?

Mr. Dennis stated yes. It will match the house and shutters.

Chair Coyner stated this is a large size building for this neighborhood. Why do you need a building that large?

Mr. Dennis stated the shorter size buildings will not fit my motor home.

Chair Coyner asked what is the height?

Mr. Dennis stated 16' tall.

Chair Coyner asked if the building is all steel?

Mr. Dennis stated it is a five star steel building. This structure has gables and structurally sound. Pole barn style buildings are four times the price.

Mr. Bailey asked if the rules state that the camper cannot be stored outside?

Mr. Dennis stated no. People do have campers outside. There are large buildings in the area.

Mr. Thacker asked what is the zoning behind this property?

Ms. Bunch stated Rural Residential is behind this property. They allow for larger buildings.

Mr. Thacker stated in Rural Residential there can be larger buildings because it falls under a different regulation.

Mr. Dennis stated there are trees covering the area on both sides.

Chair Coyner asked if there was anyone wishing to speak in favor, or in opposition to the request?

Ms. Rosa Stevens, 142 Rutherford Lane, Stuarts Draft, stated I live across the street and I am opposed to this. There is a reason why we are only permitted 900 square foot buildings. This steel building will be 1,500 square feet – 16' high. This is not going to

May 2, 2024

only house the RV but a Snap-on tool box truck. This is a residential neighborhood on a cul de sac with children. This is a quiet area. According to my one neighbor, he plans on opening a business and running it out of the building and they intend to do an in-law suite. There are safety concerns because the road is narrow. The road is also filled with kids. People walk their dogs down the road. I do oppose it because this is a residential neighborhood. This will take away from property values. It will not be appealing. This will open doors for other people. They moved here from Virginia Beach because Virginia Beach does not allow this there.

Chair Coyner asked if there was anyone else wishing to speak regarding the request?

There being none, Chair Coyner asked the applicant to speak in rebuttal.

Mr. Dennis stated in zoning it does state as long as no customers coming to the site I can park there. If I cannot park the Snap-on vehicle there, I can park it at a storage unit. We will close on our house at the end of the month. The City of Virginia Beach does not allow storage of commercial vehicles in the backyard. We chose Augusta County because it said as long as you are not operating the business there. Snap-on tools is not an operating business that can be done on my property. We go out and service these customers. I can do it under 900 square feet.

Chair Coyner declared the public hearing closed. This is a nice residential area. This building would not be in character with that area.

Ms. Rutledge stated the structure will be in the back hidden. The Snap-on truck is not relevant to this piece of it because he can park it in the driveway.

Mr. Bailey stated in Single Family it allows 900 square feet. This will be much bigger than that. It will be out of proportion. If the applicant is able to live with the 900 square feet that would be allowed and a better option.

Mr. Thacker stated this seems to be out of character. There are no other buildings in the subdivision that size. He said that the smaller building would serve his purpose. He moved to deny the request.

Mr. Bailey seconded the motion, which carried unanimously.

* * * * *

SHARON G. CONNER, AGENT FOR D.M. CONNER, INC. - SPECIAL USE PERMIT

This being the date and time advertised to consider a request by Sharon G. Conner, agent for D.M. Conner, Inc., for a Special Use Permit to expand the existing mining operation on property she owns, located at 245 Oak Lane, Stuarts Draft in the South River District.

Mr. Steve Driver, Terra Engineering, stated I am here to represent the applicant. This property is adjacent to the current mining operation and it is surrounded by General Agriculture zoned property. They have been in business for a number of years. They will obtain the necessary permits from DMME. The request that is on the agenda today is to expand the mining operation to include property owned by Sharon Conner.

Chair Coyner asked if the mining operation will be moved over to this property?

Mr. Driver stated yes. This property will have the 200' buffer and maintain the 500' along the Gerties Lane subdivision.

Chair Coyner asked if there was anyone wishing to speak in favor, or in opposition to the request?

Ms. Shayla Branch, 79 Gerties Lane, Stuarts Draft, stated I am an adjacent property owner. This is not a new issue for the residents of Gerties Lane and adjoining side roads. This has been an issue for several years. DM Conner is being investigated by the County and DMME because they ignored the conditions of their current Special Use Permit. They have mined out the 100' setback. They have not followed the state guidelines for reclamation. They are now pleading ignorance to the County regarding the 100' setback. Ignorance is no excuse for breaking the law, just ask any judge. They cannot continue to ask for forgiveness instead of permission. We ask that no new permits be issued until there are new aerial photographs and surveys done that makes this visible to the public, work be constantly inspected, and that the current issues that they have not followed all be done prior to any new permits being issued. How can you consider this when they are breaking the rules.

Mr. Derek Hutchinson, 106 Gerties Lane, Stuarts Draft, stated my property abuts up to the Conner site. I was not here in 2021 when they came to ask to mine the additional five acres. If they are going to mine, this is the best place to mine but I do have concerns. I do not believe this Board should reward poor behavior. They are currently not in compliance with the current permits. Why would we give them more? The quarries know their stuff. I have been in meetings with them. They have site plans and

May 2, 2024

mining plans. It is hard to believe that this was a misunderstanding. Two quarries have made the exact same mistake digging out the 100' buffer. It is important because every foot matters. My biggest request is that they are in compliance. I do not think any reclamation has been done. The Board put conditions (#5 and #7) about reclaiming on their permits. Power lines run right through the middle of this. Will they be taken down and will we have to worry about electricity being lost? I would hope this current request be postponed until DM Conner is in full compliance with all of their Special Use Permits. There will be another meeting next month for compliance. The operating conditions should be put in five acre blocks. From the September 2, 2021 minutes, five acres is about 8-10 years. They need to reclaim it before they start the next section. Postponing this should not cause any harm. Even if they wait another six months, it is not going to shut them down.

Ms. Melissa Golladay, 32 Sycamore Path, Stuarts Draft, stated I am opposed to this. DM Conner and Acres Sand and Stone are violating the 100' setback. The new mining was behind my house. I saw an excavation claw and they were mining a 30' hole on the other side. They did do a good job on reclaiming the one side. I knew they were working too close to property lines. I filed a complaint with the County. I was told they are reclaiming. I sent a video to the County. They are tearing down trees on unmined land, they are not reclaiming. I called DMME and they spoke to the County and they said that they were reclaiming. I sent pictures to Matt at DMME and he did go out that day. Acres Sand was mining that property and that was shut down by DMME. They dug to the property line. The operations manager said that they can dig right next to the property line and they produced a letter from June 2023 that Conner signed an agreement with Acres that they can dig up to the property line on that property. They knew what they were doing. The Whitesells came around for them to sign a document and there was a clause that gave permission 5' away if we all signed it. That is where the trust issues started. Since 2018, we have been living in a quarry. Tia Baker could not be here but she does not want this. All that they wanted was for them to be 500' from her house. They need to stop digging so close to the property lines. I did call the state that they were impeding on the buffer. We breathe this dust and live in this quarry. The property sits at the back of this property. Are we going to hold them accountable? I have no problem with them digging. They had a 100' setback and they dug right to the line. We should advocate for the aerial maps because the quarry looks different. The maps are outdated. That speaks for Acres Sand and Stone also. A lot of his cliffs are not 2-1 so he needs to be investigated. Acres was very aggressive in the meeting because they were aware of what they were doing. This is a safety issue for all of our families. We were ignored and lied to. We should know if they are digging back there. They did not choose to go with the 500' maybe because a lot of the triangle has been mined. Give us 2024 maps with clear setbacks.

May 2, 2024

Chair Coyner asked if there was anyone else wishing to speak regarding the request?

There being none, Chair Coyner asked the applicant to speak in rebuttal.

Mr. Benny Conner, 35 Dewey Lane, Waynesboro, stated about the triangle, we are not even going that way. We are going towards Sharon's property about 1,500' from them. For the reclamation, the plan is 10'-20' deep or 8'-10' of rock and no sand. We do not know how deep to go. We have to take the clay off to bring it up sloped 2 to 1. We cannot bring it back to the original. We need rock to make sand. We need to get more rock to keep up with the paving companies.

Chair Coyner declared the public hearing closed. The Board visited the site this morning. They are not up to speed on the current permits and I am not sure why they are in need of another one.

Ms. Rutledge stated they are not in compliance. I am concerned about that. I do not want to consider issuing a new one until everything is brought up to speed.

Chair Coyner stated they have not done what they were supposed to do with what they currently have.

Mr. Thacker stated we should check to see if they are in compliance next month.

Ms. Bunch stated they will not be in compliance by next month.

Mr. Thacker moved to continue the request at the July 3, 2024 meeting.

Ms. Rutledge seconded the motion, which carried unanimously.

* * * * *

VERONICA ZOLOTOOCHIN, AGENT FOR DOG 'N' BUTTERFLY, LLC - SPECIAL USE PERMIT

This being the date and time advertised to consider a request by Veronica Zolotoochin, agent for Dog 'N' Butterfly, LLC, for a Special Use Permit to amend the Operating Condition of SUP#22-72 in order to increase the number of dogs onsite on property owned by Dog 'N' Butterfly, LLC, located at 766 Frog Pond Road, Staunton in the Pastures District.

May 2, 2024

Ms. Veronica Zolotoochin stated I was granted a Special Use Permit for doggie day care and boarding. I have 25-30 clients most days. I keep 4-6 dogs in the home for day care. We do pickup and drop off. The business has grown slow enough and it has been a nice fit. I love what we do. The idea is to keep the dogs safe, happy and content in our home. I would like to increase the number to ten (10) with the boarding in order to have more flexibility in an emergency situation. I do not have the dogs in kennels. This is a home environment. We are out with them in the fenced in area.

Chair Coyner stated the Board visited the site this morning. This is a really nice facility.

Ms. Zolotoochin stated our neighbors have even referred customers to us. We are proud of what we have done.

Chair Coyner asked if ten (10) would be a good number for you?

Ms. Zolotoochin stated yes. We want to grow slowly and ten (10) is a comfortable number.

Chair Coyner asked if there was anyone wishing to speak in favor, or in opposition to the request?

There being none, Chair Coyner declared the public hearing closed. This is a great facility and it is well maintained.

Mr. Glover stated this is a well-run business with no complaints. He moved to approve the request with the following conditions:

Pre-Conditions:

None

Operating Conditions:

1. Be permitted a maximum of ten (10) dogs onsite.
2. All other operating conditions of SUP#22-72 remain in effect.

Mr. Bailey seconded the motion, which carried unanimously.

May 2, 2024

* * * * *

JEFFREY LORD, AGENT FOR WAYNESBORO VAB, LLC - SPECIAL USE PERMIT

This being the date and time advertised to consider a request by Jeffrey Lord, agent for Waynesboro VAB, LLC, for a Special Use Permit for a 3MW (alternating current) small scale solar energy facility within approximately 23.5 acres of fence enclosed site located on Parcel Tax Map No. 077-32 with a gravel access road extending through Tax Map No. 48-2-1 on property owned by Kenneth R. Bradley, Jr., located at 720 May Avenue, Waynesboro in the Wayne District.

Kevin Comer with Stark Tech and Bryan Schoffman with RWE presented the Board with a PowerPoint Presentation (copy is in the file).

Chair Coyner stated the Board visited the site this morning. When you disturb the trees, will you plant in those areas?

Mr. Comer stated yes.

Chair Coyner asked if the existing sod would be disturbed?

Mr. Comer stated yes. It is flat in that area. The tracking technology can easily handle the slopes. There is a steep grade there. You can have a tall tree and it still will not shade the solar project. They will look at the detail and models and the actual heights of those trees at the final site plan stage.

Chair Coyner stated with another solar site, there was a considerable amount of topsoil that was moved. Will that happen here?

Mr. Comer stated there will be retention ponds and a couple of roads. In the array area there will be no soil disturbance at all.

Chair Coyner asked if the panels rotate?

Mr. Comer stated yes.

