



Augusta County Board of Zoning Appeals
BZA Regular Meeting
Thursday, August 1, 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 July 3, 2024 Minutes
07032024 BZA Minutes.doc

4. **PUBLIC HEARINGS**

A. A request by Daniel J. and Diana M. Shell, for a Special Use Permit to have a welding/machine shop and repair business for agriculture vehicles and equipment on property they own, located at 1826 Ridge Road, Bridgewater in the North River District.

Shell Aerial.jpg
Shell Site Plan.jpg
Shell Tax Map.jpg
Shell.JPG

Shell Staff Report.pdf

B. A request by Joshua E. Grove, for a Special Use Permit to construct an accessory building exceeding the 900 square foot total aggregate allowed on property he owns, located at 2996 Lyndhurst Road, Stuarts Draft in the South River District.

Grove Aerial.jpg
Grove Site Plan.jpg
Grove Tax Map.jpg
Grove.JPG

Grove Staff Report.pdf

C. A request by Perry Mace and John Sites, for a Special Use Permit to construct an office for a landscape supply business with outdoor storage of equipment and outdoor display of stone, rocks, mulch and plants for sale on property owned by Wilson Investments, LLC, located between Tinkling Spring Road and Midway Lane in the Beverley Manor District.

Wilson Investments Aerial.jpg
Wilson Investments Site Plan.jpg
Wilson Investments Tax Map.jpg
Wilson.JPG

Wilson Investments Staff Report.pdf

D. A request by Abner N. Johnston, IV, for a Special Use Permit to continue the existing

quarry operation on property he owns, located on the west side of Cold Springs Road (Route 608), approximately .5 of a mile west of the intersection of Cold Springs Road and Dabneys Road adjacent to the existing quarry in the Riverheads District.

Johnston Aerial.jpg

Johnston Site Plan.jpg

Johnston Tax Map.jpg

Johnston.JPG

Johnston Staff Report.pdf

- E. A request by Benjamin S. Ramsey, agent for BCSA Properties, LLC, for a Special Use Permit to construct a mini-warehouse facility on property they own, located on the south side of Stuarts Draft Highway (Route 340), east of the intersection of Lee Jackson Highway (Route 11) and Route 340 in the Riverheads District.

BCSA Properties Aerial.jpg

BCSA Properties Site Plan 2.jpg

BCSA Properties Site Plan.jpg

BCSA Properties Tax Map.jpg

BCSA.JPG

BCSA Properties Staff Report.pdf

- F. A request by Sam Averno, agent for Network Towers II, LLC, for a Special Use Permit to construct a 195' monopole tower with a 4' lightning rod (199' total) and associated equipment within the 50' x 50' fenced in compound on property owned by Shomo Rollinghills Farm, LLC, located in the northeast quadrant along Middlebrook Road and between Cedar Green Road and Apple Jack Lane in the Pastures District.

Shomo Full Site Plan.pdf

Shomo Rollinghills Farm Aerial.jpg

Shomo Rollinghills Farm Site Plan.jpg

Shomo Rollinghills Farm Tax Map.jpg

Shomo.JPG

Shomo Rollinghills Farm Staff Report.pdf

- G. A request by Jeffrey Lord, agent for Elm Spring VAB, LLC, for a Special Use Permit for a 3 MW (alternating current) small scale solar energy facility within approximately 23 acres of fence enclosed site located on Parcel Tax Map No. 67-78J and 67-78L with a gravel access road extending through adjacent Tax Map No. 67-78 to Jefferson Highway on property owned by Elm Spring, LLC, located at 2129 Jefferson Highway, Fishersville in the Wayne District.

Elm Spring Aerial.jpg

Elm Spring Tax Map.jpg

Elm Spring.JPG

ElmSpringII_SUP Site Plan_20240409.pdf

ElmSpringII_SUP Site Plan_20240409_Page_1.jpg

ElmSpringII_SUP Site Plan_20240409_Page_2.jpg

ElmSpringII_SUP Site Plan_20240409_Page_3.jpg

ElmSpringII_SUP Site Plan_20240409_Page_4.jpg

ElmSpringII_SUP Site Plan_20240409_Page_5.jpg

Elm Spring Staff Report.pdf

5. **OLD BUSINESS**

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

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

8. **STAFF REPORTS**

- A. Staff Report Memo
inspection memo.doc
augmtginsp.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: July 25, 2024

SUBJECT: Regular Meeting and Viewing

The Regular Meeting of the Augusta County Board of Zoning Appeals will be held on **Thursday, August 1, 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 **8:30 A.M.** 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 **July** 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

July 3, 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
 Doug Wolfe, Director of Community Development
 James R. Benkahla, County Attorney
 Nicole Price, Assistant County Attorney
 Beatrice B. Cardellicchio-Weber, Executive Secretary

ABSENT: None

VIRGINIA: At the Called Meeting of the Augusta County Board of Zoning Appeals held on **Wednesday**, July 3, 2024 at 8:30 A.M., in the County Government Center, Verona, Virginia.

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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.

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VIEWINGS

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

- TRACY BRADLEY - SPECIAL USE PERMIT
- LINDA BURKHOLDER, AGENT FOR CLOVERFIELD, LLC - SPECIAL USE PERMIT
- AUSTIN NICELY, AGENT FOR THE BATTING CAVE, LLC - SPECIAL USE PERMIT
- BRYAN PHILIP AND SARAH GRADY PLEMMONS - SPECIAL USE PERMIT
- WALDA R. MASSIE - 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.

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Chair

Secretary

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. Cardellicchio-Weber, Executive Secretary

ABSENT: None

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VIRGINIA: At the Regular Meeting of the Augusta County Board of Zoning Appeals held on **Wednesday**, July 3, 2024, at 1:30 P.M., in the County Government Center, Verona, Virginia....

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MINUTES

Mr. Glover moved that the minutes from the June 6, 2024, meeting be approved.

Mr. Bailey seconded the motion, which carried unanimously.

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LISA JO ROBERTS - SPECIAL USE PERMIT

This being the date and time advertised to consider a request by Lisa Jo Roberts, for a Special Use Permit to have a short term rental on property she owns, located at 3912 Stuarts Draft Highway, Stuarts Draft in the Wayne District.

Ms. Lisa Roberts stated I would like to request a short term rental. I also wanted to discuss my request about the existing venue and the use of porta-potties.

Chair Coyner asked if she is planning on building another home on the property?

Ms. Roberts stated yes. I would like to build a one (1) bedroom house on the top of the hill. I have had a number of complications regarding the septic system. I am required

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to place a septic system in within two (2) years. I would like to present some of the details about that to the Board.

Ms. Bunch stated in order to change the previous Special Use Permit it will need to be advertised.

Ms. Roberts stated the Health Department will not allow me to put one in. I would like to know if the Board is willing to consider the use of porta-potties. Ms. Bunch said the Board would not allow porta potties so if that is the case and they do not allow the porta-potties than there is no point in paying the \$350 again. To close the venue would be a heartbreak but if you are willing to work with me than I am happy to apply. If you say we have never done it and will never do it then there is no reason for me to apply and waste the money.

Ms. Bunch stated any changes need to go back before the Board. They cannot tell you right now if they would approve it.

Mr. Benkahla stated the porta-pottie issue is not before the Board today.

Chair Coyner asked if the Airbnb will be in the existing dwelling?

Ms. Roberts stated yes.

Chair Coyner asked will you start operating this year?

Ms. Roberts stated yes.

Chair Coyner asked if she planned on advertising on websites?

Ms. Roberts stated yes.

Mr. Bailey asked if the septic serves the existing dwelling?

Ms. Roberts stated yes. It was put in during the 1970s. There is a reserve area around the property for the house only. There is no availability other than for the house.

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.

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Chair Coyner stated the applicant did a nice job with the property. It is very well maintained.

Mr. Bailey stated this will be a low impact business. He moved to approve the request with the following conditions:

Pre-Conditions:

None

Operating Conditions:

1. Be permitted to lease the dwelling for short term vacation stays.
2. Maximum occupancy of the dwelling not to exceed six (6).
3. Site be kept neat and orderly.

Mr. Glover seconded the motion, which carried unanimously.

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TRACY BRADLEY - SPECIAL USE PERMIT

This being the date and time advertised to consider a request by Tracy Bradley, for a Special Use Permit to expand a non-conforming dwelling no closer to the road and no closer to the side yard than the existing dwelling on property owned by Sylvia Jean Henderson (Life), located at 435 Entry School Road, Waynesboro in the Wayne District.

Mr. Tracy Bradley stated I may build away from it but I wanted to apply for the permit just in case.

Chair Coyner asked how long have you had the property?

Mr. Bradley stated since the 1960s. I plan on doing improvements to make the property look better.

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

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Mr. Robert Anderson, 457 Entry School Road, Waynesboro, stated I am not here to speak in favor or in opposition. I am an adjacent property owner. Why is this non-conforming? I would like to know the potential impact with this for my property.

Ms. Bunch stated it is non-conforming because the dwelling was constructed in 1940. The first Zoning Ordinance was in 1947. There were no requirements for setbacks, therefore, the dwelling is grandfathered in as it is. The ordinance says any non-conforming dwelling can be reconstructed, altered or expanded as long as it is no closer to the road than the existing but if they do not meet the side or rear yard setbacks they would need to apply for a Special Use Permit. This structure was built prior to any Zoning Ordinance. The applicant is fine with the rear yard setback. They are showing 44.4 in the rear. Twenty-five (25') feet is the minimum setback for the rear yard.

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 would be a common sense thing to do.

Mr. Glover stated this should not have an impact to the area. He moved to approve the request with the following condition:

Pre-Conditions:

None

Operating Condition:

1. Be permitted to extend the existing porch and to construct an addition onto the rear of the dwelling as shown on the survey dated April 29, 2024 no closer to the road and side property line.

Mr. Thacker seconded the motion, which carried unanimously.

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LINDA BURKHOLDER, AGENT FOR CLOVERFIELD, LLC - SPECIAL USE PERMIT

This being the date and time advertised to consider a request by Linda Burkholder, agent for Cloverfield, LLC, for a Special Use Permit to have a short term vacation rental on property owned by Cloverfield, LLC, located at 376 Mullins Lane, Stuarts Draft in the Riverheads District.

Ms. Linda Burkholder stated I would like to operate a short term rental.

Chair Coyner asked how will you advertise?

Ms. Burkholder stated with Vrbo.

Chair Coyner asked do you have any experience with this type of operation?

Ms. Burkholder stated my daughter does.

Chair Coyner stated the Board visited the site this morning. The property is well maintained. Is there 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 nice setting. This use will not disrupt anything at all. He moved to approve the request with the following conditions:

Pre-Conditions:

None

Operating Conditions:

1. Be permitted to lease the three (3) bedroom dwelling for short term vacation stays.
2. Be limited to a maximum of six (6) persons occupying the dwelling.
3. Site be kept neat and orderly.

Ms. Rutledge seconded the motion, which carried unanimously.

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MARCY REED - SPECIAL USE PERMIT

This being the date and time advertised to consider a request by Marcy Reed, for a Special Use Permit to lease space for a boat repair business with outdoor storage and display of boats for sale on property owned by Nu-Valley Enterprises, Inc., located at 5086 Lee Jackson Highway, Greenville in the Riverheads District.

Ms. Marcy Reed stated we would like to operate a boat repair shop. At the existing location they have lacked space. This property has been vacant. We will be sure that it is well maintained. There has been a business there for many years.

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

Mr. David Dean stated I am the owner of Shenandoah Valley Boat and Motor. I will lease the property. I used to have a business at 3661 Lee Jackson Highway but it got really crowded. I have been looking for something that fits us better. There are two (2) secured fences around the property. This is a perfect place for me to grow my business.

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

There being none, Chair Coyner declared the public hearing closed. This will be a good use.

Mr. Thacker stated there was a business there for years. The property will be maintained and look a lot better if you have a business there. He moved to approve the request with the following conditions:

Pre-Conditions:

1. Obtain Health Department approval and provide a copy to Community Development.
2. Submit a complete Erosion and Sediment Control Plan and Stormwater Management Plan.

Operating Conditions:

1. Be permitted to lease the detached shop behind the house as shown on the BZA sketch plan for boat repair.
2. All work to be done inside the shop.
3. No outdoor storage of boat parts.
4. All boats waiting for repair be kept in the shop or the screened area shown on the BZA sketch plan.
5. Gates to the outdoor storage area remain closed unless moving boats in and out.

- 6. Be limited to eight (8) boats displayed for sale in the designated area shown on the BZA sketch plan.
- 7. Be limited to three (3) employees once the Health Department approval is obtained and a copy submitted to Community Development.
- 8. Hours of operation be Monday through Friday, 8:00 a.m. to 6:00 p.m.
- 9. No Sunday work.
- 10. The only sign to be permitted for this business is one (1) on premise business sign not exceeding thirty-two (32) square feet.
- 11. No junk inoperable vehicles, boats, equipment to be kept outside.
- 12. Site be kept neat and orderly.

Ms. Rutledge seconded the motion, which carried unanimously.