Chair Coyner asked how much noise will there be?

Mr. Comer stated it will be quiet due to the location of this project and all of the trees. This will be over 1,000' from the nearest home. No one will hear it.

May 2, 2024

Chair Coyner asked if there will be transformer poles at the site?

Mr. Comer stated 5-6 poles are required. It will be on the extension of May Avenue. It will not be visible to anyone.

Chair Coyner stated there will be access on May Avenue which is a quiet narrow street. During construction will the equipment deliveries be able to be handled on the road?

Mr. Comer stated there will be 18-24 large trucks coming in. Mr. Bradley already has a trucking and construction company anyway that already has large vehicles coming to the site. There will be no additional traffic beyond that.

Chair Coyner asked how long has the company been doing solar operations?

Mr. Schoffman stated the company has been around for 125 years. In the United States, there has been 7-8 projects in Virginia and some of our oldest projects are in New England. None of them have been decommissioned yet. The oldest projects would be 8-12 years in operation.

Chair Coyner asked how long do the panels last?

Mr. Comer stated they have a warrantee of 25 years with a potential for up to 40 years.

Chair Coyner asked how long until the project is complete?

Mr. Comer stated this one already has an accepted agreement through Dominion. We are planning construction in 2025 or as soon as possible if we get approval.

Mr. Thacker stated most of the site is wooded. What is the plan to get rid of the timber since it cannot be burned?

Mr. Stephen Quina stated a lot of times they mulch it onsite and then haul it away. We do not burn onsite. There will be no stumps removed.

Mr. Bailey asked once the project is finished who takes care of the monitoring?

Mr. Comer stated RWE or a contractor serving them. Mr. Bradley has his eyes on it since his business is there. The solar panel performance is constantly being reported. There will be no equipment between the rows.

Chair Coyner asked what is the width between the rows of panels?

Mr. Comer stated 12' based on the maximum tilt so they do not shade each other. The width is based on vehicle access.

Chair Coyner asked how much clearance is at the bottom?

Mr. Comer stated 3' and the maximum tilt is 7'.

Chair Coyner stated there will be enough room for sheep. Will the wires be underground?

Mr. Comer stated the County requires it to be underground.

Mr. Thacker stated the tree stumps will be pushed out. Will there be some disturbance from the topsoil?

Mr. Comer stated yes.

Chair Coyner asked if the site will be reseeded?

Mr. Comer stated yes with native pollinator mixes.

Chair Coyner asked if there was anyone wishing to speak in favor, or in opposition to the request?

Mr. Jack Barber, 169 Windsor Drive, Fishersville, stated I am in favor.

Mr. Kenneth Bradley stated I am the owner of the property. I ask the Board for approval. This is a good opportunity for the County and myself.

Mr. Wayne Nolde, 210 Cider Mill Road, Mount Sidney, stated this is an ideal project in my mind. I support the project. This provides renewable energy. This is a good use instead of someone building lots there. This is a win, win.

Chair Coyner asked if there was anyone else wishing to speak regarding the request?

There being none, Chair Coyner declared the public hearing closed. The Board visited the site this morning. This is an ideal spot and it is not visible from anyone. They do

May 2, 2024

not plan on disturbing a lot of the terrain. The owner is receptive to using sheep at the site.

Mr. Glover stated we have seen a variety of these applications. It is not too often that one fits all requirements. He moved to approve the request with the following conditions:

Pre-Conditions:

1. The applicant shall submit a site plan meeting the requirements of Section 25-673 "Site Plan Contents," Section 25-70.4.C "Standards applicable to small solar energy systems," and Section 25-70.5 "Applications and Procedures for Small Energy Systems" of the Augusta County Zoning Ordinance to be approved by all appropriate departments and/or agencies.
2. The solar energy system shall not commence commercial operations until final site plan approval is first obtained from the Zoning Administrator or his/her designee, and all pre-conditions of approval have been met.
3. The solar energy system shall not obtain final site plan approval until evidence has been given to the County that the permittee has obtained an interconnection approval by a regional transmission organization or electric company.
4. In consultation with site plan review, wetlands shall be inventoried and delineated, and no construction of panels or access roads shall be permitted within 35 ft. of the delineated wetland. All operations and infrastructure of solar energy system shall additionally maintain a 35 ft. riparian buffer from all streams.
5. Landscaping Plan. The Applicant shall submit a proposed landscaping plan for each perimeter of the Solar energy system (outside all fenced areas) to the Zoning Administrator and/or his/her designee for review and approval as part of the full site plan, which shall be in general conformance with the landscaping plan submitted with the Concept Site Plan. The following conditions shall govern the installation of landscaping in accordance with the landscaping plan:
 - a. All landscaping shown on the landscaping plan shall be installed at the heights specified on the Concept Site Plan and shall be in good condition prior to the commencement of commercial operations.

- b. In the event that the Applicant requires a minor deviation from the approved landscaping plan or full site plan, such deviation shall be provided on a revised plan sheet for review and approval by the Zoning Administrator and/or his/her designee. Minor deviations shall not include changes to the proposed install heights of landscaping.
- c. In areas where there is an existing timber buffer remaining on the Solar energy system parcel that provides at least the equivalent buffer benefits as the buffer proposed on the Concept Site Plan, then the existing timber buffer shall be retained as the perimeter landscaping. Hand-clearing of trees within the existing timber buffer for purposes of safety or removal of dead trees is permitted, so as long as the Applicant plants appropriate replacements in accordance with ordinance standards. All existing timber buffers, which may require supplementation with planted trees or shrubs if the existing buffer consists of a relatively thin block of trees or lacks significant understory, are subject to review and approval by the Zoning Administrator and/or his/her designee. The use of existing timber and natural screening is preferable.
- d. In areas where sufficient existing timber does not remain, the landscaping requirements shall conform to the Concept Site Plan. The trees shall be planted during the appropriate time of year, subsequent to the completion of construction.
- e. A surety agreement for landscape maintenance in a form acceptable to the County Attorney shall be submitted and approved prior to the issuance of any building permits. The amount of the surety shall be determined by an independent landscape architect selected and reasonably compensated by the Applicant but approved by the Zoning Administrator and/or his/her designee. The amount of the surety shall be equal to a reasonable estimate of the amount needed to establish, and following establishment, to maintain the landscaping required by the approved landscaping plan for two (2) years after initial installation. Once the landscaping has been successfully established, the surety amount will be reduced to that amount required for two (2) years of maintenance thereafter. The surety will be released only after decommissioning is complete.
- f. All landscaping will be reviewed by the Zoning Administrator and/or his/her designee following installation, at one-year following installation,

May 2, 2024

and as necessary thereafter to ensure the landscaping is being maintained.

- g. The Applicant shall work with the County to identify the species that will provide the best aesthetic and environmental benefit, while also considering market availability.
 - h. The use of herbicides for perimeter landscaping shall be minimized to the greatest extent reasonably practicable.
6. Decommissioning Plan. Concurrent with the submittal of the final site plan, the owner of the solar energy system shall produce to the County a Decommissioning Plan as outlined in the Augusta County Code Section 25-70.10, as amended. Any structure or equipment associated with the solar energy system that is not operating for a continuous period of 12 consecutive months shall be subject to decommissioning, per Augusta County Code Section 25-70.10, as amended. Within 6 months of the date of abandonment or discontinuation, the owner or operator shall complete the physical removal of the solar energy system and site restoration. This period may be extended at the request of the owner or operator, upon approval of the Board of Zoning Appeals. Periods during which the Site is not operational for maintenance, repair, or due to catastrophic events beyond the control of the Applicant, during which the Applicant works diligently to return the Site to full operating status, shall not trigger the Decommissioning requirements herein. The Applicant must provide written notice and evidence of the above to the Zoning Administrator during the period in which the solar energy system is not fully operational. Such notice shall identify the last day on which the Site was fully operational. Regardless of the efforts of the Applicant to return the solar facility to full operational capacity, if the Solar energy system does not operate as a solar energy system collecting and storing energy and transferring and distributing it to the Grid after the catastrophic event, for a period of two (2) years the Special Use Permit shall be rendered void and the Applicant shall commence Decommissioning no later than the 730th day after the last day the Site was fully operational.
7. A letter of acceptance from a landfill shall be provided with the submittal of the Decommissioning Plan.
8. Decommissioning Estimate. Concurrent with the submittal of the final site plan, the owner of the Solar energy system shall produce to the County an estimate of the decommissioning costs as outlined in the Augusta County Code Section 25-

70.10, as amended, and/or detailed below (the more stringent shall apply), by line item and the surety guaranteeing the payment of those costs and the decommissioning work. The estimate shall be signed and sealed by a third-party engineer licensed in Virginia. The decommissioning cost estimate shall include, at least, the following delineated by line item:

- a. Total cost related to complying with all the decommissioning work required by this Special Use Permit.
- b. Costs related to creating, maintaining, and re-stabilizing any construction entrances identified on the Property, with a separate line item for each such construction entrance, unless written waiver to the Board of Zoning Appeals is requested by the landowner.
- c. Costs for mobilization.
- d. Costs for removal and disposal of all materials, line itemed by category of facility. For example, "cost to remove conduit," "cost to remove panels," "cost to remove panel support structure," cost to remove inverters," etc.
- e. Costs to de-compact soils and reestablish topsoil.
- f. Costs to stabilize land disturbed by the decommissioning work.
- g. Costs of trucking, hauling and equipment use.
- h. Costs for removal of any landscaping in buffer zones, setback areas, or under panels
- i. Costs of landfill fees associated with the disposal of commercial and industrial waste
- j. Costs of all labor and estimated man hours to perform the decommissioning work.
- k. Costs must assume an increase in labor and equipment costs of two percent (2%) a year every year until the completion of decommissioning and must assume commencement of decommissioning after year thirty-five (35) of operation.

setback areas, any and all support equipment, and any and all access roads, shall be removed from Land Use Assessment and therefore subject to a rollback tax paid to the County for the difference between land use tax and the fair market value for each of the five most recent complete tax years. The remainder of the property not included in the solar energy system shall continue to meet current requirements for the County's Land Use Assessment program in order to remain included in the program, as determined by the Commissioner of the Revenue upon approval of the Special Use Permit.

12. The applicant shall disclose to the Augusta Water if corrosion control systems are part of the solar energy system.

13. Augusta Water Infrastructure.

- a. Ground surface elevations shall not be changed, and no water shall be impounded over any existing water/sewer infrastructure without written consent of Augusta Water.
- b. No panels and/or appurtenances, including fences and landscaping shall be installed within 20 feet each way of the centerline of any existing water or sewer main to ensure adequate space for future operations and maintenance.
- c. Where public water/sewer utilities are located on the same property as the solar energy system, Augusta Water shall have the right to utilize access roads constructed for the project or be provided with reasonable access to the utilities by truck.

14. The Applicant must obtain site plan approval within 24 months of the issuance of the Special Use Permit and shall substantially complete construction within 36 months of the issuance of final site plan approval. Notwithstanding the foregoing, the Board of Zoning Appeals may approve an extension of any deadline herein for good cause.

Operating Conditions:

1. This Special Use Permit ("Permit") is granted solely for the subject property for operation of a small solar energy system. This Permit shall be binding on – Waynesboro VAB, LLC and any successor-in-interest, including but not limited to any current or future owner, lessee, sub-lessee, and permitted assignee ("Applicant").

May 2, 2024

2. The Permit shall not be assignable by Waynesboro VAB, LLC to a third party absent the written consent of the Board of Zoning Appeals of Augusta County.
3. Any document memorializing or relating to the establishment of any successor-in-interest, e.g., lessee, sub-lessee, future owner, permitted assignee, etc., between Waynesboro VAB, LLC or business entity, shall include a recital as to the existence of the Permit, and the duties and obligations of the third party and now successor-in-interest thereunder the Permit, to ensure that successors-in-interest are on written notice of the Permit and its terms and conditions. A copy of these conditions shall be recorded in the clerk's office of the Circuit Court for the County of Augusta, Virginia.
4. The Solar energy system, including but not limited to, fence line boundary, access roads (unless otherwise required by VDOT), and setbacks (unless otherwise determined by the Board of Zoning Appeals), shall be constructed and operated in substantial conformance with the approved Site Plan prepared by VHB, dated April 22, 2024.
5. All bonding or posting of sureties for the project shall at all times be by and in the name of the owner of the solar energy system and its successors and assigns.
6. All non-operational, non-electrical site features along the perimeter of the solar energy system, such as landscaping and fencing, shall be properly maintained throughout the life of the Permit. Fencing shall be maintained in good repair and landscaping shall be maintained so as to provide the desired buffer benefits. Maintenance of such features shall be guaranteed by the surety agreement and surety as provided below. If the Zoning Administrator and/or his/her designee determines that site features identified are not being properly maintained, as described herein, then the Applicant shall be given a notice to remedy as is the standard zoning violation policy of Augusta County.
7. Setbacks, either as shown on the Concept Site Plan, or set by the Board of Zoning Appeals during their review, shall be measured from the property line and/or VDOT Right of Way to the fence line of the solar energy system.
8. The Applicant shall not add additional photovoltaic panel areas, change the entrance locations of access roads (unless otherwise required by VDOT in a written statement), or revise the height, placement, or design of landscaping

buffer elements without prior approval by the Augusta County Board of Zoning Appeals.

9. The Zoning Administrator or any other parties designated by the Zoning Administrator shall be allowed to enter the property at any reasonable time to check for compliance with the provisions of this Permit, with at least 24 hours of advance notice and subject to the security, health and safety standards and regulations that apply to the solar energy system.
10. The Applicant shall preserve and maintain existing forest/vegetation where it serves to meet buffer standards or standards for alternative compliance as required by ordinance from adjacent property and public right of ways, and is not in conflict with the solar panels, as indicated on the Concept Site Plan. See 5.C and 5.D in the pre-conditions of this Special Use Permit. ***Burning of woody debris is not permitted.***
11. All construction and decommissioning activities shall be limited to the hours of 7:00 a.m. to 8:00 p.m., Monday through Saturday, and will be prohibited on Sundays. These conditions shall apply to noise generated during the construction of the solar energy system and to any construction needed during replacement, repair, or maintenance activities during the ongoing operation of the solar energy system. Replacement, repair, and maintenance activities conducted at nighttime and not involving construction shall comply with all applicable noise standards.
12. The solar energy system shall not be lit during ongoing operations, unless as required by the Uniform Statewide Building Code. Lighting used during construction shall be downward facing and shall be located at least 500 feet from any adjacent residential property.
13. All solar panels shall use anti-reflective coatings.
14. No topsoil shall be removed from the site.
15. The Applicant shall implement the following additional measures during construction:
 - a. Maintain all construction-related vehicles in good working order.

May 2, 2024

- b. Designate a specific individual and provide that individual's name and contact information to the Zoning Administrator and/or his /her designee, to which questions, complaints, or concerns during construction may be directed.
 - c. Prior to the initiation of construction, mail a notice of construction activity to all property owners whose properties are adjacent to areas on which the Solar energy system will be constructed. The notice shall summarize upcoming construction activities, describe the areas in which construction will occur, including the main routes of delivery, and provide the name and contact information of the solar energy system representative to whom any complaints, concerns, or comments may be addressed.
 - d. Provide adequate portable sanitation facilities that are located in a manner that facilitates ease of disposal but that are not within one hundred and fifty (150) feet of any property boundary of a parcel on which a home is located and whose owner is not participating in the Solar energy system.
 - e. Prohibit any personnel associated with the construction of the solar energy system from overnight lodging at the site.
16. The construction protocol will be designed to ensure that ground cover is expeditiously established, and appropriate site stabilization achieved throughout construction, and the approved construction phasing plan shall be implemented during construction.
17. Any electrical wiring used in the system shall be underground except where wiring is brought together for inter-connection to system components and/or at the project substation and switchyard for interconnection the local utility power grid. Electrical distribution lines between the inverters and the point of interconnection shall be underground except where crossing creeks, floodplains, wetlands, and at the point of interconnection. Nothing in this condition shall prevent the ability to utilize underground boring technology.
18. This Permit shall be valid from the time of issuance and thereafter for a period of forty (40) years from the start of commercial operations of the solar energy system, which shall be the date on which the solar energy system first delivers non-test energy to the high-voltage transmission system, or until this Permit is lawfully terminated or terminated as a matter of ordinance or other law prior to the natural expiration date, whichever is sooner. At the end of the forty (40) year

period, unless such period is otherwise extended by the Board, or unless decommissioning is required sooner pursuant to the conditions herein, the solar energy system shall be deemed to have reached the end of its lifespan and decommissioning shall begin pursuant to the conditions herein.

19. Solar Panels will be constructed, maintained, and operated in accordance with national industry standards and regulations including the National Electrical Code, International Fire Code of the International Code Council and the National Fire Protection Association Fire Code, as provided in Va. Code 15.2-2286. In the event of a conflict between the national industry standards and these Conditions, the national industry standards shall control.
20. Corporate Structure, Associations, and Information. Applicant and all successors-in-interest, including current and future owners, lessees, sub-lessees, and permitted assignees shall provide the Zoning Administrator, with a copy to the County Attorney, written notice of changes of ownership of the solar facility within thirty (30) days thereof.
21. Any substantial upgrades or changes made to the design or operation of the solar energy system that are planned shall be disclosed to the Zoning Administrator and/or his/ her designee at least ninety (90) days before the intended implementation of the upgrades or changes – except as provided herein. Any substantial upgrades and/or changes resulting solely from a bona fide emergency and force majeure event shall be disclosed no later than (sixty) 60 days thereafter.
22. Prior to the activation of the solar energy system, Waynesboro VAB, LLC, shall provide training to the Augusta County Fire Rescue and Augusta County Sheriff's Office. This training and education shall include documentation of onsite material and equipment, proper firefighting and lifesaving procedures, and material handling procedures.
23. Local Subscribers – Prior to beginning commercial operation of the utility-scale solar facility, the Applicant shall work in good faith and use its best efforts to identify residents of Augusta County, Virginia and its incorporated towns to voluntarily subscribe to its community solar program ("Local Subscribers"). Outreach efforts to Local Subscribers may include, among others, advertising in a local newspaper of record and hosting informational community meetings. The Applicant will give notice of such informational community meetings to the County Administrator.

May 2, 2024

24. Contribution for Public Improvements – The Applicant, and if different than the Applicant, the solar energy system owner and/or operator, shall provide annual substantial cash payments for substantial public improvements in accordance with the provisions of Virginia Code § 15.2-2288.8. The amount of such annual substantial cash payment shall be equal to \$1,400 per megawatt as measured in alternating current (AC) generation capacity of the Solar energy system as listed in the Applicant’s executed Interconnection Agreement with the interconnecting utility (“Contribution Amount”). The Applicant and the County acknowledge and agree that the County may identify in future budget years qualifying substantial public improvements that will be funded by the annual substantial cash payments to be provided by the solar energy system owner and/or operator. The Contribution Amount will increase annually by two percent (2%), beginning on the first anniversary of the first payment of the Contribution Amount. The first payment will be due on or before the date that is 90 days following the commencement of commercial operation of the solar energy system. Subsequent payments will be due on each anniversary of the commercial operation date until the solar facility is decommissioned as required by these Conditions. The Applicant, facility owner and/or operator shall provide written notice to the Zoning Administrator within ten (10) business days of when the solar facility commences commercial operation. The payment by the Applicant, Solar energy system owner, and/or operator of all annual substantial cash payments until the decommissioning of the solar facility is complete shall be a condition of this permit. The Applicant, facility owner and/or operator shall be jointly and severally responsible for the payment of all annual substantial cash payments required by this condition.

25. Any infraction of the above-mentioned conditions, or any Zoning Ordinance regulations, may lead to a stop work order and revocation of the Special Use Permit by the Board of Zoning Appeals.

Mr. Thacker seconded the motion, which carried unanimously.

* * * * *

OLD BUSINESS

BENJAMIN R. GEE - SPECIAL USE PERMIT

A request by Benjamin R. Gee, for a Special Use Permit to have a contractor yard for parking of commercial vehicles on property he owns, located at 2986 Churchville Avenue, Churchville in the Pastures District. - **Carried over from the April 4, 2024 Meeting**

Mr. Benjamin Gee stated I hope I did a good job cleaning up the site. The engineer is in the process of working on this so they can get a site plan in the works. I would like the Board to consider more vehicles than what staff is recommending. VDOT did not put a number on the vehicles. I would ask the Board not restrict the number of vehicles. Everything will be kept in the designated areas.

Chair Coyner stated we would not grant an unopen number of vehicles.

Mr. Gee stated I would like to have at least fifteen (15).

Chair Coyner stated toward the road there was debris and brush.

Mr. Gee stated it is stuff that I have cleaned up over the years and it has been so dry and I have not burned in a long time.

Chair Coyner stated the Board visited the site this morning. We would be remiss to not have a number on the vehicles allowed. The applicant does not think eight (8) is enough.

Ms. Bunch stated the container up front cannot be used for storage. Outside storage was not requested as part of your permit. This is not supposed to be used for storage. The porta-potties are not supposed to be used for permanent restrooms. The permit was only advertised as parking for vehicles only.

Mr. Gee stated I do not want them to use the restroom by their vehicles so that is why they are there.

Ms. Bunch asked if there are restrooms in the existing building?

Mr. Gee stated there is but they do not go up near the building. I do not want them to go out in public view. The porta-john is out of sight.

May 2, 2024

Ms. Bunch stated you did not ask for outside storage. The ordinance says that shipping containers cannot be used for storage. If you had a building you could use that. The application was for parking only.

Mr. Gee stated I will move the storage container. You had said to move it so we moved it out of the floodplain. I am trying to accommodate these folks to get public utilities done.

Ms. Rutledge asked if he added a storage building if that would be in compliance? What will he need to do to be in compliance?

Mr. Gee asked if he can put a Miller storage building there?

Ms. Bunch stated yes but a shipping container would not be permitted. Nothing can be in the floodplain. There is a fifty (50') foot setback from Route 250 and nothing can be in the floodplain.

Mr. Gee stated I will move the shipping container.

Mr. Glover stated the brush has to be removed also because of the floodplain. It should have not been there to begin with.

Mr. Gee stated this is not a good time to burn. John Wilkinson told me it can be kept there.

Ms. Bunch stated it cannot be in the floodplain.

Mr. Gee stated I will burn it as soon as possible.

Mr. Bailey stated the applicant should only have twelve (12) vehicles at the site.

Ms. Rutledge moved to approve the request with the following conditions:

Pre-Condition:

1. Applicant remove all prohibited items from the floodplain, including the storage container and shipping container used for storage, and debris within **thirty (30) days**.

- 2. Applicant submit an updated site plan and revise the Erosion & Sediment Control Plan and Stormwater Management Plan, and demonstrate there is no reduction of floodplain volume. Any gravel placed will need to be excavated first to have no increase in ground elevation.

Operating Conditions:

- 1. Applicant be allowed to park twelve (12) licensed commercial vehicles, including licensed **empty** utility trailers in the designated gravel parking area shown on the site plan.
- 2. No materials or equipment subject to flotation be kept in the floodplain.
- 3. All other Operating Conditions of SUP#03-43, #05-64, #08-54 and #21-32 remain in effect.

Mr. Bailey seconded the motion, which carried with a 3-2 vote. Mr. Glover and Mr. Thacker were opposed to the motion.