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AUSTIN NICELY, AGENT FOR THE BATTING CAVE, LLC - SPECIAL USE PERMIT

This being the date and time advertised to consider a request by Austin Nicely, agent for The Batting Cave, LLC, for a Special Use Permit to construct a building for indoor batting cages and small scale baseball/softball field for seasonal use on property owned by The Batting Cave, LLC, located on the west side of East Side Highway (Route 340), directly across from Stonewall Lane (Route 830) in the Middle River District.

Mr. Austin Nicely stated I am the owner and operator of The Batting Cave. We would like to move from our current facility in Grottoes. The proposed building will be built in right field passed the fence.

Chair Coyner asked if this will be a pole building?

Mr. Nicely stated it will be metal.

Chair Coyner asked what age groups will use the building?

Mr. Nicely stated twelve (12) and under.

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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. This is a good location for the use.

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

Pre-Conditions:

1. Submit site plan meeting the requirements of Section 25-673 "Site Plan Contents" of the Augusta County Zoning Ordinance to be approved by all appropriate departments and/or agencies including a complete Erosion and Sediment Control Plan to Community Development.
2. Obtain VDOT approval and provide a copy to Community Development.
3. Obtain Health Department approval and provide a copy to Community Development.
4. Obtain all necessary permits and inspections and provide a copy to Community Development.

Operating Conditions:

1. Be permitted to construct a 100' X 160' building for a maximum of three (3) batting cages and an indoor turfed baseball/softball field.
2. Be limited to no more than fifty (50) persons occupying the building.
3. Hours of operation be 8:00 a.m. to 9:00 p.m.
4. Any new outdoor lights over 3,000 lumens require site plan submittal and must meet the ordinance requirements of Article VI.A Outdoor Lighting.
5. Site be kept neat and orderly.

Mr. Glover seconded the motion, which carried unanimously.

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BRYAN PHILIP AND SARAH GRADY PLEMMONS - SPECIAL USE PERMIT

This being the date and time advertised to consider a request by Bryan Philip and Sarah Grady Plemmons, for a Special Use Permit to construct a building for weddings and special events with outdoor storage of food trucks and to have short term vacation rentals in the existing dwellings on property they own, located at 2991, 2995, and 2971 Old Parkersburg Turnpike, West Augusta in the Pastures District.

Ms. Sarah Plemmons stated I have lived onsite for five (5) years. I would like to operate weddings and special events.

Chair Coyner stated the Board visited the site today. How will you advertise?

Ms. Plemmons stated I will advertise on Airbnb for the short term rentals.

Chair Coyner stated the applicant resides there so she can watch over the property.

Ms. Plemmons stated yes. I do plan on being onsite during events.

Mr. Bailey asked the applicant if she has talked to the Health Department and VDOT regarding their issues?

Ms. Plemmons stated we have to get a new septic and we understand the other requirements. We have to cut a tree to satisfy VDOT's comments and that is not an issue.

Ms. Bunch stated the Health Department could not find a septic system for 2991 Old Parkersburg Turnpike. This will be listed as a pre-condition to complete before your permit is issued.

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

Ms. Bunch stated we received a letter of support from Lawrence Steele.

Mr. Todd Wray stated I live in Goochland County and I am here representing Martha Wray. We built here in 1947. I wish we did not have a business at this location. I do not want to stand in opposition of the concept but the building as it is drawn now is too close to our property and it will be visible from our property. If it is built could we go closer to Old Parkersburg Turnpike and not be in the floodplain. If it was 100' we would

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not see the building and then we would not be in opposition. Is the vote on the sketch plan today where it is drawn or anywhere in that area?

Chair Coyner stated where the building is drawn.

Ms. Bunch stated the floodplain is going to be a challenge. The floodplain is wider in that area. Typically when the BZA approves a request they are approving the site plan as well.

Mr. Wray stated they have to do a survey to determine the floodplain.

Ms. Bunch stated this is an overlay. We are asking for an elevation certificate to be sure it is out of the floodplain. The Board can ask for an updated site plan to be sure that it is out of the floodplain. The minimum setback is 35' from Old Parkersburg Turnpike. The permit is issued non-transferrable and any new property owners would need to come back to apply.

Mr. William Guin, 2529 Lee Highway, Mount Sidney, stated I am not for or against. I am concerned about the floodplain. It is dry now but I have seen it flood.

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

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

Ms. Bunch stated the Board can approve the location with the ability for the applicant to move it as long as it is out of the floodplain.

Mr. Bailey stated the property is heavily wooded and secluded. This will not have a negative impact on the neighboring properties. He moved to approve the request with the following conditions:

Pre-Conditions:

1. Applicant submit an elevation certificate and survey showing the exact location of the proposed building.
2. Applicant obtain VDOT approval and provide a copy to Community Development.
3. Obtain all necessary permits, inspections and Certificates of Occupancy for the proposed building in accordance with the Uniform Statewide Building Code.

- 4. Submit documentation to the Health Department and obtain Health Department approval that the existing septic system is adequate for the proposed use at 2991 Old Parkersburg Turnpike and provide a copy to the Community Development Department.

Operating Conditions:

- 1. Be permitted to lease the two (2) bedroom dwelling located at 2971 Old Parkersburg Turnpike with a maximum occupancy not to exceed four (4) persons unless Health Department approval is obtained for more bedrooms.
- 2. Be permitted to lease the one (1) bedroom dwelling located at 2995 Old Parkersburg Turnpike with a maximum occupancy not to exceed two (2) persons unless Health Department approval is obtained for more bedrooms.
- 3. Be permitted to lease the two (2) suites and kitchen area in the existing dwelling located at 2991 Old Parkersburg Turnpike once Health Department approval is obtained and a copy submitted to Community Development.
- 4. Be permitted to construct a 35' X 75' building, including two (2) 10' X 35' porches and two (2) 10' X 25' additions for weddings and special events.
- 5. Be limited to a maximum of sixteen (16) weddings or special events per year.
- 6. Be limited to one hundred (100) attendees per event.
- 7. No outdoor amplified music.
- 8. All events cease at 10:00 p.m. and all persons off the property by 11:00 p.m.
- 9. Site be kept neat and orderly.

Mr. Thacker seconded the motion, which carried unanimously.

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WALDA R. MASSIE - SPECIAL USE PERMIT

This being the date and time advertised to consider a request by Walda R. Massie, for a Special Use Permit to have a detached accessory dwelling unit where the owner of record does not personally reside on property she owns, located at 153 Drifting Lane, Waynesboro in the Middle River District.

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Ms. Walda Massie stated I would like to turn the detached garage into an apartment. The house is setup for a three (3) bedroom septic. I would like to get permission to put an apartment in there with one (1) person in each apartment.

Ms. Bunch stated the applicant can only have one (1) apartment. The County limits you to a principal dwelling and one (1) apartment. The rest of the structure will need to be used for storage.

Ms. Massie stated the neighbors are fine with the apartment.

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. It is a nice piece of property.

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

Pre-Conditions:

1. Obtain Health Department approval and provide a copy to the Community Development Department.
2. Obtain approval from Augusta Water and provide a copy to the Community Development Department.
3. Obtain all necessary permits and inspections and a Certificate of Occupancy in accordance with the Uniform Statewide Building Code.

Operating Conditions:

1. Be permitted to have a detached accessory dwelling unit attached to the existing 36' X 36' detached accessory building where the owner of record does not reside on premise.
2. No junk or inoperable vehicles to be kept outside.
3. Site be kept neat and orderly.
4. No further additions or expansions.

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Mr. Bailey seconded the motion, which carried unanimously.

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OLD BUSINESS

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

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. - Continued from the May 2, 2024 Meeting

Mr. Benny Conner, 35 Dewey Lane, Waynesboro, stated I need a permit for this parcel of land to keep up with the demand for sand and stone.

Mr. Glover stated the previous request was for the property to be put into compliance.

Ms. Bunch stated yes, they applied for a permit to reclaim an area in order to bring the site back into compliance.

Chair Coyner asked if the applicant understands the requirements on this parcel?

Mr. Conner stated yes.

Chair Coyner stated the area is growing and this is needed. I received several calls this month and they were all in favor.

Mr. Glover agreed.

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

Pre-Conditions:

1. Applicant submit a site plan showing the entire operation, which is 40.492 acres mined on this site, including 15+ acre phases prior to commencement of mining on this site.
2. Applicant submit an updated DMME Mining Plan including the reclamation plan including the two hundred foot (200') buffer.

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3. Applicant mark the two hundred foot (200') buffer from all property lines except the property currently bine mined, and the five hundred foot (500') buffer from Cole's Campers Subdivision with stakes or ribbons prior to mining.

Operating Conditions:

1. Be permitted to mine an additional 35.492 acres. Total mining operation not to exceed 40.492 acres on this parcel.
2. Only excavating at the site. All crushing, processing, and storage of materials to be done at the existing plant.
3. Access will be through the existing quarry with truck traffic confined entirely to Route 660 when entering and leaving site utilizing the existing fifty (50') foot right-of-way on the north side of Shenandoah Acres property.
4. No truck traffic on Sycamore Path or Oak Lane.
5. No mining operation within five hundred (500') feet of Coles Campers Subdivision. Existing wooded five hundred (500') foot buffer be left in its natural undisturbed state.
6. No buffer will be required between the property lines adjacent to the existing quarry operations on TM#84C (1) 34, TM#91-19 and TM#91-21. The two hundred (200') foot minimum buffer will be required on all other property lines.
7. The mining operation should be set up in 15+ acre phases shown on the site plan prior to commencement of mining operations.
8. Each phase must be reclaimed as soon as possible, but not later than six (6) months after a new phase has been commenced.
9. The applicant shall comply with all rules and regulations set forth by the Department of Mines, Minerals and Energy.
10. Whenever the applicant amends the permit with the Department of Mines, Minerals and Energy, they must notify the Community Development Department.
11. 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 no Sunday operation.

12. All local, state and federal regulations must be complied with.

13. Debris, including residue rock and stone and other waste material stored on the property must have originated from the property and not be brought in from other sites.

Mr. Glover seconded the motion, which carried unanimously.

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STAFF REPORT

- 23-50 James W. Sizemore Family, L.P
- 23-52 Sherry Hockman Sumerlin
- 23-53 Vernon Lee Walker or Barbara Rowe
- 23-54 Brian D. Jamison & Kelsey R. Simmons
- 23-55 Ward H., Jr. or Jane B. Alford

Ms. Bunch stated staff sent a letter of violation on the operating conditions for SUP#23-50. SUP#23-52 was denied. SUP#23-53 and SUP#23-54 are both in compliance. Staff sent a letter of violation of the operating conditions for SUP#23-55.

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Mr. Benkahla discussed the court cases with the Board.

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

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Chair

Secretary

Shell



40'x70' Shop for repairs, welding and 11' vehicle shop -jacks, equipment + vehicles

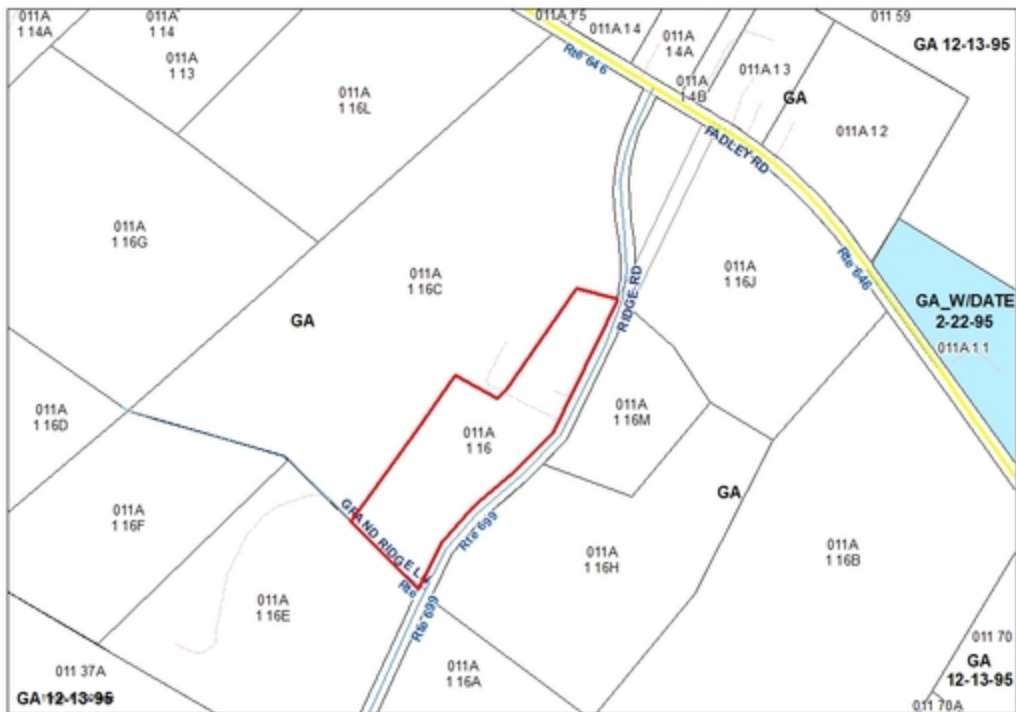


Replacing existing 30'x40' building / Removing all other building.