* * * * *

MATTERS TO BE PRESENTED BY THE ZONING ADMINISTRATOR

DAWN VALLIMONT, AGENT FOR THE VIRGINIA FARMHOUSE, LLC - EXTENSION OF TIME

A request by Dawn Vallimont, agent for The Virginia Farmhouse, LLC, for a Special Use Permit to have an extended stay campground on property they own, located at 219 Anderson School Road, Staunton in the North River District.

Mr. Vallimont stated it is taking longer than expected. We have an approved plan from Valley Engineering. We are working with the Health Department on permits for a well and two septic fields.

Mr. Glover moved to approve the six (6) month Extension of Time.

Mr. Thacker seconded the motion, which carried unanimously.

* * * * *

May 2, 2024

PAOLO MORABITO - EXTENSION OF TIME

A request by Paolo Morabito, for a Special Use Permit to construct a building for storage of commercial equipment on property he owns, located on the south side of Rankin Lane (Route 848), north of the intersection of Rankin Lane and Howardsville Turnpike (Route 610), Stuarts Draft in the South River District.

Ms. Bunch stated the applicant needs more time.

Mr. Thacker moved to approve the six (6) month Extension of Time.

Mr. Glover seconded the motion, which carried unanimously.

* * * * *

STAFF REPORT

- 23-40 Rebecca Jane Parisien
- 23-41 Factory Holding Company, LC
- 23-42 Gary E. or Beverley H. Farrar
- 23-43 Paolo Morabito
- 23-44 David W. Surratt Revoc. Trust

Ms. Bunch stated SUP#23-40 and SUP#23-41 are both in compliance. The applicant has not completed the pre-conditions for SUP#23-42. We sent them a letter. The Board just approved an Extension of Time for SUP#23-43. SUP#23-44 was denied.

* * * * *

Ms. Keffer discussed the court cases with the Board.

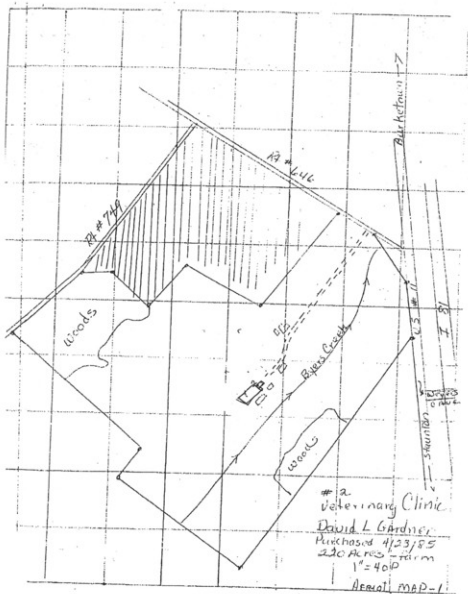
* * * * *

There being no further business to come before the Board, the meeting was adjourned.

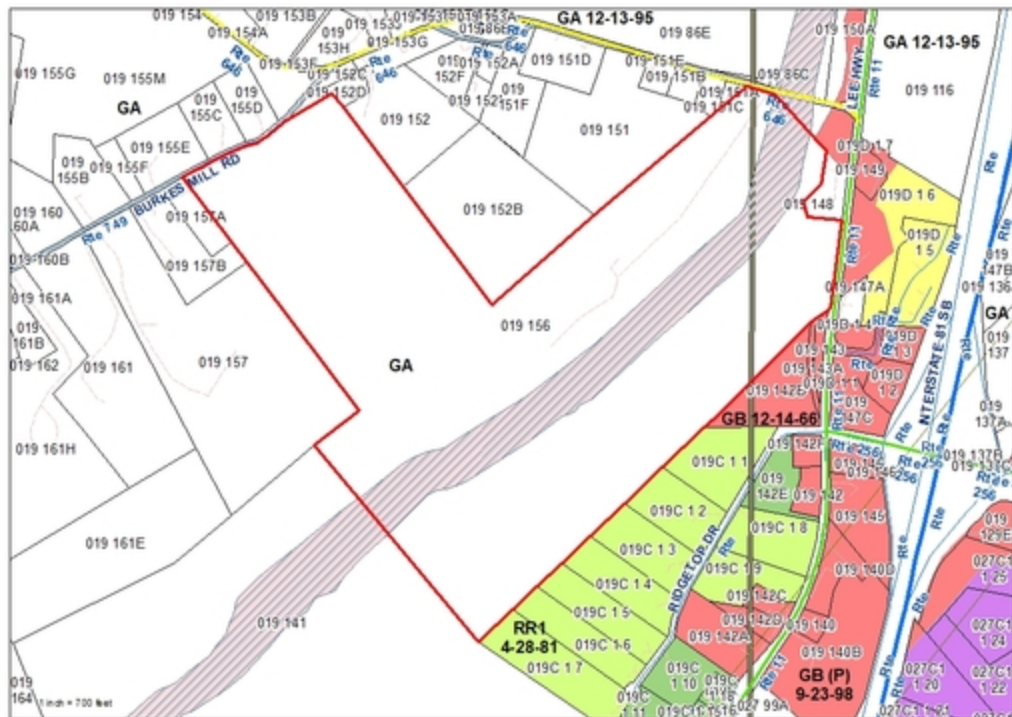
* * * * *

Chair

Secretary



Gardner





Agenda Item # 4A
Date 6/6/24

PROPERTY OWNER:
David L. Gardner

APPLICANT:
Don Michael Cromer, agent for D.M. Cromer, LLC

APPLICANT'S REQUEST:
To continue to have a veterinary clinic

LOCATION OF PROPERTY:
54 Fadley Road, Weyers Cave in the North River District

SIZE OF PROPERTY:
199.65 acres

VICINITY ZONING:
General Agriculture surrounds the entire parcel

PREVIOUS ZONING OR S.U.P.:
06/85 SUP approved to have a veterinary clinic
12/95 Zoned General Agriculture
09/07 SUP approved to expand the existing veterinary clinic
03/11 SUP approved to expand the existing veterinary clinic

LAND USE MAPS:
Agriculture Conservation Area

UTILITIES:
Private well and septic

PLANNING COMMISSION'S COMMENTS:
No comments.

BUILDING INSPECTOR'S COMMENTS:
After review, our office has no conditions.

HEALTH DEPARTMENT'S COMMENTS:
The Health Department has no issues as long as the applicant operates the business according to the existing septic system approvals.

HIGHWAY DEPARTMENT'S COMMENTS:
The parcel is served by an existing adequate entrance. VDOT has no objections to the proposed use.

AUGUSTA WATER'S COMMENTS:
Augusta Water has reviewed this special use permit application and has the following comment(s):

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 Augusta Water Policy. Augusta Water's Policies and Procedures can be found at <http://www.acsawater.com/oppm>.

Any engineering evaluations and upgrades or extensions would be the responsibility of the owner/developer and are subject to Augusta Water review and approval.

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 Augusta Water review and approval.

The addressed location for this business is located in an Agricultural Conservation Area. This location is not currently served by public water/sewer.

There is an existing 8" waterline approximately 495'± to the south of the subject parcel near the intersection of Route 11 and Weyers Cave Road. There is an existing 8" waterline on Tax Map # 19D-(1)-6 (on east side of Route 11) approximately 116'± to the east of Route 11 (would require a private easement across TM # 49D-(1)-6).

There is an existing 8" sewer line ending at Tax Map # 19-142F approximately 974'± to the south of the subject parcel.

ENGINEERING'S COMMENTS:

Activity appears to be less than 10,000 sf. No permit required as long as cumulative land disturbance and impervious areas associated with the activity are less than 10,000 sf. If additional impervious areas are added in the futures, impervious areas associated with special use permit activity will be calculated back to 1990 based on documentation available and 1991 aerial photography and an Erosion & Sediment Control and/or Stormwater Management Plan may be required.

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.

This is an existing facility. Animal waste is put into a septic system designated for this use.

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

This is an existing veterinary clinic which has operated at this site since 1985.

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

There are no outside fenced areas. All animals are kept inside the facility.

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

All dogs are taken out on leashes.

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

Smoke detectors and fire extinguishers are located inside the facility.

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

The existing veterinary clinic has accommodated and adequately handled the number and breeds since 1985.

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 199.65 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.

All animals are kept inside the facility except when leash walked by staff.

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 existing facility is over five hundred (500') feet from the closest property line.

STAFF RECOMMENDATIONS

The applicant purchased the business and was not aware that the Special Use Permit was issued non-transferrable in 1985. There will be no change in operation and no expansions are requested. The veterinary clinic has provided a service to the area for approximately thirty-nine (39) years, therefore, staff recommends the request continue and be approved with the following conditions:

Pre-Conditions:

None

Operating Condition:

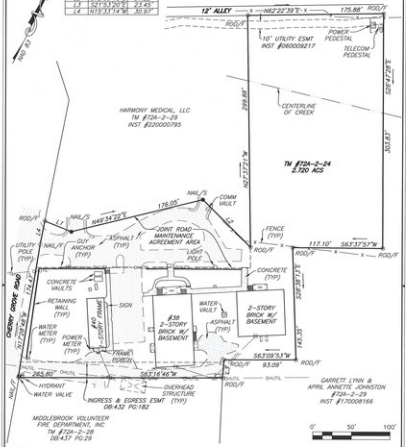
1. All dogs be kept within the facility unless under control of a staff member or the pet owner.

Brubeck



Brubek

LINE	BEARING	DISTANCE
L1	N82°22'30"E	175.68'
L2	S72°51'20"W	213.45'
L3	S72°51'20"W	213.45'
L4	N75°11'14"W	103.97'



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) OWNER INFORMATION:
 WILLIAM E BRUBECK &
 SARA FRANCES BRUBECK
 TRUSTEES OF THE WILLIAM E BRUBECK
 LIVING TRUST, AND TRUSTEES OF THE
 SARA FRANCES BRUBECK LIVING TRUST
 TAX MAP #72A-2-24
 DB-431 PG-294
 2.720 ACS

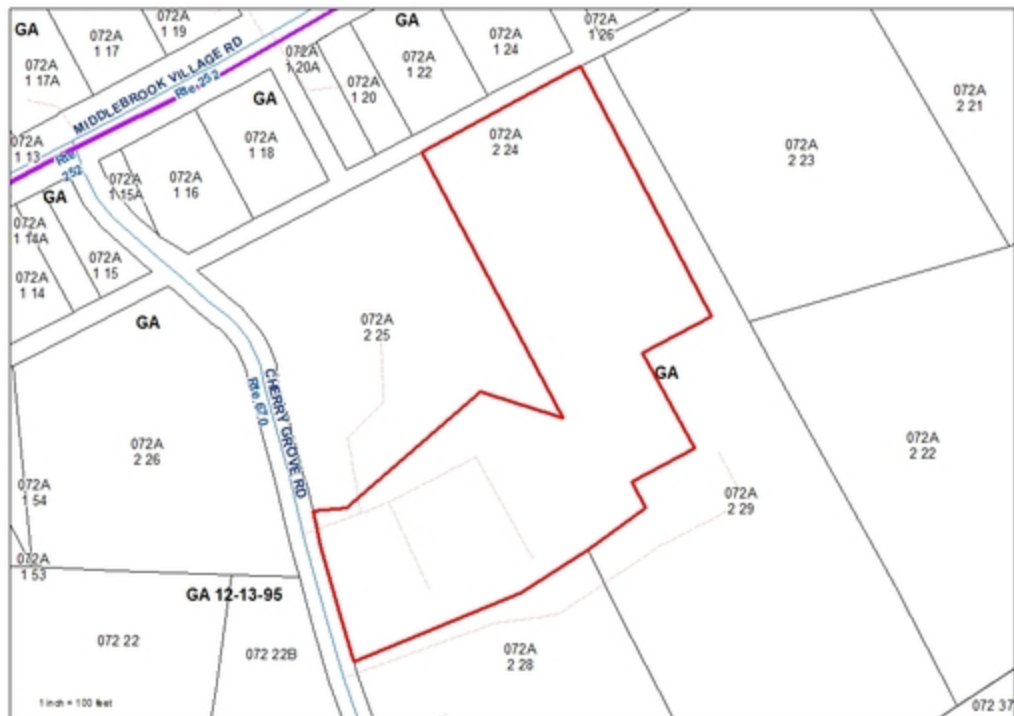
PLAT SHOWING
 IMPROVEMENTS ON
 TAX MAP #72A-2-24
 RIVERHEADS DISTRICT
 COUNTY OF AUGUSTA, VIRGINIA