Aerial Imagery © 2011 Commonwealth of VA. Shell

1 inch = 100 feet

Shell



Aerial Imagery © 2001 Commonwealth of VA

1 inch = 200 feet



PROPERTY OWNER:
Daniel J. and Diana M. Shell

Agenda Item # 4A
Date 8/1/2024

APPLICANT:
Same

APPLICANT'S REQUEST:
To have a welding/machine shop and repair business for agriculture vehicles and equipment

LOCATION OF PROPERTY:
1826 Ridge Road, Bridgewater in the North River District

SIZE OF PROPERTY:
4.77 acres

VICINITY ZONING:
General Agriculture surrounds the entire parcel

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

LAND USE MAPS:
Rural Conservation Area

UTILITIES:
Private well and septic

PLANNING COMMISSION'S COMMENTS:
No comments.

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

HEALTH DEPARTMENT'S COMMENTS:
The applicant resides at the property and indicated he would be the only employee and that he plans to use the home restroom. If public restrooms are required, or the new building is to be plumbed, the applicant will need to submit a private sector evaluation and design for a sewage system to the health department for permit approval.

HIGHWAY DEPARTMENT'S COMMENTS:
A location for a low volume commercial entrance has been determined in the field. The applicant will need to permit and install the LVCE in the determined location. Once that has been completed VDOT will not have any objections to the proposed use.

AUGUSTA WATER'S COMMENTS:

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

ENGINEERING'S COMMENTS:

Activity associated with this expansion, when coupled with existing extensive graveled area and accessory buildings, may exceed 10,000 sf. If greater than 10,000sf, a complete Erosion & Sediment Control Plan and Stormwater Management Plan will be required.

SECTION 25-74B – AGRICULTURE SUPPORT BUSINESSES

The business is reasonably related to agriculture or forestry use. Examples of such businesses are those which involve (a) the processing of agriculture or forestry products, (b) the supply and maintenance of equipment, tools, and facilities used in agriculture and forestry production, (c) the care and feeding of animals generally, or (d) the marketing of agriculture and forestry products.

The applicant will be repairing farm equipment and farm vehicles only.

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

There will be no employees and equipment will be repaired by appointment only, therefore, the traffic generated by the business should be compatible with the roads serving the site.

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

The 4.77 acre parcel should safely and adequately accommodate all traffic to and from the public highways.

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

A small repair business for agriculture equipment should be appropriate for the agriculture areas.

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

The applicant provided a sketch showing the structure exceeds the minimum setback requirements.

The permitting of the proposed business, when taking into account the presence of similar businesses in the neighborhood, will not result in such concentration or clustering of businesses as to create a business center or otherwise change the area's character and social structure.

An agricultural equipment repair business should not result in a clustering of businesses or change the character or social structure of the area.

STAFF RECOMMENDATIONS

The applicant is requesting to construct a 40' x 70' structure to operate an agricultural equipment repair/machine shop business. The applicant states he will primarily work on equipment, however, he could also do some minor farm vehicle repairs. There will be no body and fender work or mechanical repairs onsite. The applicant will not have employees and customers will drop off equipment by appointment only. All equipment will be kept inside the building. The hours of operation will be Monday, Tuesday, Thursday, and Friday 8:00 a.m. to 5:00 p.m. Staff feels that a repair/machine shop for agriculture equipment would be a low impact business that would provide a service to the area and would recommend approval with the following conditions:

Pre-Conditions:

1. Obtain all necessary building permits and provide a copy to Community Development.
2. Obtain VDOT approval and provide a copy to Community Development.

Operating Conditions:

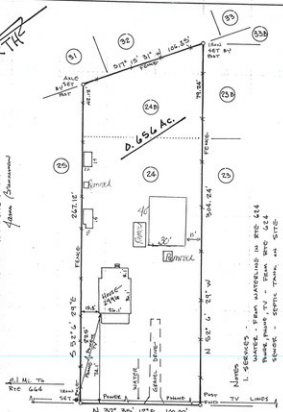
1. Be permitted to construct a 40' x 70' structure to operate a repair/machine shop for farm equipment.
2. No employees.
3. Hours of operation be 8:00 a.m. to 5:00 p.m. Monday – Friday.
4. No Sunday work.
5. All equipment, machinery, and materials for the business be kept inside the 40' x 70' building.
6. No junk or inoperable vehicles, equipment, or parts of vehicles or equipment be kept outside.
7. Site be kept neat and orderly.

Grove



THIS IS TO CERTIFY THAT I SURVEYED THIS PROPERTY ON
 AUG 9, 1990.
 THERE ARE NO VISIBLE ENCUMBRANCES, EXCEPT AS SHOWN.
 THIS PROPERTY IS NOT IN THE 1st V.E. PLAND PLAN.
 J. Brennan

NORTH



Route 624
 LYNDAURST RD

1. SERVICES - FROM WATERLINE IN RFD 624
 PUMP, PUMP, TV - FROM RFD 624
 SINK - SOUTH TRUNK ON SITE
 2. CONCRETE WALKWAYS ARE NOT SHOWN

PLAT FOR
TIMMIE W. GROVE
 OF LOTS 24 & 24B
 G.W. DAVIS SUBDIVISION
 SOUTH RIVER DIST. AUGUSTA CO
 VIRGINIA



SCALE 1" = 40' AUG. 9, 1990
 BRENNEMAN ENGINEERING
 STUARTS DRAFT VA

904 DWG L1718

Grove





PROPERTY OWNER:
Joshua E. Grove

Agenda Item # 4B
Date 8/1/2024

APPLICANT:
Same

APPLICANT'S REQUEST:
To construct an accessory building exceeding the 900 square foot total aggregate allowed

LOCATION OF PROPERTY:
2996 Lyndhurst Road, Stuarts Draft in the South River District

SIZE OF PROPERTY:
0.666 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:
Public water; Private septic

PLANNING COMMISSION'S COMMENTS:
No comments.

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

HEALTH DEPARTMENT'S COMMENTS:
The applicant was advised to ensure the proposed building does not encroach upon any part of the existing sewage disposal system serving the home. Sewage disposal systems are kept at least 10 feet from building foundations when permitted.

HIGHWAY DEPARTMENT'S COMMENTS:
VDOT does not have any objections to the proposed use.

AUGUSTA WATER'S COMMENTS:
1. Water and sewer capacities are not reserved until system adequacy is determined (supply, treatment, transmission) and payment of the connection fees has been

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

2. Any engineering evaluations and upgrades or extensions would be the responsibility of the owner/developer and are subject to Augusta Water review and approval.
3. Investigation of available fire flow is recommended to ensure that the system is capable of providing the needed fire flow to comply with Chapter 24 of the Augusta County Code requirements for the proposed use of the property. Any upgrades or extensions would be the responsibility of the owner/developer and are subject to Augusta Water review and approval.
4. 2996 Lyndhurst Road is a current water only customer of Augusta Water. There is an existing 6" waterline along Lyndhurst Road fronting the subject parcel.
5. There is no public sewer available in the area of the subject parcel.

ENGINEERING'S COMMENTS:

Home construction / landscaping / addition / accessory building less than 10,000 sf of disturbance or impervious area, no permit required. If over 10,000 sf, then apply for an "Agreement in Lieu" E&SC permit.

SECTION 25-72.1C

The applicant is requesting to construct a 30' x 40' (1,200 square foot) garage for storage of personal vehicles. Because the property contains less than one (1) acre, .666 acre, the ordinance change effective March 1, 2010, limits the total aggregate size of accessory buildings to be no more than 900 square feet. If the property is over one (1) acre, there are no limits on the buildings. Prior to March 1, 2010, there was no limit on the size or number of buildings in General Agriculture Districts.

There are two (2) existing accessory buildings that total 320 square feet. The construction of the building will bring the total aggregate to 1,520 square feet.

In 2014, the Board of Supervisors amended the ordinance to establish an option to apply for a Special Use Permit to have larger accessory buildings if it is determined the larger buildings will not be out of character with the neighborhood and not disproportionately larger than other structures in the area.

The property is surrounded by General Agriculture zoned properties containing larger structures. If the Board feels the request would be compatible and not be disproportionately larger than other structures in the area and desires to approve the request, staff would recommend the following conditions:

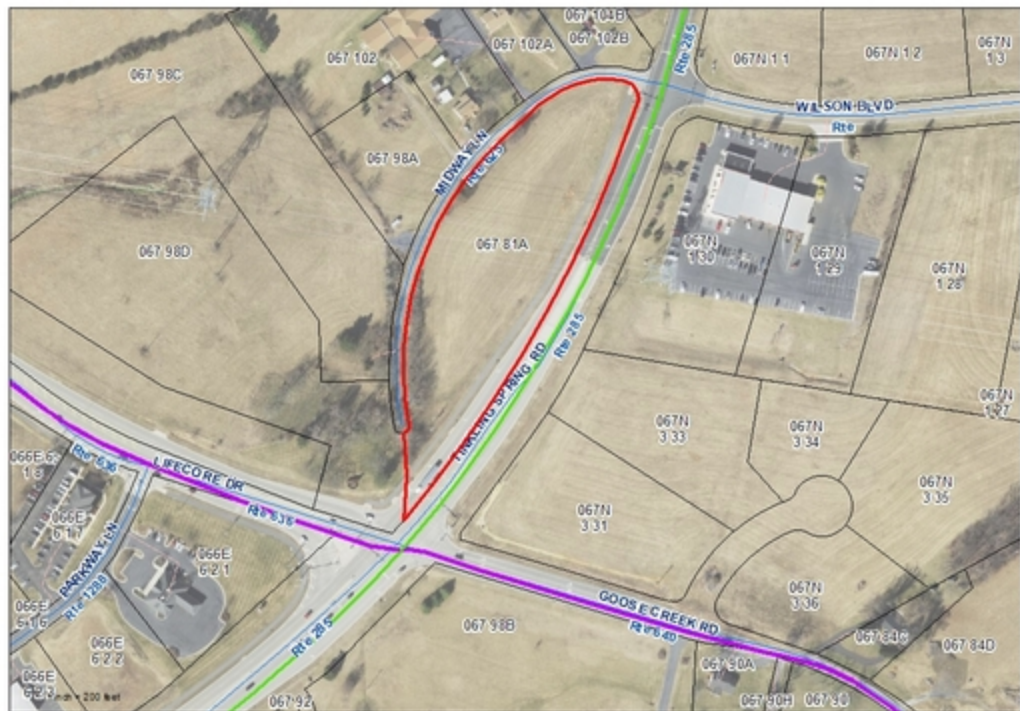
Pre-Condition:

1. Applicant obtain building permit and provide a copy to Community Development.

Operating Conditions:

1. Be permitted to construct a 30' x 40' (1,200) square foot garage for personal storage.
 2. No junk or inoperable vehicles, equipment, or parts of vehicles or equipment be kept outside.
 3. Site be kept neat and orderly.
-

Wilson Investments, LLC



Wilson Investments, LLC





PROPERTY OWNER:
Wilson Investments, LLC

Agenda Item # 4C
Date 8/1/2024

APPLICANT:
Perry Mace and John Sites

APPLICANT'S REQUEST:
To construct an office for a landscape supply business with outdoor storage of equipment and outdoor display of stone, rocks, mulch and plants for sale

LOCATION OF PROPERTY:
Between Tinkling Spring Road and Midway Lane in the Beverley Manor District

SIZE OF PROPERTY:
3.504 acres

VICINITY ZONING:
General Agriculture to the north and south; General Business to the east and west

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

LAND USE MAPS:
Urban Service Area – Business

UTILITIES:
Public water and sewer are available

PLANNING COMMISSION'S COMMENTS:
No comments.

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

HEALTH DEPARTMENT'S COMMENTS:
Health Department assumes the office will be connected to public utilities.

HIGHWAY DEPARTMENT'S COMMENTS:
An entrance location has been determined off of Midway Ln. A VDOT Land Use permit will need to be applied for and issued before the entrance can be installed. VDOT will not have any objections to the proposed use once the entrance is installed.

AUGUSTA WATER'S COMMENTS:
1. Water and sewer capacities are not reserved until system adequacy is determined (supply, treatment, transmission) and payment of the connection fees has been

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

2. Any engineering evaluations and upgrades or extensions would be the responsibility of the owner/developer and are subject to Augusta Water review and approval.
3. Investigation of available fire flow is recommended to ensure that the system is capable of providing the needed fire flow to comply with Chapter 24 of the Augusta County Code requirements for the proposed use of the property. Any upgrades or extensions would be the responsibility of the owner/developer and are subject to Augusta Water review and approval.
4. There is an existing 6" waterline along Tinkling Spring Road and the eastern property line of the subject parcel. There is an existing 12" waterline on the opposite side of Tinkling Spring Road from the subject parcel. There is an existing 2" waterline across Midway Lane along the western property line of the subject parcel.
5. There is an existing 21" sewer line approximately 472'± to the northwest of the subject parcel.

ENGINEERING'S COMMENTS:

The County has been aware of drainage issues downstream of this property for a number of years. Drainage flows northwest from Midway Lane and address numbers 13, 27 & 29 along Midway Ln experience significant flooding. The applicant is encouraged to consider these downstream inadequacies during any project design.