DATE: 05-06-2024
 SCALE: 1" = 50'
 JOB: 35240036 AJS
 DRAWN BY: BSR

PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS
 104 Industry Way, Suite 100 - Staunton, Virginia 24401 - Phone 540-546-1000 - www.balzer.com

Brubeck







Agenda Item # 4B
Date 6/6/24

PROPERTY OWNER:
William E. and Sara Frances Brubeck, Trustees

APPLICANT:
Michael and Emma Gutzler, agents for Prospect Village, LLC

APPLICANT'S REQUEST:
To have apartments in two (2) pre-1980 structures

LOCATION OF PROPERTY:
38 and 40 Cherry Grove Road, Middlebrook in the Riverheads District

SIZE OF PROPERTY:
2.72 acres

VICINITY ZONING:
General Agriculture surrounds the entire parcel

PREVIOUS ZONING OR S.U.P.:
07/96 SUP approved to have a doctor's office within the existing building
06/09 SUP approved to reopen the doctor's office
06/12 SUP approved to have a design business
06/13 SUP approved to reopen the doctor's office within the existing building

LAND USE MAPS:
Community Development Area – Village Mixed Use

UTILITIES:
Public water and private septic

PLANNING COMMISSION'S COMMENTS:
No comments.

BUILDING INSPECTOR'S COMMENTS:
1. Building will need to be inspected by a Virginia licensed Architect or Engineer to determine that building is structurally sound and ok for new use.
2. Obtain all necessary permits, inspections and Certificates of Occupancy in accordance with the Uniform State Wide Building Code.

HEALTH DEPARTMENT'S COMMENTS:

- The applicant is advised to consult with an Onsite Soil Evaluator (OSE) and professional engineer (PE) to determine if the existing drainfield can accommodate the proposal for the existing office building (40 Cherry Grove Rd.) conversion to a dwelling.

- The applicant will need to submit an application to the Health Department with supporting work from an OSE and/or PE for a septic system to accommodate the proposal of apartments for 38 Cherry Grove Rd and the unaddressed building behind 38 Cherry Grove Rd.

HIGHWAY DEPARTMENT'S COMMENTS:

The parcel is served by an existing entrance. VDOT has no objections to the proposed use.

AUGUSTA WATER'S COMMENTS:

Augusta Water has reviewed this special use permit application and has the following comment(s):

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 Augusta Water Policy. Augusta Water's Policies and Procedures can be found at <http://www.acsawater.com/oppm>.

Any engineering evaluations and upgrades or extensions would be the responsibility of the owner/developer and are subject to Augusta Water review and approval.

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 Augusta Water review and approval.

The subject properties/structures are located in the Community Development Area. The public water system for Middlebrook is a single well source, which limits the number of connections, by law, to 49 (reference: 12VAC5-590-840. Groundwater sources, Part R). The number of connections in the Middlebrook public water system is at or near this limit. Review of the existing connections and verification of regulation interpretation with the Virginia Department of Health, Office of Drinking Water is underway.

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

ENGINEERING'S COMMENTS:

No additional disturbance or impervious areas shown. No permit required as long as both are less than 10,000 sf. If additional impervious areas are added in the future, impervious area associated with special use permit activity will be calculated back to 1990 based on documentation available and 1991 aerial photography and an Erosion & Sediment Control and/or Stormwater Management Plan may be required.

SECTION 25-74K APARTMENTS IN A PRE-1980 STRUCTURE

Apartments may be established within a structure that was constructed prior to January 1, 1980, provided the board of zoning appeals finds that the structure has historical or architectural significance or is otherwise appropriate for preservation in the manner proposed.

The applicant would like to preserve the old school house buildings constructed around 1930 and convert them into apartment units.

Off-street parking will be in compliance with ARTICLE III of this chapter.

The Parking Ordinance requires two (2) parking spaces per unit or dwelling. The site plan submitted shows fourteen (14) spaces which is in the compliance with the ordinance.

For purposes of expansion or enlargement, the pre-1980 structure shall be treated as a non-conforming building and shall be subject to the provisions of Section 25-663D of this chapter. The floor area of such expansion or enlargement shall not exceed twenty percent (20%) of the original floor area or the area required by law whichever is greater.

There is no request for expansions. This will be interior remodeling only.

STAFF RECOMMENDATIONS

The applicants are purchasing the property and would like to convert the existing building previously used as a doctor office to their primary residence and to preserve the two (2) existing schoolhouse buildings constructed around 1930 and convert them into apartment buildings. The smaller building will contain four (4) one (1) bedroom units and the larger building will contain a one (1) bedroom unit on the ground floor and a two (2) bedroom unit on the second floor. There will be a total of six (6) apartment units onsite. The applicants will be utilizing the existing paved parking areas onsite which meets the ordinance requirements of two (2) parking spaces per unit or dwelling. The neighborhood is a mixture of residences and businesses. Staff feels the request to convert the structures into apartment units would not only be a good way to preserve the historical structures on the site but would also be a good use of the existing structures and recommends approval with the following conditions:

Pre-Condition:

1. Submit documentation from a Virginia licensed architect or engineer that the buildings are structurally sound for the proposed use.
2. Obtain Service Authority approval for the number of units requested and provide a copy to Community Development.
3. Obtain Health Department approval and provide a copy to Community Development.

Operating Conditions:

1. Be permitted a maximum of six (6) apartment units within the two (2) structures.
2. Obtain all necessary permits, inspections, and Certificates of Occupancy and provide copies to Community Development.

Mossy Creek Brewing







Agenda Item # 4C
Date 6/6/24

PROPERTY OWNER:
Mossy Creek Brewing Co., LLC

APPLICANT:
John Schoeb, agent for 414 Parkersburg Turnpike, LLC

APPLICANT'S REQUEST:
To have outdoor storage of food trucks/trailers, lawn furniture and picnic tables for outdoor dining

LOCATION OF PROPERTY:
414 Parkersburg Turnpike, Staunton in the Pastures District

SIZE OF PROPERTY:
1.786 acres

VICINITY ZONING:
Single Family Residential to the south, east, and west; General Agriculture to the north.

PREVIOUS ZONING OR S.U.P.:
09/92 – Zoned General Business
11/06 – Zoned General Business (P)

LAND USE MAPS:
Urban Service Area – Medium Density Residential

UTILITIES:
Public water and sewer

PLANNING COMMISSION'S COMMENTS:
No comments.

BUILDING INSPECTOR'S COMMENTS:
After review, our office has no conditions.

HEALTH DEPARTMENT'S COMMENTS:
Any in use food truck/trailer will need to be permitted by the Health Department. The Health Department has no other issues.

HIGHWAY DEPARTMENT'S COMMENTS:
The parcel is served by an existing entrance. VDOT has no objections to the proposed use. There is not to be any structures (food trucks/trailers, lawn furniture, picnic tables, etc.) or signage of any sort set up or placed in VDOT right-of-way.

AUGUSTA WATER'S COMMENTS:

Augusta Water has reviewed this special use permit application and has the following comment(s):

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 Augusta Water Policy. Augusta Water's Policies and Procedures can be found at <http://www.acsawater.com/oppm>.

Any engineering evaluations and upgrades or extensions would be the responsibility of the owner/developer and are subject to Augusta Water review and approval.

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 Augusta Water review and approval.

414 Parkersburg Turnpike is a current water & sewer customer of Augusta Water (1" service). 6 Stanley Street is a current water & sewer customer of Augusta Water (5/8" service) (both of these addressed structures are located on Tax Map # 54A-(2)-10-7). There is an existing 8" waterline along Parkersburg Turnpike fronting the subject parcel. There is an existing 6" waterline along Stanley Street across from the west side line of the subject parcel.

There is an existing 8" sewer line along Stanley Street along the west side property line of the subject parcel. There is an existing 8" sewer line along the east side property line on the adjoining parcel. There is an existing 8" sewer line running through the southern portion of Tax Map 54A-(2)-10-6.

If no additional fixtures (water/sewer demand) are proposed for the addressed structures noted above, Augusta Water has no additional comments.

ENGINEERING'S COMMENTS:

Activity appears to be less than 10,000 sf. No permit required as long as cumulative land disturbance and impervious areas associated with the activity are less than 10,000 sf. If additional impervious areas are added in the future, impervious area associated with special use permit activity will be calculated back to 1990 based on documentation available and 1991 aerial photography and an Erosion & Sediment Control and/or Stormwater Management Plan may be required.

Colman Engineering provided updated water quality calculations on May 8, 2024 demonstrating the increase in impervious area would not adversely affect the site.

SECTION 25-304B - GENERAL OUTDOOR STORAGE

A site plan is filed meeting the requirements of division J article LXVII "Site Plan Review", approved and followed which clearly delineates the areas intended for outdoor storage and complies with the requirements of this chapter.

The site plan shows the area requested for the food trucks and picnic tables and lawn furniture.

On-site traffic flow will adequately and safely accommodate all traffic to and from the public highways. Aisleways will be appropriate for the anticipated vehicular and pedestrian traffic.

This is an existing brewery. The site contains 1.786 acres that has safety and adequately accommodated all traffic to and from the public highways.

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

The food trucks, picnic tables and lawn furniture will be located in the mulched area behind the building outside of parking or aisleways.

Outdoor storage areas will be proportionately appropriate in size and scope to the nature of the business. Financial considerations alone will not justify the failure to use inside storage.

The proposed outdoor storage area is appropriate in size to the nature of this business.

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

The existing structures and facilities meet all required setbacks. No new structures are proposed. The location of the food trucks and outdoor furniture should not negatively affect the neighboring business properties and would provide a service to the neighboring area.

Items not displayed for sale or lease shall be fully shielded or screened from view unless the board of zoning appeals determines that fully shielding or screening is not necessary. Opaque screening, including fencing and landscaping, shall be appropriate to ensure compatibility with neighboring properties, taking into account the proper location of aisleways and gates and the compatibility of screening materials with the materials utilized in the principal buildings on site. Fencing or screening shall be maintained in a good state of repair. Chain-link fencing with slats inserted is not acceptable for this screening. Gates shall remain closed except when goods are moved to and from the enclosed area.

All food trucks, picnic tables and lawn furniture is located behind the buildings and are all items normally kept outside.

There is an adequate plan for outdoor lighting showing the location of lights and shielding devices or other equipment to prevent unreasonable glow beyond the site. Any such outdoor lighting shall otherwise comply with the provisions of article VI of division I of this chapter.

No new outdoor lighting is requested.

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

Food trucks, picnic tables and lawn furniture are items normally and customarily kept outside.

STAFF RECOMMENDATIONS

The applicants recently purchased the beer brewery on this site and are requesting to have outdoor storage of two (2) food trucks, seven (7) picnic tables, and nine (9) loveseats in order to offer food and outdoor dining to their customers. One (1) food truck will be onsite permanently serving pizza and the second food truck will be different each week in order to offer a variety of food to their customers. The food trucks, picnic tables and lawn furniture will be located in an existing mulched area outside of the parking lot and aisleways.