Activity associated with the project appears to exceed 10,000 sf. A complete Erosion & Sediment Control Plan and Stormwater Management Plan are 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 applicant will be displaying and selling stone, sand, mulch, and rocks in conjunction with a landscape/hardscape business. Outdoor storage of equipment will be located in a screened area shown on the site plan.

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 property is vacant and no one will reside on premise.

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

Businesses are more appropriate in Business zoned districts, however, a landscape business should be appropriate for the adjoining agriculture properties to the north and south, planned for Business in the future.

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 business has direct access to Midway Lane.

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

The 3.50 acre parcel should adequately and safely accommodate all traffic to and from the public highways.

Only pre-existing structures will be utilized unless the board of zoning appeals finds that proposed new construction will be not only compatible with neighboring properties, but will also be a substantial benefit to neighboring properties.

The applicant is proposing a 26' x 32' office and a 24' x 14' storage building.

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

The two (2) proposed buildings are less than 4,000 square feet.

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 is a vacant lot. Public water is available. The applicant is working on obtaining easements for public sewer.

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

There will be smoke detectors and fire extinguishers onsite.

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 applicant submitted a BZA sketch showing all items displayed for sale and storage areas are at least twenty-five (25') feet from the edge of pavement.

STAFF RECOMMENDATIONS

The applicant is requesting to construct a 26' x 32' office building and a 24' x 14' storage building for a landscape supply business and to have outdoor display and sales of plants, stone, rock, sand, and mulch. The applicant has also proposed a 100' x 25' fenced area for outdoor storage of equipment. The materials displayed for sale will be stored in individual bins or on pallets in designated areas shown on the plan. The applicant would like to operate Monday-Saturday 7:00 a.m. to 5:00 p.m. and is proposing three (3) employees and five (5) licensed commercial vehicles. Due to the fact the property is adjacent to property currently zoned General Business and General Agriculture property planned for Business on the County's Comprehensive Plan Future Land Use Map staff would recommend approval with the following conditions:

Pre-Conditions:

1. Submit site plan meeting the requirements of Section 25-673 "Site Plan Contents" of the Augusta County Zoning Ordinance to be approved by all appropriate departments and/or agencies including Erosion and Sediment Control Plan and Stormwater Management Plan.
2. Applicant obtain building permit and provide a copy to Community Development.

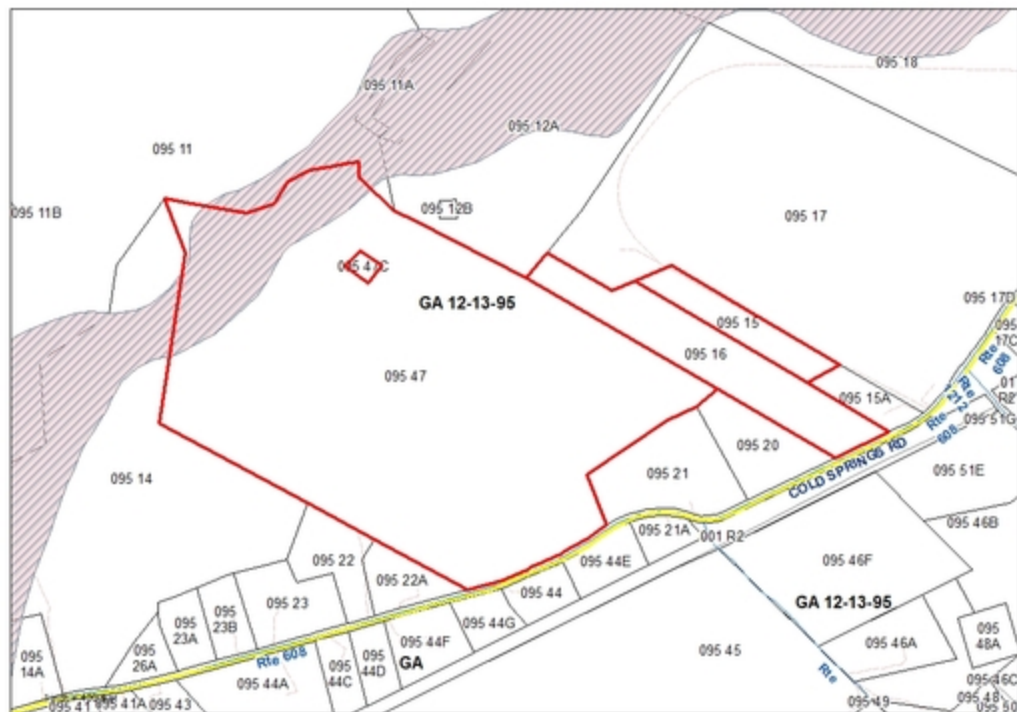
Operating Conditions:

1. Be permitted to construct a 26' x 32' office building and a 24' x 14' storage building.
2. Be permitted to have outdoor display and sales of sand, rocks, stone, mulch, and plants kept in the storage bins as shown on the BZA sketch plan.
3. All equipment and machinery for the business be kept inside the 25' x 100' screened storage area as shown on the BZA sketch plan.
4. The 25' x 100' storage area be screened by an eight (8') foot high opaque privacy fence.
5. The eight (8') foot opaque privacy fence must be maintained at all times.
6. Be limited to five (5) company vehicles at the site.
7. Be limited to three (3) employees.
8. Hours of operation be 7:00 a.m. to 5:00 p.m. Monday – Saturday.
9. Any new outdoor lights over 3,000 lumens require site plan submittal and must meet the ordinance requirements of Article VI.A Outdoor Lighting.

10. Site be kept neat and orderly.

11. No junk or inoperable vehicles, equipment, or parts of vehicles or equipment be kept outside.

Johnston





Agenda Item # 4D
Date 8/1/2024

PROPERTY OWNER:

Abner N. Johnston, IV

APPLICANT:

Same

APPLICANT'S REQUEST:

To continue the existing quarry operation

LOCATION OF PROPERTY:

On the west side of Cold Springs Road (Route 608), approximately .5 of a mile west of the intersection of Cold Springs Road and Dabneys Road adjacent to the existing quarry in the Riverheads District

SIZE OF PROPERTY:

58.654 acres

VICINITY ZONING:

General Agriculture surrounds the entire parcel

PREVIOUS ZONING OR S.U.P.:

12/95 Zoned General Agriculture

LAND USE MAPS:

Agriculture Conservation Area

UTILITIES:

Private

PLANNING COMMISSION'S COMMENTS:

No comments.

BUILDING INSPECTOR'S COMMENTS:

After review, our office has no comments.

HEALTH DEPARTMENT'S COMMENTS:

Existing quarry operation with no listed increase in employees or new plumbed buildings proposed; no comments.

HIGHWAY DEPARTMENT'S COMMENTS:

VDOT does not have any objections to the proposed use.

AUGUSTA WATER'S COMMENTS:

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

ENGINEERING'S COMMENTS:

Erosion & Sediment Control and Stormwater Management for mining projects in Virginia is exempt from local regulation. The Department of Mining Minerals and Energy is responsible for these activities on such sites. That said, portions of the site are spatially located with the regulated floodplain. Though the county does not regulate mining activities, any placement of spoils or other material in the floodplain, could violate aspects of the Floodplain Overlay Ordinance.

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. The property is surrounded by General Agriculture zoned properties. These parcels were added to the existing quarry operation in 2014.

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

The traffic generated by this use has been compatible with the public roads serving the existing operation for thirty-five (35) years. The existing commercial entrance is utilized.

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

The combined 134.21 acres for all operations has adequately and safely accommodated all traffic to and from the public highways for many years.

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

The site has direct access through the existing quarry to Cold Springs Road (Route 608).

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 operation. Quarry operations are more appropriate in the rural areas.

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 site plan shows the required two hundred (200') foot setback on these parcels. The parcels on the existing quarry approved in 1987 were established prior to this requirement.

STAFF RECOMMENDATIONS

The applicant is requesting to continue the quarry operations on the 67.854 acres that was added to the existing quarry operation in 2014 for a term of ten (10) years, which ended in July of this year. The applicant is requesting a new permit to continue the

existing quarry. The quarry operation has been at this site for over thirty-five (35) years and staff has not had any complaints from adjoining property owners in many years. Quarries are regulated by the Virginia Department of Mines, Minerals, and Energy (DMME) and staff is not aware of any compliance issues, therefore, staff recommends approval with the following conditions:

Pre-Conditions:

None

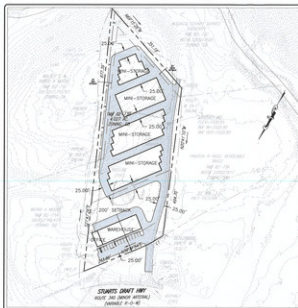
Operating Conditions:

1. The maximum acreage allowed to be mined at any one time is not to exceed thirty (30) acres. Prior to any area being mined, the applicant must submit to the Community Development Department a site plan drawn to scale showing the intended area to be mined.
2. Each section must be reclaimed as soon as possible after mining of the section has been completed, but not later than twelve (12) months after mining of an additional section has commenced.
3. Permit be issued non-transferable to Abner N. Johnston, IV, President of Shenandoah Asphalt.
4. Thirty (30') feet is the maximum depth allowed to be mined.
5. All truck drivers be given driving guidelines that they are to adhere to.

6. There be no operation of onsite equipment prior to 7:00 a.m. or after 7:00 p.m. Monday – Friday and 7:00 a.m. to noon on Saturdays.
7. No Sunday operation.
8. All local, State, and Federal regulations must be complied with.
9. Debris including residue rock and stone and other waste material stored on the property must have originated from the property and not be brought in from other sites. The only exception to this would be milled asphalt, stone, rock, and mulch.
10. All Federal and State regulations concerning vehicle condition, covering of loads, spills, etc. be met at all times.

BCSA Properties





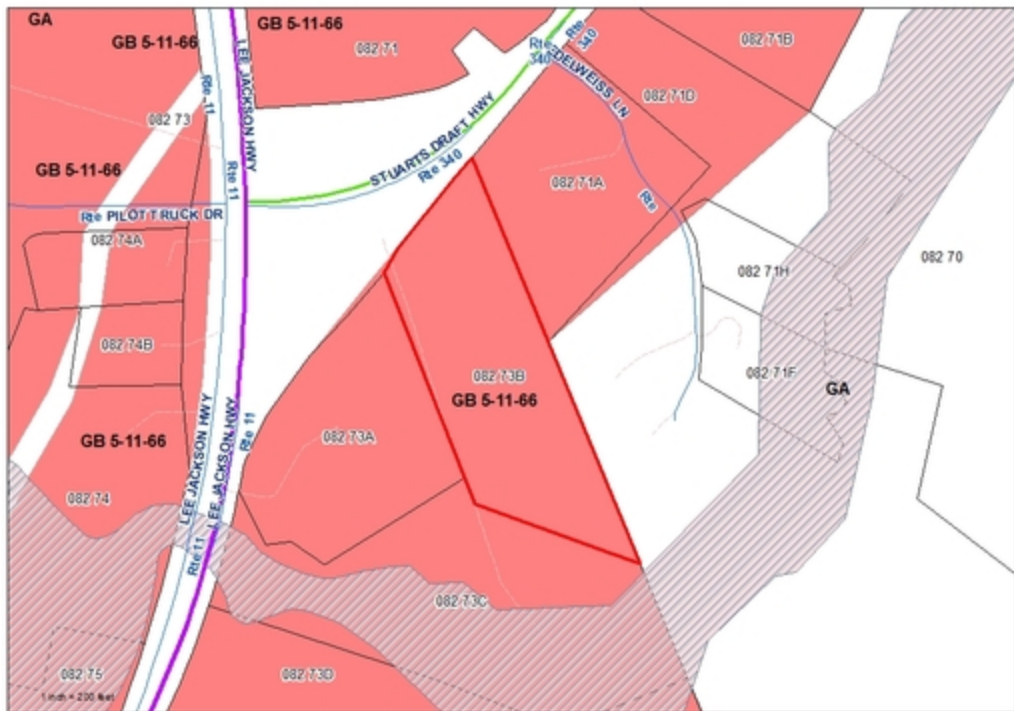
SITE SUMMARY									
OWNER	Mark Sautter								
LOCATION	Highway 340, VA								
TAX MAP PARCEL ID#	22 118								
APPLICANT'S #	10000000								
ADDRESS	Stewart Dairy Hwy, August County, VA								
PHONE	434 939 0000								
PHONE (FAX)	434 939 0000								
PROJECT	Three (3) Mini-Storage Structures								
EXISTING ZONING	VA (General Business)								
PROPOSED ZONING	General Use District (Planned Mini-Storage)								
USE GROUP, PLAN USE	Business								
CONTR. AREA (ACRES)	2.75								
<table border="1"> <thead> <tr> <th>OFFICE</th> <th>SHED</th> <th>TRAIL</th> <th>DRIVE</th> </tr> </thead> <tbody> <tr> <td>600</td> <td>200' x 120'</td> <td>8' x 20'</td> <td>20'</td> </tr> </tbody> </table>		OFFICE	SHED	TRAIL	DRIVE	600	200' x 120'	8' x 20'	20'
OFFICE	SHED	TRAIL	DRIVE						
600	200' x 120'	8' x 20'	20'						
MINI-STORAGE #	03								
PROPOSALS	Office & Mini Storage								
REQUIRED PARKING Office (200 sq ft) - 1 per 200 sq ft, 4 Required Spaces Warehouse - 3 Required Spaces Mini-Storage - 3 Spaces Total Required - 7 Spaces (15 Spaces @ 200)									
PROPOSED PARKING Mini Storage (200') Warehouse (200') Office (200')									
NOTES: THE TOPOGRAPHIC DATA WITHIN THE INDICATED PLUMETS OF FIELD SURVEY WAS BASED UPON AN ACTUAL GROUND SURVEY PERFORMED BY BALZER AND ASSOCIATES OBTAINED ON 11/28/2023 AND MEETS THE MINIMUM ACCURACY STANDARDS DEFINED IN THE CODE OF VIRGINIA. COMPARIS DATA SHOWS BEYOND THE PLUMETS OF FIELD SURVEY WAS SOURCED FROM PUBLICLY AVAILABLE LIGHT DETECTION AND RANGING (SLDR) GEOSPATIAL DATA WHICH IS UNREGULATED AND MAY NOT MEET THE STANDARDS OF ACCURACY AS DEFINED IN THE CODE OF VIRGINIA.									



BCSA PROPERTIES
 CONCEPT LAYOUT PLAN
 11/28/2023

DATE: 11/28/23
 TIME: 11:00
 DRAWN BY: [unintelligible]

BCSA Properties





Agenda Item # 4E

Date 8/1/2024

PROPERTY OWNER:
BCSA Properties, LLC

APPLICANT:
Benjamin S. Ramsey, agent for BCSA Properties, LLC

APPLICANT'S REQUEST:
To construct a mini-warehouse facility

LOCATION OF PROPERTY:
On the south side of Stuarts Draft Highway (Route 340), east of the intersection of Lee Jackson Highway (Route 11) and Route 340 in the Riverheads District

SIZE OF PROPERTY:
4.027 acres

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

PREVIOUS ZONING OR S.U.P.:
05/66 Zoned General Business

LAND USE MAPS:
Urban Service Area – Business

UTILITIES:
Public water and sewer are available

PLANNING COMMISSION'S COMMENTS:
No comments.

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

HEALTH DEPARTMENT'S COMMENTS:
Health Department assumes the office will be connected to public utilities.

HIGHWAY DEPARTMENT'S COMMENTS:
The proposed entrance location for the mini-warehouse facility does not meet VDOT's access management spacing requirements for a full-access commercial entrance. There may be other options, but before VDOT explores those options more information is needed. VDOT would like to know the square footage of the proposed facilities as well as how many trips per day the entire facility is expected to generate.

AUGUSTA WATER'S COMMENTS:

1. Water and sewer capacities are not reserved until system adequacy is determined (supply, treatment, transmission) and payment of the connection fees has been received in accordance with Augusta Water Policy. Augusta Water's Policies and Procedures can be found at <http://www.acsawater.com/oppm>.
2. Any engineering evaluations and upgrades or extensions would be the responsibility of the owner/developer and are subject to Augusta Water review and approval.
3. Investigation of available fire flow is recommended to ensure that the system is capable of providing the needed fire flow to comply with Chapter 24 of the Augusta County Code requirements for the proposed use of the property. Any upgrades or extensions would be the responsibility of the owner/developer and are subject to Augusta Water review and approval.
4. There is an existing 8" waterline along Stuarts Draft Highway adjacent to front property line of the subject parcel. There is an existing 2" waterline along the western property line of the subject parcel.
5. There is an existing 8" sewer line ending at the southwest corner of the subject parcel.

ENGINEERING'S COMMENTS:

Activity associated with the project appears to exceed 10,000 sf. A complete Erosion & Sediment Control Plan and Stormwater Management Plan are required.

SECTION 25-304K – MINI-WAREHOUSES

Mini-warehouses may be permitted by Special Use Permit provided:

1. **The business and anticipated enlargements thereof will be appropriate for the business area in which it is to be located; and**
The property is adjacent to existing business uses. Mini-warehouse units should be appropriate for the area.

2. All buildings, structures, aisleways or access drives will be set back at least one hundred feet (100') from all residentially zoned property or property designated for a residential use on the County's Comprehensive Plan Future Land Use Map unless the board of zoning appeals determines that different setbacks are necessary to adequately protect neighboring properties; and
There are no residentially zoned properties or property planned for residential use on the County's Comprehensive Plan Future Land Use map.

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

The site plan submitted shows the mini-warehouse buildings meeting the two hundred (200') foot setback requirement.

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

No outdoor storage is requested.

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

The BZA sketch plan shows the entrance gate well over forty (40') feet from the right-of-way line and aisleways twenty-four (24') feet. The applicant will submit a detailed site plan meeting all requirements if approved.

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

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

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

No residential zoned districts within close proximity.

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

The applicant will post signs regarding these limitations.

STAFF RECOMMENDATIONS

The applicant is requesting to construct four (4) mini-warehouse buildings. Three (3) buildings will be one-story containing eighty-eight (88) units each and the fourth building will be two-story containing one hundred eighty-eight (188) units. The applicant's site plan show the two hundred (200') foot setback from the right-of-way of Stuarts Draft Highway (Route 340) and no residential zoned property is within close proximity. The applicants are proposing a separate office building with a storage area that does not require approval by the Board. This building is not part of the mini-warehouse facility and is not required to meet the two hundred (200') foot setback. However, the applicant needs to be aware that the warehouse area in that structure can only be utilized by the business renting the office space and not rented out to separate businesses or individuals.

The property has been zoned General Business since 1966 and is adjacent to other General Business zoned properties containing established businesses. If the Board feels the construction of four (4) mini-warehouse buildings would not be out of character with the other businesses in the area and desires to approve the request, staff would recommend the following conditions:

Pre-Conditions:

1. Submit site plan meeting the requirements of Section 25-673 "Site Plan Contents" of the Augusta County Zoning Ordinance including an Erosion and Sediment Control Plan and Stormwater Management Plan to be approved by all appropriate departments and/or agencies.
2. Applicant obtain building permit, inspections, and Certificate of Occupancy and provide a copy to Community Development.
3. Obtain VDOT approval and provide a copy to Community Development.

Operating Conditions:

1. All buildings, structures, and office associated with the mini-warehouse facility must be setback at least two hundred (200') feet from Stuarts Draft Highway (Route 340).
2. No warehouse space in the 50' x 150' building in front be leased as flex space to multiple persons or businesses.
3. No activities such as sales, repairs, painting or servicing of goods, equipment, or vehicles shall be permitted inside or outside the mini-warehouse units.
4. Any new outdoor lights over 3,000 lumens require site plan submittal and must meet the ordinance requirements of Article VI.A Outdoor Lighting.

5. No junk or inoperable vehicles, equipment, or parts of vehicles or equipment be kept outside.
 6. Site be kept neat and orderly.
-



**NT SITE NAME: WEST STAUNTON
NT SITE ID: VA-T24.06**

MIDDLEBROOK ROAD
STAUNTON, VA 24401
AUGUSTA COUNTY



Know what's below.
Call before you dig.

SITE INFORMATION

SITE ADDRESS: (911 ADDRESS TBD)
MIDDLEBROOK ROAD
STAUNTON, VA 24401

LATITUDE (NAD 83): 38° 07' 33.2381" N
LONGITUDE (NAD 83): 79° 07' 15.7473" W

GROUND ELEVATION: 1725.2' AMSL

JURISDICTION: AUGUSTA COUNTY

ZONING: GA

TAX MAP NUMBER: 055 44

PARCEL AREA: 67.73 ACRES

PROPERTY CURRENT USE: FARM

PROPOSED COMPOUND AREA: 2,500 SQ.FT. (0.06 ACRES)
PROPOSED DISTURBED AREA: 9,700 SQ.FT. ± (0.222 ACRES)
PROPOSED IMPERVIOUS AREA: 5,500 SQ.FT. (0.126 ACRES)
LEASE AREA: 3,600 SQ.FT. (0.082 ACRES)
ACCESS & UTILITY EASEMENT AREA: 46,490 SQ.FT. (1.067 ACRES)
TOTAL CUP AREA: 50,090 SQ.FT. (1.149 ACRES)

PARKING: 1

SITE LIGHTING: NO LIGHTING IS BEING PROPOSED

PARCEL OWNER: SHOMO ROLLINGHILLS FARM LLC
1237 CEDAR GREEN RD
STAUNTON, VA 24401

TOWER OWNER: NETWORK TOWERS, LLC.
120 EASTSHORE DRIVE, SUITE 300
GLEN ALLEN, VA 23059

STRUCTURE TYPE: MONOPOLE

STRUCTURE HEIGHT: 195'-0" (AGL) (TOP OF TOWER)
199'-0" (AGL) (HIGHEST POINT)

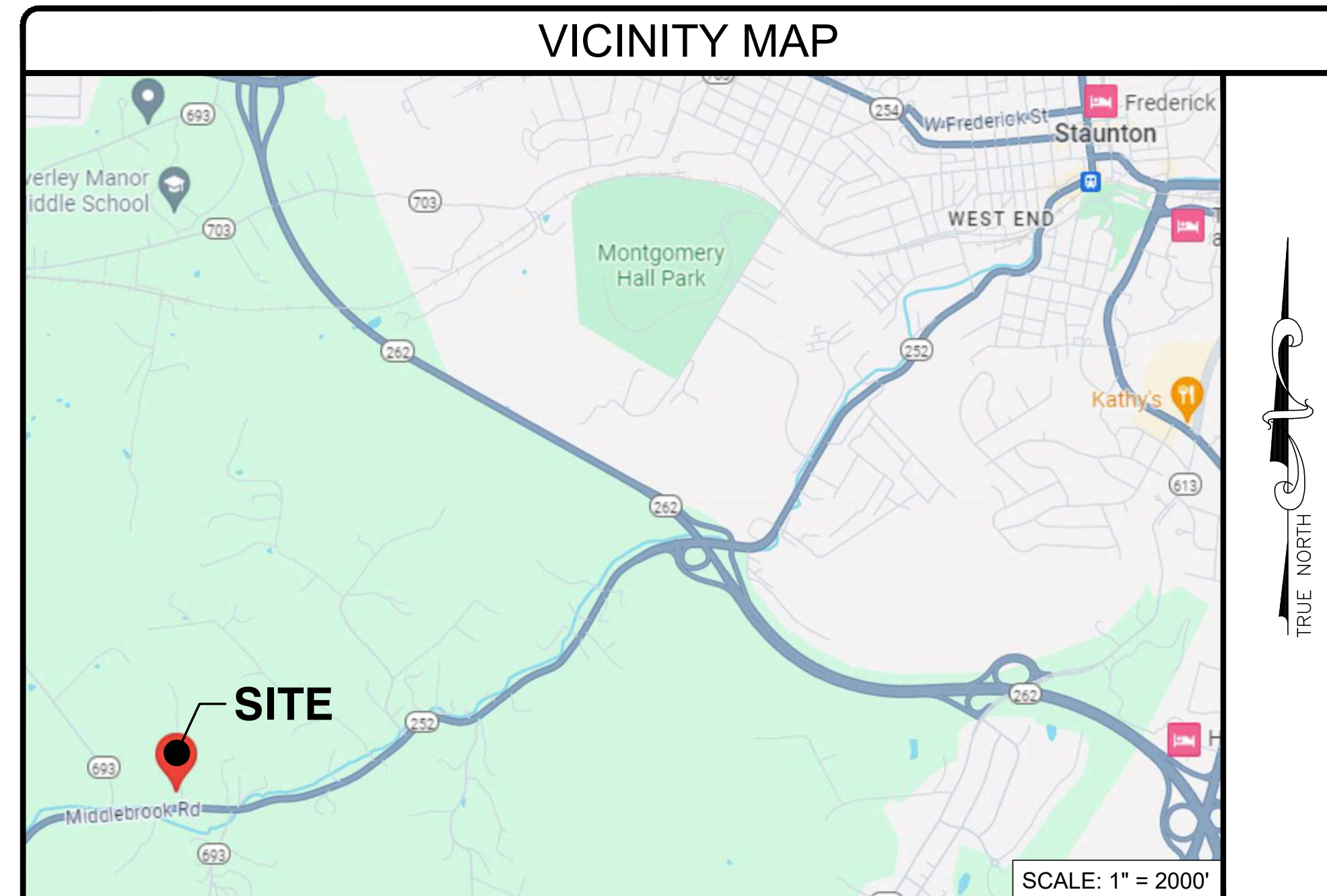
CLASSIFICATION GROUP: U

CONSTRUCTION TYPE: 2B

POWER SUPPLIER: DOMINION VIRGINIA POWER
CONTACT: TBD
PHONE: TBD
EMAIL: TBD
WORK ORDER # TBD

WATER / SEWER: NO WATER OR SEWER REQUIRED

VICINITY MAP



DIRECTIONS

FROM RICHMOND, VA, MERGE ONTO I-95 NORTH / I-64 EAST / I-64 WEST, HEADING TOWARD CHARLOTTESVILLE / WASHINGTON, AT EXIT 79, HEAD RIGHT ON THE RAMP FOR I-195 SOUTH / I-64 WEST TOWARD CHARLOTTESVILLE / POWHITE PKWY, TAKE THE RAMP ON THE LEFT FOR I-81 SOUTH / I-64 WEST AND HEAD TOWARD LEXINGTON / ROANOKE, AT EXIT 220, HEAD RIGHT ON THE RAMP FOR US-11 / VA-262 TOWARD STAUNTON, TAKE THE RAMP ON THE RIGHT AND FOLLOW SIGNS FOR VA-252, BEAR LEFT, THEN TURN LEFT ONTO VA-252 / MIDDLEBROOK RD, ARRIVE AT VA-252 / MIDDLEBROOK RD, THE LAST INTERSECTION BEFORE YOUR DESTINATION IS APPLE JACK LN, IF YOU REACH CEDAR GREEN RD, YOU'VE GONE TOO FAR.