Staff feels the food trucks, picnic tables and outdoor seating would provide a service to the customers and the neighboring area, and would recommend approval with the following conditions:

Pre-Conditions:

None

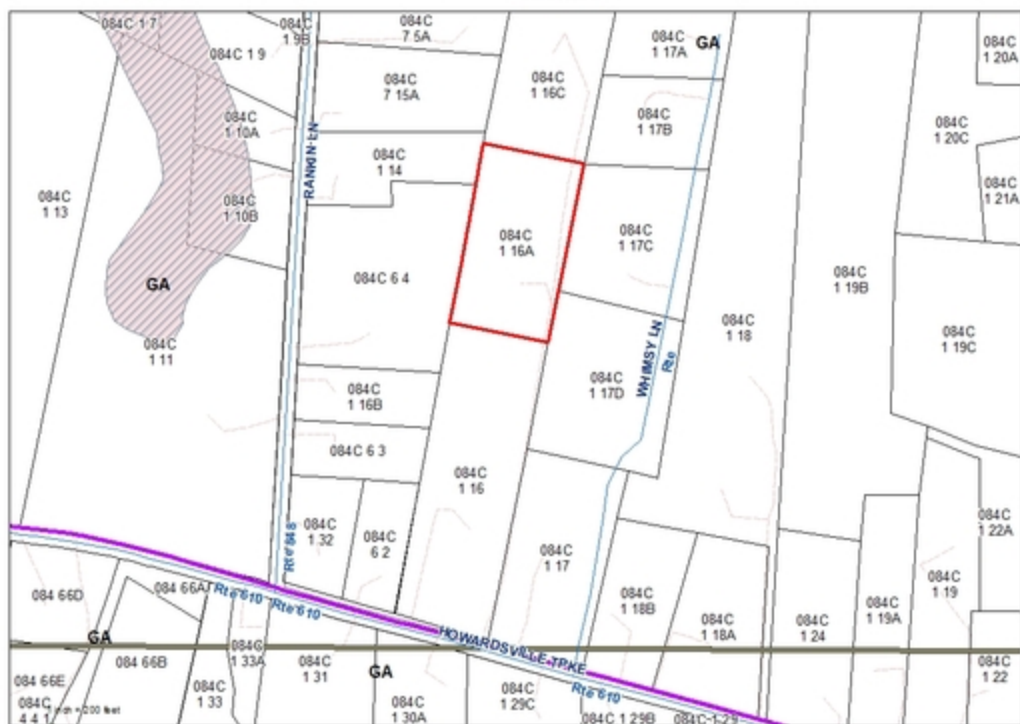
Operating Conditions:

1. Be permitted to have two (2) food trucks, seven (7) picnic tables, and nine (9) loveseats outside and they be kept in the designated areas shown on the site plan.
2. Site be kept neat and orderly.

Arehart



Arehart





PROPERTY OWNER:

Christy S. Arehart

Agenda Item # 4D
Date 6/6/24

APPLICANT:

Katie Brown

APPLICANT'S REQUEST:

To have outdoor storage of a coffee trailer

LOCATION OF PROPERTY:

674 Howardsville Turnpike, Stuarts Draft in the South River District

SIZE OF PROPERTY:

1.667 acres

VICINITY ZONING:

General Agriculture surrounds the entire parcel

PREVIOUS ZONING OR S.U.P.:

12/95 – Zoned General Agriculture

LAND USE MAPS:

Community Development Area – Low Density Residential

UTILITIES:

Private well and septic

PLANNING COMMISSION'S COMMENTS:

No comments.

BUILDING INSPECTOR'S COMMENTS:

After review, our office has no conditions.

HEALTH DEPARTMENT'S COMMENTS:

Any in use food/beverage trailer will need VDH permitting. The Health Department advises that the food trailer not be stored over any existing septic system.

HIGHWAY DEPARTMENT'S COMMENTS:

Due to the amount of parcels already sharing this entrance and the added usage from SUP #24-37, VDOT is requiring the entrance to be permitted and widened to a low volume commercial entrance.

AUGUSTA WATER'S COMMENTS:

Augusta Water has reviewed this special use permit application and has the following comment(s):

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 Augusta Water Policy. Augusta Water's Policies and Procedures can be found at <http://www.acsawater.com/oppm>.

Any engineering evaluations and upgrades or extensions would be the responsibility of the owner/developer and are subject to Augusta Water review and approval.

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 Augusta Water review and approval.

There is an existing 12" waterline along Howardsville Turnpike approximately 600'± to the south of the subject parcel. There is an existing 6" waterline along Whimsey Lane approximately 207'± to the east of the subject parcel (would require a private easement across 84C-(1)-17D).

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

Augusta Water has no comments/concerns related directly to the proposed use (storage).

ENGINEERING'S COMMENTS:

Activity appears to be less than 10,000 sf. No permit required as long as cumulative land disturbance and impervious areas associated with the activity are less than 10,000 sf. If additional impervious areas are added in the future, impervious area associated with special use permit activity will be calculated back to 1990 based on documentation available and 1991 aerial photography and an Erosion & Sediment Control and/or Stormwater Management Plan may be required.

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 coffee trailer will be parked adjacent to the dwelling.

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's parents reside on the property.

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

The outdoor storage of a small coffee trailer should be appropriate for agricultural areas

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

The property has access to Howardsville Turnpike which is a State maintained road.

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

No customers will be coming to the property. The 1.667 acre parcel should safely and adequately accommodate the coffee trailer to and from the property on a limited part time basis. VDOT is requiring the entrance be upgraded due to the number of parcels sharing the entrance.

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.

No structures will be utilized. This is outdoor storage of a licensed coffee trailer only.

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

No enlargements or expansions are requested. This will be for storage only. No customer traffic.

Evidence that the business will be connected to public sewer or that an onsite sewage disposal system can be approved for the business use.

This will be for storage only. No customers or employees on site.

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

There will be fire extinguishers in the coffee trailer.

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 trailer is stored well over twenty-five feet (25') from the edge of pavement.

STAFF RECOMMENDATIONS

The applicant is requesting to park her twelve foot (12') coffee trailer onsite. The applicant resides on property zoned Single Family Residential which prohibits storing a trailer for business use. She would like to operate a mobile coffee business in Augusta County and be allowed to store the trailer on her parent's property when not in use. The applicant will setup her mobile coffee trailer at different business locations in the area and will do special events upon request. There will be no customers coming to this site. Staff feels that the storage of a small coffee trailer without customer traffic on the property will be compatible with the neighboring properties and recommends approval with the following conditions:

Pre-Conditions:

1. Obtain VDOT approval and provide a copy to the Community Development Department.

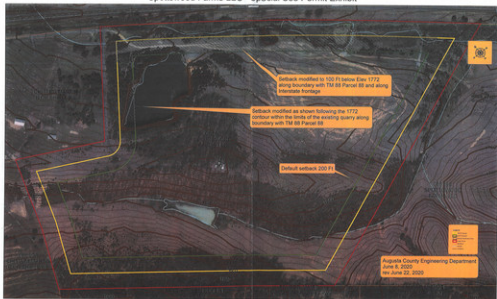
Operating Conditions:

1. One (1) twelve foot (12') coffee trailer be kept beside the dwelling as shown on the BZA site sketch.
2. No customers coming to the site.
3. Site be kept neat and orderly.

Spottwood Farms, LLC

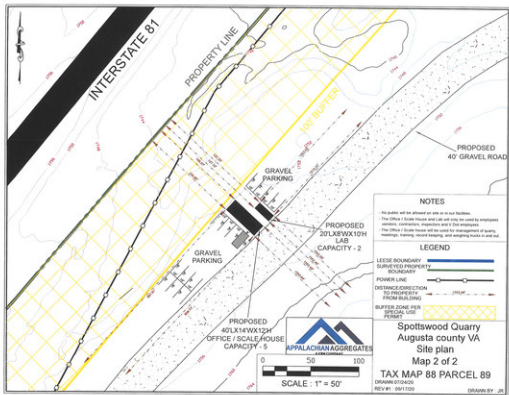


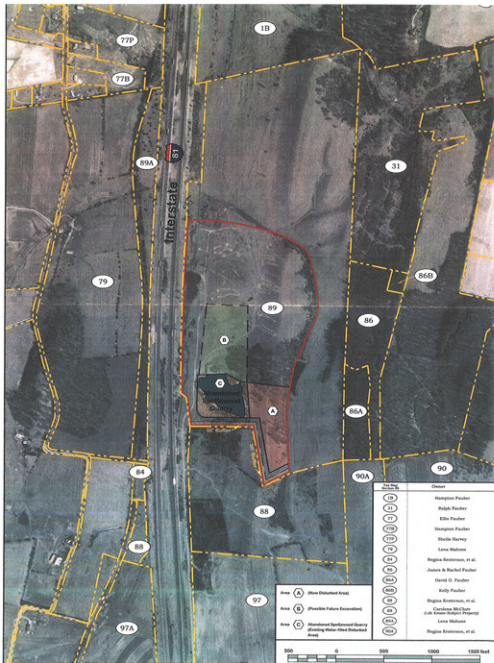
Spottswood Farms LLC - Special Use Permit Exhibit



1 inch = 200 feet





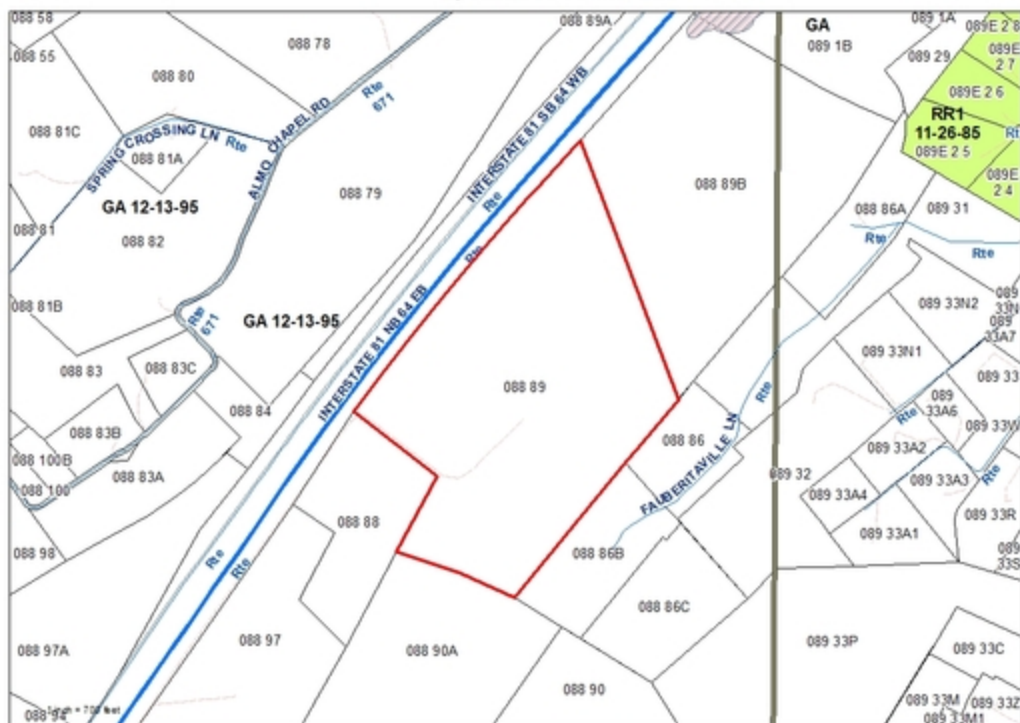


- Area (A) (New Disturbed Area)
- Area (B) (Pine/Oak Forest Encroachment)
- Area (C) (Abandoned Spillway Quarry (Showing Water Flow Disturbed Area))

Parcel No.	Owner
1B	Hampton Frazier
31	Ralph Frazier
71	Ellie Frazier
77B	Hampton Frazier
77F	Etelle Hursey
79	Leta Malone
81	Wiggins Kesterson, et al.
86	James & Rachel Frazier
86A	David G. Frazier
86B	Kelly Frazier
88	Wiggins Kesterson, et al.
89	Caroline McClain c/o Emax-Subject Property
90	Leta Malone
90A	Wiggins Kesterson, et al.