DRAWING INDEX

T-1	TITLE SHEET
LE-1	SURVEY
Z-1	OVERALL SITE PLAN
Z-2	SITE PLAN
Z-3	AERIAL PLAN
C-1	COMPOUND PLAN
C-2	TOWER ELEVATION
L-1	LANDSCAPING PLAN
S-1	FENCE DETAILS
S-2	SIGNAGE DETAILS

DO NOT SCALE DRAWINGS

THESE DRAWINGS ARE FORMATTED TO BE FULL-SIZE AT 24"x36". CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE DESIGNER / ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME. CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICE TO PREVENT STORM WATER POLLUTION DURING CONSTRUCTION.

PROJECT NARRATIVE

NETWORK TOWERS, LLC PLANS TO BUILD A NEW WIRELESS TELECOMMUNICATIONS FACILITY WHICH WILL INCLUDE A NEW 195' MONOPOLE TOWER AND A 50'x50' FENCED COMPOUND AS DEFINED ON THIS PLAN SET. THE TOWER WILL BE DESIGNED WITH AVAILABLE SPACE ON THE TOWER AND GROUND FOR (4) TENANTS /COLLOCATORS. THE PROPOSED TOWER AND FENCED COMPOUND WILL NOT BE LOCATED INSIDE EXISTING WETLANDS OR RIPARIAN BUFFERS.

PROJECT TEAM

APPLICANT: NETWORK TOWERS II, LLC.
6095 MARSHALEE DRIVE, SUITE 300
ELKRIDGE, MD 21075
(410) 712-7092

PROJECT MANAGEMENT FIRM: NETWORK BUILDING + CONSULTING, LLC.
120 EASTSHORE DRIVE, SUITE 300
GLEN ALLEN, VA 23059
(804) 548-4079

ENGINEERING FIRM: NB+C ENGINEERING SERVICES, LLC
120 EASTSHORE DRIVE, SUITE 300
GLEN ALLEN, VA 23059
(804) 548-4079

CODE COMPLIANCE

- ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES.
- 2021 VA USBC
 - 2021 INTERNATIONAL BUILDING CODE
 - 2021 NATIONAL ELECTRICAL CODE
 - 2019 NFPA 101, LIFE SAFETY CODE
 - 2021 IFC
 - AMERICAN CONCRETE INSTITUTE
 - AMERICAN INSTITUTE OF STEEL CONSTRUCTION
 - MANUAL OF STEEL CONSTRUCTION 13TH EDITION
 - ANSI/TIA-222-H
 - TIA 607
 - INSTITUTE FOR ELECTRICAL & ELECTRONICS ENGINEER 81
 - IEEE C2 NATIONAL ELECTRIC SAFETY CODE LATEST ED.
 - TELECORDIA GR-1275
 - ANSI/T 311

APPLICANT



ENGINEER



SITE INFORMATION

NT SITE NAME: WEST STAUNTON
NT SITE ID: VA-T24.06

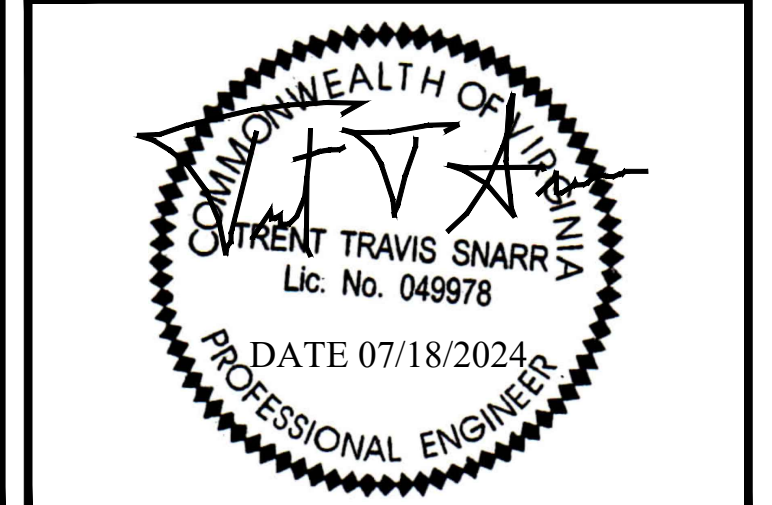
NB+C PROJ. # 100773
(911 ADDRESS TBD)
MIDDLEBROOK ROAD
STAUNTON, VA 24401
AUGUSTA COUNTY

DESIGN RECORD

REVISIONS

REV	DATE	DESCRIPTION	BY
1	07/18/2024	REVISED ZONING DRAWINGS	OP
0	07/02/2024	ZONING DRAWINGS	OP

PROFESSIONAL STAMP



ENGINEER

TRENT T. SNARR, P.E.
VA PROFESSIONAL ENGINEER LIC. #49978

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T-1

EXHIBIT NOTES

1. TOPOGRAPHIC SURVEY PERFORMED BY TIM FALLON LAND SURVEYING, PLLC 15139 CARROLLTON, VIRGINIA, 23314. 757-837-2919. SURVEY DATE: JUNE 15, 2024.
2. COORDINATES AND ELEVATIONS SHOWN WERE ESTABLISHED USING KINEMATIC GPS OBSERVATIONS, PROVIDED THROUGH THE TOPNET LIVE SURVEY CONTROL NETWORK. VERTICAL DATUM - NAVD 88 HORIZONTAL REFERENCE FRAME - NAD 83(2011) DISTANCES SHOWN ARE ON THE U.S. SURVEY FOOT
3. NO SUB-SURFACE INVESTIGATION WAS PERFORMED BY TIM FALLON LAND SURVEYING, PLLC THIS EXHIBIT DOES NOT GUARANTEE THE "EXISTENCE OR NONEXISTENCE" OF UNDERGROUND UTILITIES. PRIOR TO ANY CONSTRUCTION OR EXCAVATION, CONTACT MISS UTILITY AT 1-800-552-7001 TO CONFIRM THE LOCATION OR EXISTENCE OF UNDERGROUND UTILITIES.
4. THIS EXHIBIT WAS DONE WITH THE BENEFIT OF A TITLE REPORT BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER No. 5000006609, DATED JULY 2, 2024.
5. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
6. THIS EXHIBIT DOES NOT REPRESENT A BOUNDARY SURVEY, THE RIGHT-OF-WAY, PROPERTY LINE AND/OR EASEMENTS SHOWN HEREON REPRESENT A COMPILATION OF RECORDED DEEDS, PLATS, G.I.S. RECORDS AND TAX MAPS.
7. THE AREA OF THE PROPOSED CELL TOWER APPEARS TO LIE WITHIN FLOOD ZONE "X", ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY - NATIONAL FLOOD INSURANCE COMMUNITY NUMBER 510156-0338, DATED SEPTEMBER 28, 2007.
8. THE EXISTENCE OF HAZARDOUS WASTE, VEGETATED WETLANDS, OR TIDAL WETLANDS, WAS NEITHER INVESTIGATED, NOR CONFIRMED DURING THE PERFORMANCE OF THIS EXHIBIT.

LEGAL DESCRIPTION PORTION OF PROPOSED 25' ACCESS & UTILITIES EASEMENT

A PORTION OF PROPOSED 25' ACCESS AND UTILITIES EASEMENT OVER AND ACROSS THAT PARCEL DESCRIBED AS A 40' WIDE BY 462.8' REMAINING PORTION OF TAX PARCEL 55-44 AS SHOWN IN INSTRUMENT No. 130006362, OF RECORD IN THE CLERK OF THE CIRCUIT COURT'S OFFICE, AUGUSTA COUNTY, VIRGINIA; LYING ALONG THE NORTHERLY RIGHT OF WAY OF STATE ROUTE 252, LOCALLY KNOWN AS MIDDLEBROOK ROAD; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT AN IRON PIN AT THE SOUTHEASTERLY MOST CORNER OF TAX MAP 55-45, AS DESCRIBED IN DEED BOOK 1312 AT PAGE 733 AND AS SHOWN ON THE PLAT IN DEED BOOK 384 AT PAGE 53; SAID POINT BEING ALONG THE NORTHERLY RIGHT OF WAY OF SAID STATE ROUTE 252; THENCE CONTINUING ALONG STATE ROUTE 252 N 88°52'50" E A DISTANCE OF 8.90' TO A POINT BEING THE TRUE POINT AND PLACE OF BEGINNING;

THENCE N 05°03'15" W A DISTANCE OF 269.26' TO A POINT;
 THENCE N 03°57'41" W A DISTANCE OF 195.98' TO A POINT;
 THENCE N 86°08'10" E A DISTANCE OF 25.00' TO A POINT;
 THENCE S 03°57'41" E A DISTANCE OF 195.70' TO A POINT;
 THENCE S 05°03'15" E A DISTANCE OF 270.74' TO A POINT IN THE NORTHERLY RIGHT OF WAY OF STATE ROUTE 252;
 THENCE ALONG SAID STATE ROUTE S 88°52'50" W A DISTANCE OF 25.06' TO A POINT BRING THE TRUE POINT AND PLACE OF BEGINNING, HAVING AN AREA OF 11,646 SQUARE FEET OR 0.267 ACRES.

LEGAL DESCRIPTION PROPOSED 25' ACCESS & UTILITIES EASEMENT ON TM 55-44

A PROPOSED 25' ACCESS AND UTILITIES EASEMENT OVER AND ACROSS TAX MAP 55-44 AS DESCRIBED IN INSTRUMENT No. 130006362 AND AS SHOWN ON A PLAT IN DEED BOOK 400 AT PAGE 312, OF RECORD IN THE CLERK OF THE CIRCUIT COURT'S OFFICE, AUGUSTA COUNTY, VIRGINIA; LYING ALONG THE NORTHERLY SIDE OF STATE ROUTE 252, LOCALLY KNOWN AS MIDDLEBROOK ROAD; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT AN IRON PIN AT THE SOUTHEASTERLY MOST CORNER OF TAX MAP 55-45, AS DESCRIBED IN DEED BOOK 1312 AT PAGE 733 AND AS SHOWN ON THE PLAT IN DEED BOOK 384 AT PAGE 53; SAID POINT BEING ALONG THE NORTHERLY RIGHT OF WAY OF SAID STATE ROUTE 252; THENCE CONTINUING ALONG STATE ROUTE 252 N 88°52'50" E A DISTANCE OF 8.90' TO A POINT; THENCE N 05°03'15" W A DISTANCE OF 269.26' TO A POINT; THENCE N 03°57'41" W A DISTANCE OF 195.98' TO A POINT BEING THE TRUE POINT AND PLACE OF BEGINNING;