Spottwood Farms, LLC





Agenda Item # 4E

Date 6/6/24

PROPERTY OWNER:
Spottswood Farms, LLC

APPLICANT:
Burt Andrew Clevinger, agent for Appalachian Aggregates, LLC

APPLICANT'S REQUEST:
To reopen a closed quarry operation and manufacture crushed stone in conjunction with the Interstate 81 widening

LOCATION OF PROPERTY:
On the east side of Interstate 81 in the Riverheads District

SIZE OF PROPERTY:
86.374 acres

VICINITY ZONING:
General Agriculture surrounds the entire parcel

PREVIOUS ZONING OR S.U.P.:
04/64 – SUP approved for rock quarry
12/95 – Zoned General Agriculture
05/97 – SUP to construct a 199' cell tower
05/00 – SUP approved for co-location
07/00 - SUP approved to transfer ownership of tower
01/01 – SUP to replace antenna and equipment cabinet
07/03 – SUP to have a quarry and manufacture crushed stone
07/19 – SUP approved to reopen the closed quarry operation and manufacture crushed Stone in conjunction with the Interstate 81 widening.
07/20 – VAR from the required setback for a mining operation approved

LAND USE MAPS:
Agriculture Conservation Area

UTILITIES:
None

PLANNING COMMISSION'S COMMENTS:
No comments.

BUILDING INSPECTOR'S COMMENTS:
After review, our office has no conditions.

HEALTH DEPARTMENT'S COMMENTS:
The applicant is advised to work with a private sector onsite soil evaluator (OSE) to address sewage disposal system needs for the business. An application with supporting

work from the OSE will need to be submitted to the Health Department for permit issuance.

HIGHWAY DEPARTMENT'S COMMENTS:

Access is provided to the property by a gravel surfaced frontage road (F-213). The potential traffic generation from a quarry operation could significantly affect the condition of the existing gravel road. Additionally, the intersection of F-213 and Spottswood Road (Rt. 620) meets stopping sight distance, but not intersection sight distance. VDOT has significant concerns pertaining to the scope of the operation and the potential traffic generation. I am willing to meet with the County staff and applicant to clarify the scope if desired.

AUGUSTA WATER'S COMMENTS:

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

ENGINEERING'S COMMENTS:

Mining activities are exempt from local regulation for Erosion & Sediment Control. The applicant will need to demonstrate that they have a permit from DMME prior to any land disturbance. Recommend BZA adopt setback modifications from exhibit dated June 22, 2020 for the reopening of operations.

SECTION 25-74D - USES AWAY FROM DEVELOPED AREAS

The neighboring area is not characterized by residential, commercial, or industrial development which would be adversely impacted by the proposed use. This is an old quarry site. The property is surrounded by General Agriculture zoned property. There are no dwellings within close proximity.

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

Access to the site is by Frontage Road F213, which is gravel, heavy trucks on a narrow road may not be compatible and be a safety concern. VDOT has also expressed concerns in their comments.

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

The 86.374 acre property should adequately and safely accommodate all traffic to and from the highway.

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

The property has access to Spottswood Road which is a State maintained road.

The business and anticipated enlargements thereof will be appropriate for agriculture areas and is not more properly placed in an available industrial zone.

This is an existing quarry approved in 1964. The applicants are requesting to reopen the quarry.

All buildings, structures, and operations will be set back at least two hundred feet (200') from all property lines and at least one thousand feet (1000') from any residentially zoned property unless the board of zoning appeals determines that greater setbacks are necessary to adequately protect neighboring properties.

The applicants were granted a Variance on July 2, 2020 to reduce the two hundred foot (200') setback to one hundred foot (100') in the area along Interstate 81 and the southern portion of the property line.

STAFF RECOMMENDATIONS

The applicants were granted a Special Use Permit to reopen the existing quarry in 2019. The permit was issued for a period of five (5) years. The Special Use Permit will expire July 3, 2024, therefore, the applicants are reapplying for a new Special Use Permit.

The main purpose for the reopening is to provide aggregate for use in the widening of Interstate 81. The applicants feel the construction plans are nearing approval and the Interstate 81 project should be starting soon. VDOT expressed concerns regarding the access road and the scope of the work in their comments, however, the applicants were required to submit a site plan meeting the requirements of **Section 25-673 "Site Plan Contents" of the Augusta County Zoning Ordinance** as a Pre-Condition of the 2019 Special Use Permit, which was submitted and approved by all agencies in 2020.

The applicants were also granted a Variance to reduce the required two hundred foot (200') setback to one hundred foot (100') along Interstate 81 and the Southern property line as shown on their site plan on July 2, 2020. The Variance does not require re-approval.

If the Board feels the request would still be compatible with the area and desires to approve the request Staff would recommend the following operating conditions.

Pre-Conditions:

None

Operating Conditions:

1. Mining to be limited to Areas B and C as shown on site plan.
2. No operation or structures be located with one hundred feet (100') along Interstate 81 and the Southern property line and no operation or structures be located within two hundred foot (200') from all other property lines as shown on the site plan.
3. Applicant will install a sewage treatment system approved by the Health Department prior to operation.

4. A berm to be constructed and pine trees planted to screen quarry operation from Interstate 81. Berm to be installed and pine trees planted within six (6) months of commencement of mining operations.
5. The mining operation should be set up in 15 plus acre phases and shown on the site plan prior to commencement of mining operations.
6. Reclamation plan be submitted to the Board.
7. Each phase must be reclaimed as soon as possible, but not later than six (6) months after a new phase has been commenced.
8. Hours of operation be Monday-Friday, 7:00 a.m. to 6:00 p.m. and Saturday, 7:00 a.m. to 12:00 Noon, and during daylight savings time Monday-Saturday, 7:00 a.m. to 9:00 p.m., no Sunday operation.
9. All local, state and federal regulations must be complied with.
10. Debris, including residue rock and stone and other waste material stored on the property must have originated from the property and not brought in from other sites.
11. Survey of contours and intervals shall be submitted upon the request of the Board.
12. Whenever the applicant amends the permit with the Department of Mines, Minerals, and Energy, they must notify the Community Development Department.
13. Permit be issued for five (5) years and renewed if all stipulations are met.
14. Pre-blast survey to be completed (check to determine condition of well and residences) prior to mining in each area.
15. Mining to start no sooner than six (6) or seven (7) months prior to start of the expansion and widening of I-81.
16. Term of use will be limited to the period of the need for aggregate for construction of I-81 and for disposal of any remaining aggregate excavated on site prior to completion of construction, subject to review and renewal requirements.
17. Dust to be suppressed by water on site and recirculated; water truck to be on site at all times to maintain any site and road dust not equipment related.
18. Blasting to be small "shots"; no more than three (3) times per week.
19. Plant to be portable; five (5) to seven (7) individuals to operate plant.

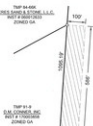
20. Quarry/mining to have minimal effect on livestock.

21. Appalachian Aggregates will mitigate any off site disruption of water service determined by a third party consultant.





TMP 04-03X
NORRIS & STONE, L.L.C.
NET # 17021438
ZONED-GA



TMP 01-19
D.M. CONNER, INC.
DE 162 171-112
ZONED-GA

100' BUFFER
TO BE RECLAIMED
(HATCHED)

TMP 01-0
D.M. CONNER, INC.
NET # 17021438
ZONED-GA

N15° 07' 00"E
500'

TMP 01-05A
D.M. CONNER, INC.
NET # 17021438
ZONED-GA

TMP 01B-1-0
MICHAEL E. BENNETT
NET # 17021438
ZONED-GA

TMP 01B-1-1
EMERSON H. JOHNSON
DE 162 171-112
ZONED-GA

TMP 01B-1-11
D.M. CONNER, INC.
NET # 17021438
ZONED-GA

TMP 01B-1-10
D.M. CONNER, INC.
NET # 17021438
ZONED-GA

TMP 01B-1-12
EMERSON H. JOHNSON
B.L.A. JOHNSON
DE 162 171-112
ZONED-GA

TMP 01B-1-13
EMERSON H. JOHNSON
B.L.A. JOHNSON
DE 162 171-112
ZONED-GA

TMP 01-19
D.M. CONNER, INC.
NET # 17021438
ZONED-GA



D.M. CONNER, INC
SITE PLAN FOR
PERMIT AMENDMENT
South River District Augusta County, Virginia
May 3, 2024 Scale 1" = 200'

GRAPHIC SCALE



(IN FEET)
1 inch = 200'



TERRA ENGINEERING
AND
LAND SOLUTIONS, PC

CIVIL ENGINEERS PLANNERS LAND-SURVEYORS
2274 STUARTS DRAFT HIGHWAY, STUARTS DRAFT, VA 24077
PH: 540-337-4391 FAX: 540-337-4392

COLES CAMPERS SUBDIVISION

PN 1215 SHEET 1 OF 1

Agenda Item # 4F
Date 6/6/24

PROPERTY OWNER:

D.M. Conner, Inc.

APPLICANT:

Debbie Henderson, agent for D.M. Conner, Inc.

APPLICANT'S REQUEST:

To modify stipulation #3 on SUP#01-09 in order to allow operation within the 100 foot buffer strip along the western property line for reclamation

LOCATION OF PROPERTY:

On the south side of Route 610 (Howardsville Turnpike), east of the intersection of Route 610 and Route 660 in the South River District

SIZE OF PROPERTY:

46.55 acres

VICINITY ZONING:

General Agriculture surrounds the entire parcel

PREVIOUS ZONING OR S.U.P.:

12/95 – Zoned General Agriculture

02/01 – SUP approved to add 48 acre parcel to the existing mining operation

07/08 – SUP approved to modify stipulation #3 on SUP #01-09 in order to remove a portion of the 100 foot buffer strip

LAND USE MAPS:

Community Development Area – Low Density Residential/Recreational Business

UTILITIES:

Private

PLANNING COMMISSION'S COMMENTS:

No comments.

BUILDING INSPECTOR'S COMMENTS:

After review, our office has no conditions.

HEALTH DEPARTMENT'S COMMENTS:

The Health Department has no issues.

HIGHWAY DEPARTMENT'S COMMENTS:

VDOT has no objections to the proposed use

AUGUSTA WATER'S COMMENTS:

Augusta Water has reviewed this special use permit application and has the following comment(s):

1. The parcel is located within the Source Water Protection Area 2.

ENGINEERING'S COMMENTS:

Mining activities are exempt from local regulation for Erosion & Sediment Control in accordance with Augusta County Code § 9-4.2.e.

SECTION 25-74D - USES AWAY FROM DEVELOPED AREAS

The neighboring area is not characterized by residential, commercial, or industrial development which would be adversely impacted by the proposed use. This is an existing mining operation approved by Special Use Permit in 2001. This is to modify an operating condition to allow disturbance for reclamation within the one hundred foot (100') buffer.

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

The request should not increase traffic.

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

The site safely and adequately accommodates all traffic to and from the public highways.

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

The business has access to Lake Road.

The business and anticipated enlargements thereof will be appropriate for agriculture areas and is not more properly placed in an available industrial zone.

No expansions or enlargements are requested on this site. The request is to modify an operating condition to allow work within the one hundred foot (100') buffer in order to reclaim what was mined in error.

All buildings, structures, and operations will be set back at least two hundred feet (200') from all property lines and at least one thousand feet (1000') from any residentially zoned property unless the board of zoning appeals determines that greater setbacks are necessary to adequately protect neighboring properties.

The property was approved prior to the existing two hundred foot (200') setback requirement. The existing operation was approved with a one hundred foot (100') setback buffer as an Operating Condition.