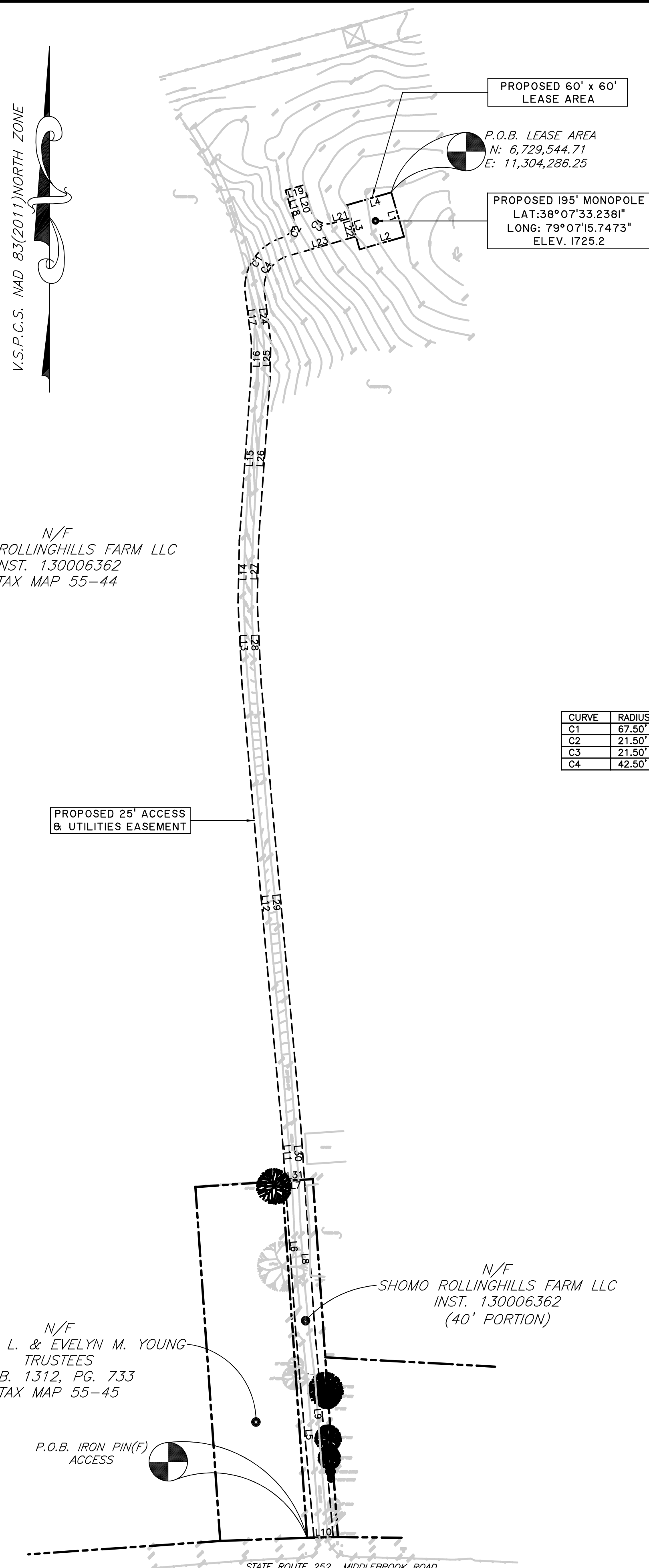
THENCE N 03°57'41" W A DISTANCE OF 74.02' TO A POINT;
 THENCE N 05°06'37" W A DISTANCE OF 575.13' TO A POINT;
 THENCE N 02°45'05" W A DISTANCE OF 105.69' TO A POINT;
 THENCE N 01°14'25" E A DISTANCE OF 80.74' TO A POINT;
 THENCE N 04°01'23" E A DISTANCE OF 214.95' TO A POINT;
 THENCE N 00°47'18" W A DISTANCE OF 43.76' TO A POINT;
 THENCE N 07°19'44" W A DISTANCE OF 62.44' TO A POINT;
 THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 95.25', A RADIUS OF 67.50', A CHORD BEARING OF N 33°05'46" E, AND A CHORD LENGTH OF 87.54', TO A POINT;
 THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 33.59', A RADIUS OF 21.50', A CHORD BEARING OF N 28°45'45" E, AND A CHORD LENGTH OF 30.28', TO A POINT;
 THENCE N 15°59'47" W A DISTANCE OF 36.50' TO A POINT;
 THENCE N 74°00'13" E A DISTANCE OF 25.00' TO A POINT;
 THENCE S 15°59'47" E A DISTANCE OF 36.50' TO A POINT;
 THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 33.77', A RADIUS OF 21.50', A CHORD BEARING OF S 60°59'47" E, AND A CHORD LENGTH OF 30.41', TO A POINT;
 THENCE N 74°00'13" E A DISTANCE OF 25.00' TO A POINT;
 THENCE S 15°59'47" E A DISTANCE OF 25.00' TO A POINT;
 THENCE S 74°00'13" W A DISTANCE OF 92.25' TO A POINT;
 THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 60.33', A RADIUS OF 42.50', A CHORD BEARING OF S 33°20'15" W, AND A CHORD LENGTH OF 55.39', TO A POINT;
 THENCE S 07°19'44" E A DISTANCE OF 64.21' TO A POINT;
 THENCE S 00°47'18" W A DISTANCE OF 46.24' TO A POINT;
 THENCE S 04°01'23" W A DISTANCE OF 215.05' TO A POINT;
 THENCE S 01°14'25" W A DISTANCE OF 79.26' TO A POINT;
 THENCE S 02°45'05" E A DISTANCE OF 104.31' TO A POINT;
 THENCE S 05°06'37" E A DISTANCE OF 574.87' TO A POINT;
 THENCE S 03°57'41" E A DISTANCE OF 74.31' TO A POINT;
 THENCE S 86°08'10" W A DISTANCE OF 25.00' TO A POINT WHICH IS THE TRUE POINT AND PLACE OF BEGINNING, HAVING AN AREA OF 34,844 SQUARE FEET OR 0.800 ACRES.

CERTIFICATION

I, ROBERT T. WILLIAMS, JR., A LICENSED VIRGINIA LAND SURVEYOR HEREBY CERTIFY TO NETWORK TOWERS, II THE FOLLOWING:

THIS SURVEYOR HAS RECEIVED AND REVIEWED THAT CERTAIN TITLE REPORT: BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER No. 5000006609, DATED JULY 2, 2024. FOR TAX MAP NO. 55-44, WHICH PROPOSES TO INSURE THE LANDS DESCRIBED IN SAID TITLE REPORT. THE SAID TITLE REPORT DOES DESCRIBE THE LANDS AS DEPICTED ON THIS EXHIBIT. ITEM D. EASEMENTS AND/OR RIGHTS OF WAY:

- 2- Easement in favor of Virginia Electric and Power Company, a Virginia corporation set forth in instrument recorded on June 7, 1946 in Deed Book 340, Page 241. (Does not appear to affect either the proposed lease area or access easement)
- 4- Easement in favor of The Chesapeake and Potomac Telephone Company of Virginia set forth in instrument recorded on March 17, 1969 in Deed Book 546, Page 44. (Does not appear to affect either the proposed lease area or access easement)
- 5- Easement in favor of The Chesapeake and Potomac Telephone Company of Virginia set forth in instrument recorded on October 4, 1974 in Deed Book 630, Page 255. (Does not affect the proposed lease)(Does cross over the proposed access easement)
- 6- Agreement dated October 24, 1979, by and between Joseph Shomo, Mary H. Shomo, Charles Shomo, and Shirley Shomo and John W. Withers and Diane L. Withers, recorded on September 11, 1980 in Deed Book 747, Page 57. (Does not appear to affect either the proposed lease area or access easement)
- 7- Easement in favor of The Augusta County Service Authority set forth in instrument recorded on April 5, 1989 in Deed Book 964, Page 628. (Does not affect the proposed lease area)(Does crossover the proposed access easement)
- 8- Agreement dated October 10, 1989, by and between Charles and Shirley Shomo and Kenneth L. Young and Evelyn M. Young, recorded on October 26, 1989 in Deed Book 984, Page 173 (Does not appear to affect either the proposed lease area or access easement)
- 9- Right of Way Agreement in favor of Virginia Electric and Power Company, a Virginia public service corporation, doing business in Virginia as Dominion Virginia Power set forth in instrument recorded on July 25, 2001 in Instrument No. 010008546. (Does not affect either the proposed lease area or access easement)



LEGAL DESCRIPTION PROPOSED 60' x 60' LEASE AREA

A PROPOSED 60' x 60' LEASE AREA ON TAX MAP 55-45, FURTHER DESCRIBED IN INSTRUMENT No. 130006362, AND AS SHOWN ON A PLAT IN DEED BOOK 400 AT PAGE 312 OF RECORD IN THE CLERK OF THE CIRCUIT COURT'S OFFICE, AUGUSTA COUNTY, VIRGINIA; LYING ALONG THE EASTERLY RIGHT OF WAY OF STATE ROUTE 252, LOCALLY KNOWN AS MIDDLEBROOK ROAD; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT BEING THE NORTHEASTERLY MOST CORNER OF SAID PROPOSED LEASE AREA; HAVING A COORDINATE VALUE OF N: 6,729,544.71 BY E: 11,304,286.25 AS RELATED TO THE VIRGINIA STATE PLANE COORDINATE SYSTEM, NAD 83(2011), NORTH ZONE;

THENCE S 15°59'47" E A DISTANCE OF 60.00' TO A POINT;
 THENCE S 74°00'13" W A DISTANCE OF 60.00' TO A POINT;
 THENCE N 15°59'47" W A DISTANCE OF 60.00' TO A POINT;
 THENCE N 74°00'13" E A DISTANCE OF 60.00' TO A POINT BEING THE TRUE POINT A PLACE OF BEGINNING HAVING AN AREA OF 3,600 SQUARE FEET OR 0.083 ACRES.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 15°59'47" E	60.00'
L2	S 74°00'13" W	60.00'
L3	N 15°59'47" W	60.00'
L4	N 74°00'13" E	60.00'
L5	N 05°03'15" E	269.26'
L6	N 03°57'41" W	195.98'
L7	N 86°08'10" E	25.00'
L8	S 03°57'41" E	195.70'
L9	S 05°03'15" E	270.74'
L10	S 88°52'50" W	25.06'
L11	N 03°57'41" W	74.02'
L12	N 05°06'37" W	575.13'
L13	N 02°45'05" W	105.69'
L14	N 01°14'25" E	80.74'
L15	N 04°01'23" E	214.95'
L16	N 00°47'18" E	43.76'
L17	N 07°19'44" W	62.44'
L18	N 15°59'47" W	36.50'
L19	N 74°00'13" E	25.00'
L20	S 15°59'47" E	36.50'
L21	N 74°00'13" E	25.00'
L22	S 15°59'47" E	25.00'
L23	S 74°00'13" W	92.25'
L24	S 07°19'44" E	64.21'
L25	S 00°47'18" W	46.24'
L26	S 04°01'23" W	215.05'
L27	S 01°14'25" W	79.26'
L28	S 02°45'05" E	104.31'
L29	S 05°06'37" E	574.87'
L30	S 03°57'41" E	74.31'
L31	S 86°08'10" W	25.00'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	67.50'	95.25'	87.54'	N 33°05'46" E	80°51'00"
C2	21.50'	33.59'	30.28'	N 28°45'45" E	89°31'03"
C3	21.50'	33.77'	30.41'	S 60°59'47" E	90°00'00"
C4	42.50'	60.33'	55.39'	S 33°20'15" W	81°19'57"

APPLICANT

NETWORK TOWERS, LLC.
 120 EASTSHORE DRIVE, SUITE 300
 GLEN ALLEN, VA 23059
 804-548-4079

ENGINEER

NB+C
TOTALLY COMMITTED.

NB+C ENGINEERING SERVICES, LLC.
 120 EASTSHORE DRIVE, SUITE 300
 GLEN ALLEN, VA 23059
 804-548-4079

SITE INFORMATION

NT SITE NAME: WEST STAUNTON
 NT SITE ID: VA-T24.06

NB+C PROJ. # 100772
 (911 ADDRESS TBD)
 MIDDLEBROOK ROAD
 STAUNTON, VA 24401
 AUGUSTA COUNTY

DESIGN RECORD

REV	DATE	DESCRIPTION	BY
1	7/19/24	REVISION 1	MAD
0	7/2/24	EASE EXHIBIT	RTW

REVISIONS

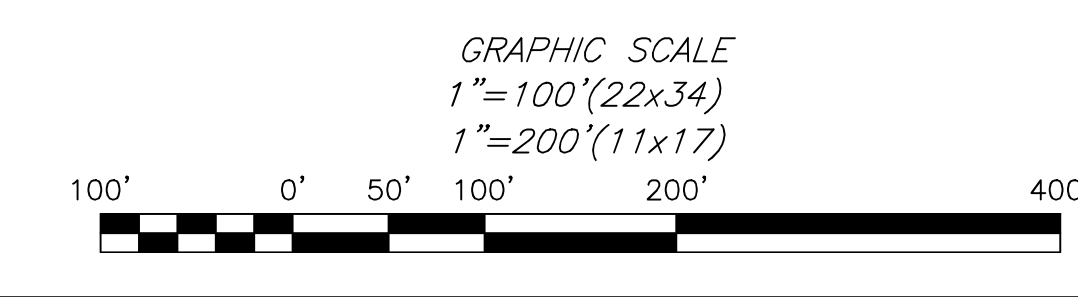
TIM FALLON LAND SURVEYING, PLLC
 15139 CARROLLTON BLVD, SUITE C
 SUITE C, P.O. BOX 189
 CARROLLTON, VIRGINIA, 23314