STAFF RECOMMENDATIONS

The applicants were granted a Special Use Permit to add this parcel to the existing mining operation in 2001. The permit was granted with an operating condition stating no operations or roads be within one hundred foot (100') of any property line around the entire parcel. The Board approved a Special Use Permit in 2008 to remove a portion of the one hundred foot (100') buffer along the western property line adjacent to Acres Sand and Stone in 2008. The applicants purchased a fourteen (14) acre parcel adjacent to this site around 2017 and were under the impression they no longer had to maintain the one hundred foot (100') buffer along the western property line if they owned the adjoining parcel. The applicants state they were not aware this would be a violation of the current operating conditions of their existing Special Use Permit. The applicants are requesting the Board modify Operating Condition #3 of the existing Special Use Permit #01-09 to allow operations within the one hundred foot (100') buffer along the western property line in order to reclaim the area mined in error. If the Board desires to approve the request, Staff would recommend the following Operating Conditions.

Pre-Conditions:

None

Operating Conditions:

1. Only the one hundred foot (100') buffer area located along the western property line as shown on the BZA site plan may be modified to allow operations for reclaiming the site.
2. All other Operating Conditions of Special Use Permits #01-09 and #08-32 remain in effect.

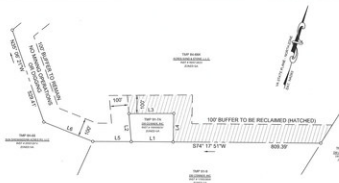


Acres Sand and Stone, LLC



ACRES SAND & STONE
SITE PLAN FOR
PERMIT AMENDMENT

South River District Augusta County, Virginia
May 3, 2024 Scale 1" = 200'



Line Table		
Course	Bearing	Distance
L1	S74° 18' 09"W	226.59'
L2	N01° 03' 49"W	152.84'
L3	N07° 37' 11"E	243.37'
L4	S14° 47' 09"E	155.09'
L5	S74° 17' 51"W	211.23'
L6	N84° 28' 46"W	288.20'

GRAPHIC SCALE



TERRA ENGINEERING
AND
LAND SOLUTIONS, PC

CIVIL ENGINEERS PLANNERS LAND SURVEYORS
2374 STUARTS DRAFT HIGHWAY, STUARTS DRAFT, VA 24477
PH: 540-337-4391 FAX: 540-337-3290

PN 1501 SHEET 1 OF 1



Agenda Item # 46
Date 6/6/24

PROPERTY OWNER:
Acres Sand and Stone, LLC

APPLICANT:
Charles Barger, agent for Acres Sand and Stone, LLC

APPLICANT'S REQUEST:
To modify operating condition #3 on SUP#99-47 in order to allow operations within the 100 foot buffer strip along the southern property line for reclamation

LOCATION OF PROPERTY:
On the east side of Route 660 (Lake Road), north of the intersection of Route 660 and Route 610 in the South River District

SIZE OF PROPERTY:
151.658 acres

VICINITY ZONING:
General Agriculture and Single Family Residential to the north, General Agriculture to the south, east and west.

PREVIOUS ZONING OR S.U.P.:
01/81 – SUP approved for extraction of sand
05/95 – SUP approved to expand Shenandoah Acres Resort
12/95 – Zoned General Agriculture
04-97 – SUP approved for a mining operation, extraction of sand and stone
11/98 – SUP approved to continue mining tract 3 until 12/31/99
07/99 – SUP approved to mine the 7 acre and 13 acre areas and to relocate the first 15 acre phase to be mined.

LAND USE MAPS:
Urban Service Area – Low Density Residential/Recreational Business

UTILITIES:
Private

PLANNING COMMISSION'S COMMENTS:
No comments.

BUILDING INSPECTOR'S COMMENTS:
After review, our office has no conditions.

HEALTH DEPARTMENT'S COMMENTS:
The Health Department has no issues.

HIGHWAY DEPARTMENT'S COMMENTS:

VDOT has no objections to the proposed use

AUGUSTA WATER'S COMMENTS:

Augusta Water has reviewed this special use permit application and has the following comment(s):

1. The subject parcel is located within the Source Water Protection Area 2.

ENGINEERING'S COMMENTS:

Mining activities are exempt from local regulation for Erosion & Sediment Control in accordance with Augusta County Code Section 9-4.2.e.

SECTION 25-74D - USES AWAY FROM DEVELOPED AREAS

The neighboring area is not characterized by residential, commercial, or industrial development which would be adversely impacted by the proposed use. This is an existing mining operation approved by Special Use Permit in 1997 and 1999. This is to modify an operating condition to allow disturbance for reclamation within the one hundred foot (100') buffer.

Traffic generated by the proposed project will be compatible with the roads serving the site and other traffic utilizing said roads
The request should not create any additional traffic.

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

The business shall have direct access to a state maintained road.
The business has access to Lake Road.

The business and anticipated enlargements thereof will be appropriate for agriculture areas and is not more properly placed in an available industrial zone. No expansions or enlargements are requested on this site. The request is to modify an operating condition to allow work within the one hundred foot (100') buffer in order to reclaim what was mined in error.

All buildings, structures, and operations will be set back at least two hundred feet (200') from all property lines and at least one thousand feet (1000') from any residentially zoned property unless the board of zoning appeals determines that greater setbacks are necessary to adequately protect neighboring properties. The property was approved prior to the existing two hundred foot (200') setback requirement. The existing operation was approved with a one hundred foot (100') setback buffer as an Operating Condition.

STAFF RECOMMENDATIONS

The applicants were granted a Special Use Permit to mine this parcel previously mined by D. M. Conner in 1999. The permit was granted with an operating condition stating no operations or roads be within one hundred foot (100') of any property line around the entire parcel. The Board approved a Special Use Permit in 2008 to remove a portion of the one hundred foot (100') buffer along a portion of the eastern property line adjacent to D. M. Conner in 2008. The applicant states they were under the impression they no longer had to maintain the one hundred foot (100') buffer along the southern property line adjacent to the property D. M. Conner purchased in 2017 if the property owner gave them permission to mine up to the property line. The applicants were not aware this would be a violation of the current operating conditions of their existing Special Use Permit. The applicants are requesting the Board modify Operating Condition #3 of the existing Special Use Permits #99-47 to allow operations within the one hundred foot (100') buffer along the western property line in order to reclaim the area mined in error. If the Board desires to approve the request, Staff would recommend the following Operating Conditions.

Pre-Conditions:

None

Operating Conditions:

1. Only the one hundred foot (100') buffer area located along the southern property line as shown on the BZA site plan may be modified to allow operations for reclaiming the site.
2. All other Operating Conditions of Special Use Permits #99-47 remain in effect.

EXTENSION OF TIME REQUEST

Agenda Item # 7A
Date 6/6/24

PROPERTY OWNER:
Ethel M. Baber

APPLICANT:
Ashley Carter

APPLICANT'S REQUEST:
To continue the existing restaurant

LOCATION OF PROPERTY:
2542 East Side Highway, Crimora in the Middle River District

SIZE OF PROPERTY:
0.500 acres

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

PREVIOUS ZONING OR S.U.P.:
12/78 SUP approved for restaurant
12/95 Zoned General Agriculture
06/07 SUP approved to continue the existing restaurant
07/19 SUP approved to continue the existing restaurant

LAND USE MAPS:
Rural Conservation Area

UTILITIES:
Private well and private septic

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

The applicant is still working with the Health Department to resolve septic issues.

STAFF RECOMMENDATIONS JUNE 6, 2024

The applicant is requesting a one (1) year Extension of Time. The applicant's father passed away and she has not been able to complete everything. She would like to keep the permit and continue to work with the Health Department to resolve the septic issues on the property. Staff recommends approval.



COUNTY OF AUGUSTA
COMMONWEALTH OF VIRGINIA
DEPARTMENT OF COMMUNITY DEVELOPMENT
P.O. BOX 590
COUNTY GOVERNMENT CENTER
VERONA, VA 24482-0590



MEMORANDUM

DATE: May 30, 2024
TO: Sandra K. Bunch, Zoning Administrator
FROM: Jared Watson, Zoning Technician – Inspector I
SUBJECT: Special Use Permit Inspections

The following Special Use Permits issued in the month of **August 2023** have been inspected:

23-45	Douglas Wayne Brooks, Jr.
23-46	Barnstable Farm House, LLC
23-47	James Russell Brown (Life)
23-48	VRB Properties, LLC
23-49	Cestari Sheep and Wood Co.
23-51	Milton J. or Mary Ann Knicely

I have enclosed a copy of those reports with the action I have taken.

/skb

SPECIAL USE PERMIT INSPECTION REPORT

NAME: Douglas Wayne Brooks, Jr.

Location: 99 Rankin Lane, Stuarts Draft, VA 24477

Use: To have a landscaping business and storage of commercial vehicles

And equipment.

Special Use Permit No.: 23-45

Date Approved: 08/03/23

Date Inspected: 05/23/24

Name of Person Inspecting: Jared Watson

1. Site plan requirements met (including VDOT entrance):

Yes No

If no, explain: _____

2. Stipulations met: Yes No

If no, explain: _____

Action Taken: Property is in compliance

SPECIAL USE PERMIT INSPECTION REPORT

NAME: Barnstable Farm House, LLC

Location: 604 Christians Creek Road, Staunton, VA

Use: To have a short term vacation rental

Special Use Permit No.: 23-46

Date Approved: 08/03/23

Date Inspected: 05/20/24

Name of Person Inspecting: Jared Watson

1. Site plan requirements met (including VDOT entrance):

Yes No

If no, explain: _____

2. Stipulations met: Yes No

If no, explain: _____

Action Taken: Property is in Compliance

SPECIAL USE PERMIT INSPECTION REPORT

NAME: James Russell Brown (Life)

Location: 419 Trinity Point Road, Swoope, VA

Use: To construct a 199' telecommunications tower

Special Use Permit No.: 23-47

Date Approved: 08/03/23

Date Inspected: 05/24/24

Name of Person Inspecting: Jared Watson

1. Site plan requirements met (including VDOT entrance):

Yes _____ No X

If no, explain: Pre-Conditions have not been completed

2. Stipulations met: Yes _____ No X

If no, explain: No Construction started

Action Taken: Sent 1st notice regarding Pre-Conditions

SPECIAL USE PERMIT INSPECTION REPORT

NAME: VBR Properties, LLC

Location: 10 Purple Cow Road, Waynesboro, VA

Use: To have an ice cream shop, retail sales of seasonal and novelty gifts within an Existing building and to have weekly farmers' market, food trucks, and outdoor storage Picnic tables

Special Use Permit No.: 23-45

Date Approved: 08/03/23

Date Inspected: 05/20/24

Name of Person Inspecting: Jared Watson

1. Site plan requirements met (including VDOT entrance):

Yes _____ No X

If no, explain: Pre-Conditions have not been completed.

2. Stipulations met: Yes _____ No X

If no, explain: Business is not operating yet

Action Taken: Send 1st notice regarding Pre-Conditions

SPECIAL USE PERMIT INSPECTION REPORT

NAME: Cestari Sheep and Wool Co.

Location: 2570 Little Calf Pasture Highway, Swoope, VA

Use: To have a special event facility and outdoor storage of a food truck

Special Use Permit No.: 23-49

Date Approved: 08/03/23

Date Inspected: 05/22/24

Name of Person Inspecting: Jared Watson

1. Site plan requirements met (including VDOT entrance):

Yes No

If no, explain: _____

2. Stipulations met: Yes No

If no, explain: _____

Action Taken: Property is in compliance

SPECIAL USE PERMIT INSPECTION REPORT

NAME: Milton J. or Mary Ann Knicely

Location: 75 Freemason Run Road, Mt. Solon, VA

Use: To have outdoor storage and rental of equipment

Special Use Permit No.: 23-51

Date Approved: 08/03/23

Date Inspected: 05/14/24

Name of Person Inspecting: Jared Watson

1. Site plan requirements met (including VDOT entrance):

Yes No

If no, explain: _____

2. Stipulations met: Yes No

If no, explain: _____

Action Taken: Property is in compliance