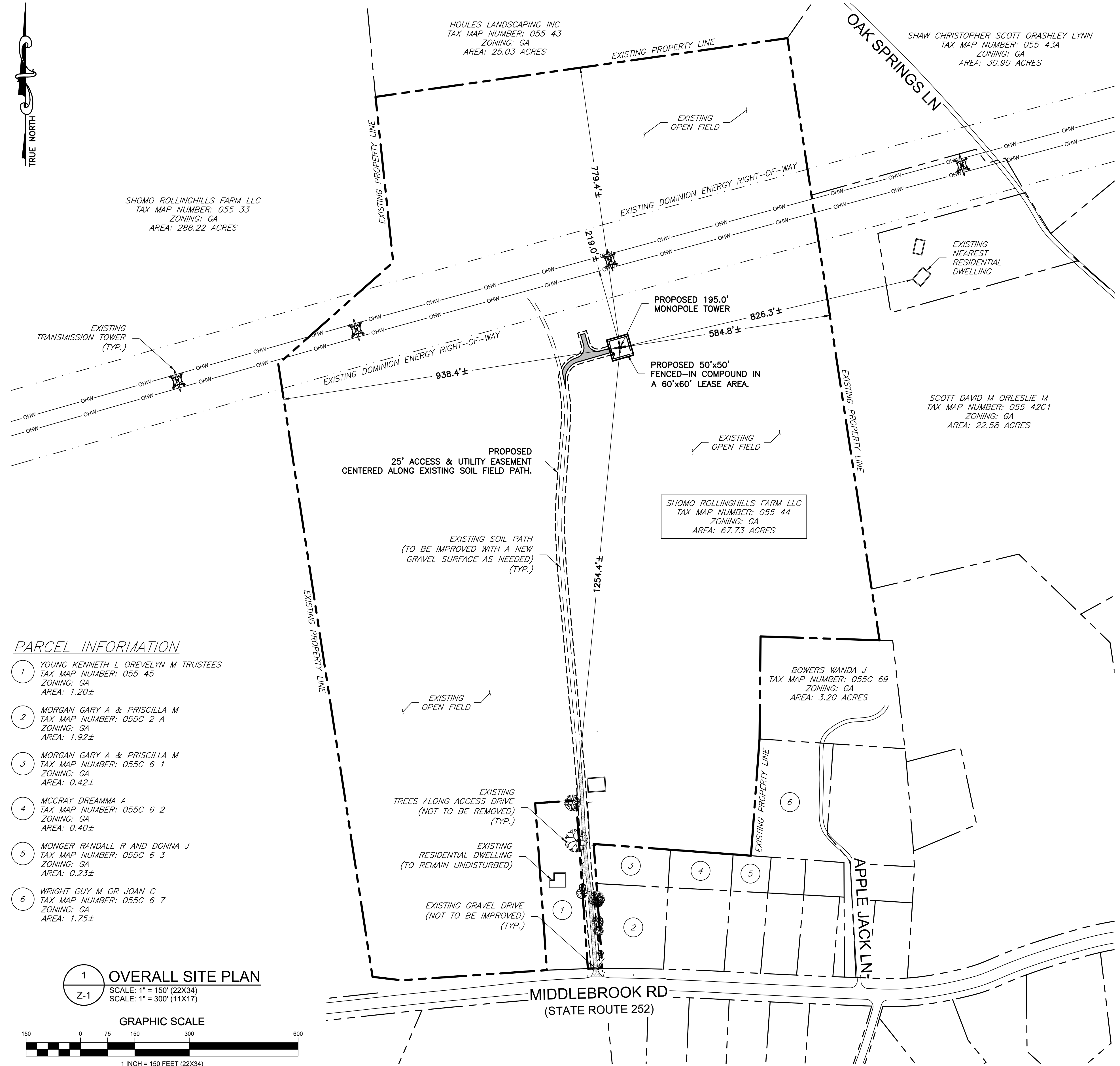
SHEET TITLE

EASEMENT EXHIBIT

SHEET NUMBER

EE-1

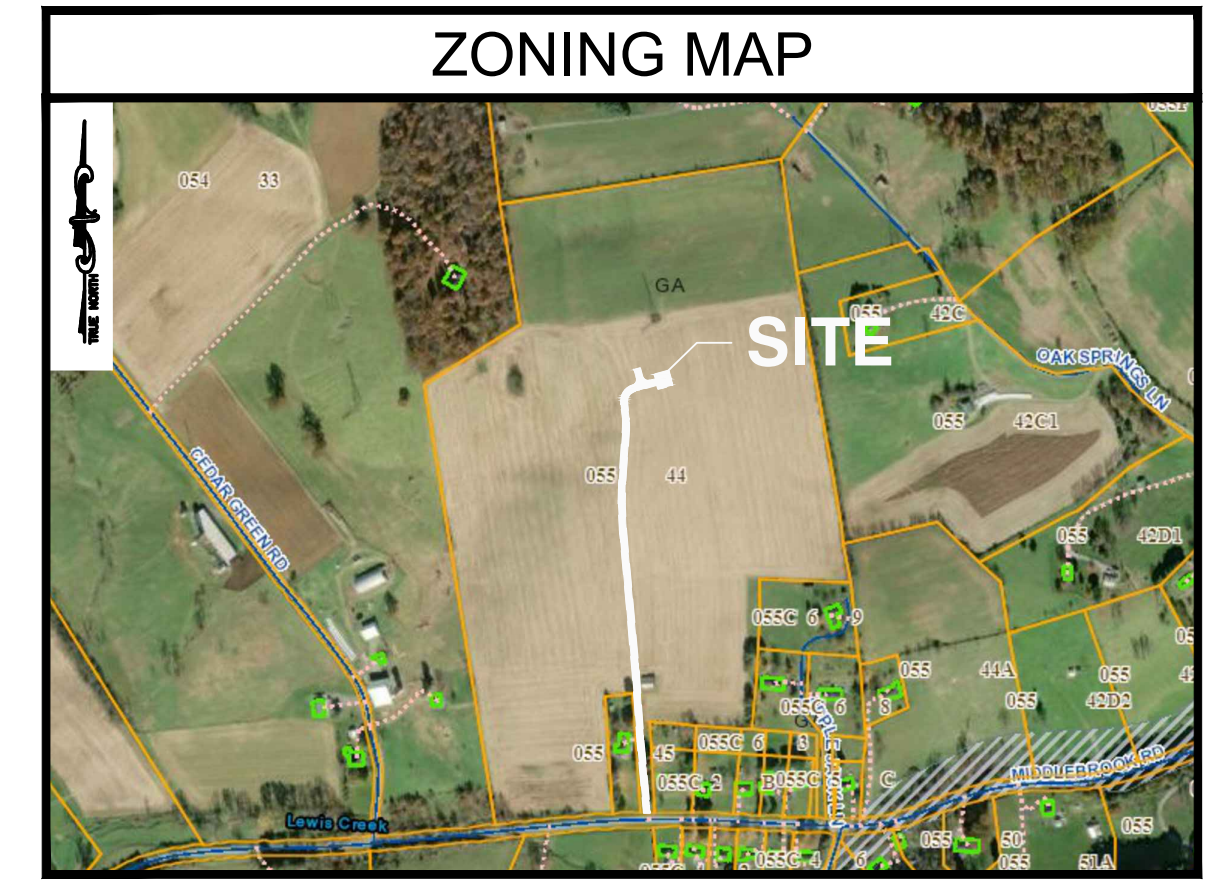
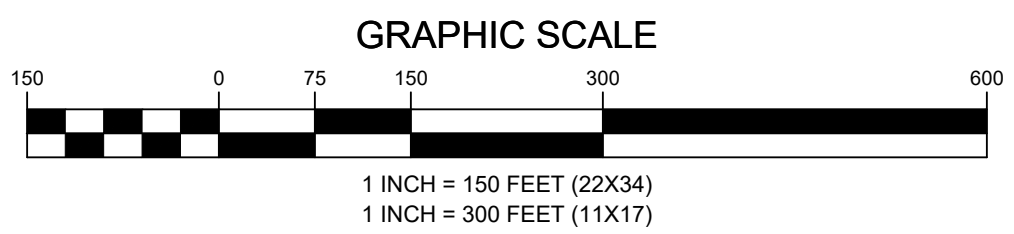




PARCEL INFORMATION

- 1 YOUNG KENNETH L OREVELYN M TRUSTEES
TAX MAP NUMBER: 055 45
ZONING: GA
AREA: 1.20±
- 2 MORGAN GARY A & PRISCILLA M
TAX MAP NUMBER: 055C 2 A
ZONING: GA
AREA: 1.92±
- 3 MORGAN GARY A & PRISCILLA M
TAX MAP NUMBER: 055C 6 1
ZONING: GA
AREA: 0.42±
- 4 MCCRAY DREAMMA A
TAX MAP NUMBER: 055C 6 2
ZONING: GA
AREA: 0.40±
- 5 MONGER RANDALL R AND DONNA J
TAX MAP NUMBER: 055C 6 3
ZONING: GA
AREA: 0.23±
- 6 WRIGHT GUY M OR JOAN C
TAX MAP NUMBER: 055C 6 7
ZONING: GA
AREA: 1.75±

1 OVERALL SITE PLAN
SCALE: 1" = 150' (22X34)
SCALE: 1" = 300' (11X17)



ZONING INFORMATION

JURISDICTION: AUGUSTA COUNTY
ZONING: GA

DIMENSION	REQUIRED ±	PROPOSED ±
FRONT YARD SETBACK:	219.0'	1,254.4'±
SIDE YARD SETBACK:	219.0'	584.8'±
REAR YARD SETBACK:	219.0'	779.4'±
NEAREST RESIDENTIAL STRUCTURE:	N/A	826.3'±
NEAREST TRANSMISSION LINE:	N/A	219.0'±

LOT AREA: 67.73 ± ACRES
(ALL MEASUREMENTS ARE IN FEET ± UNLESS OTHERWISE NOTED)

NOTES:
1) ALL SETBACKS SHOWN ARE FROM EXISTING TOWER CENTER TO EXISTING PROPERTY LINES.

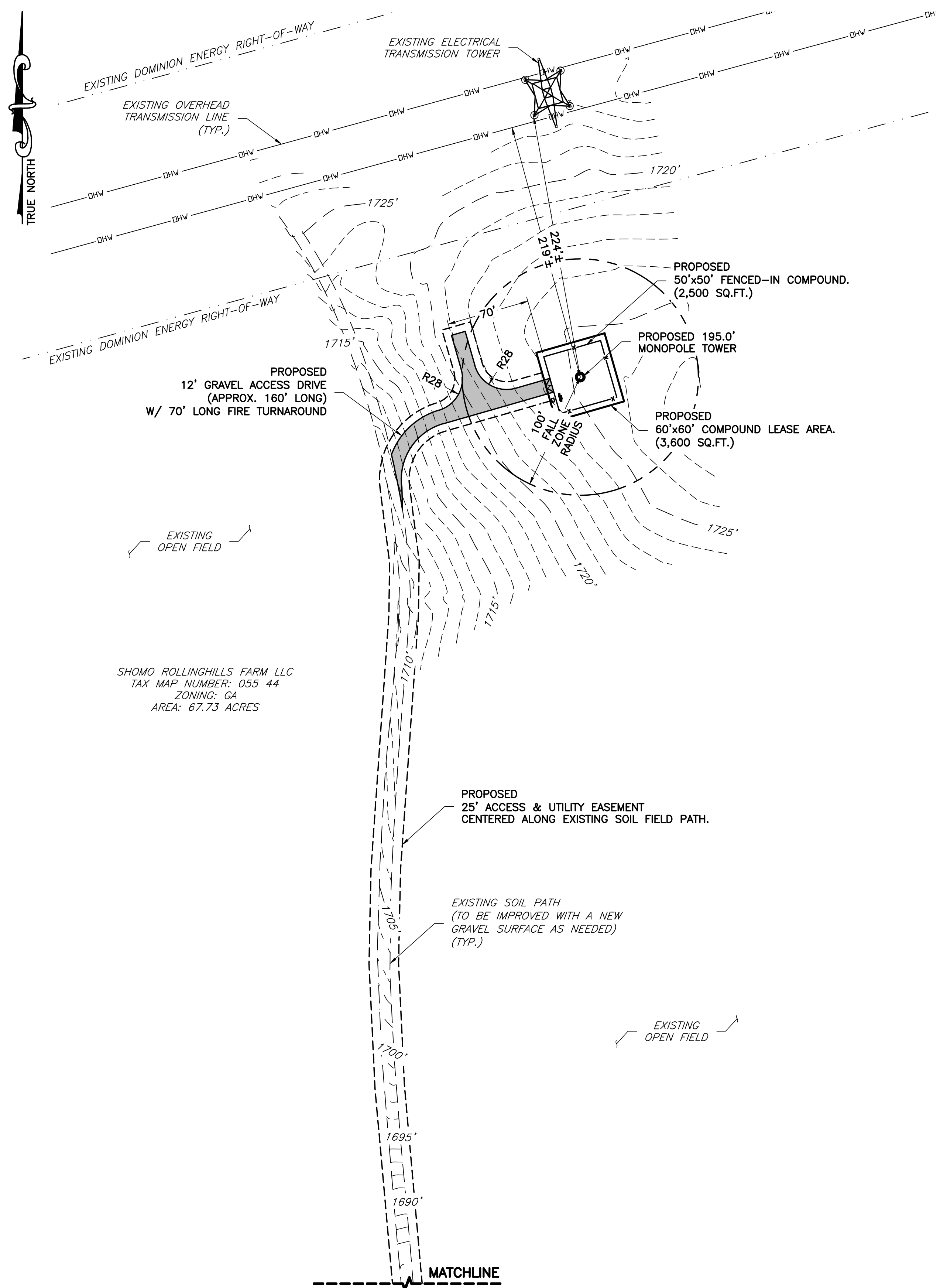
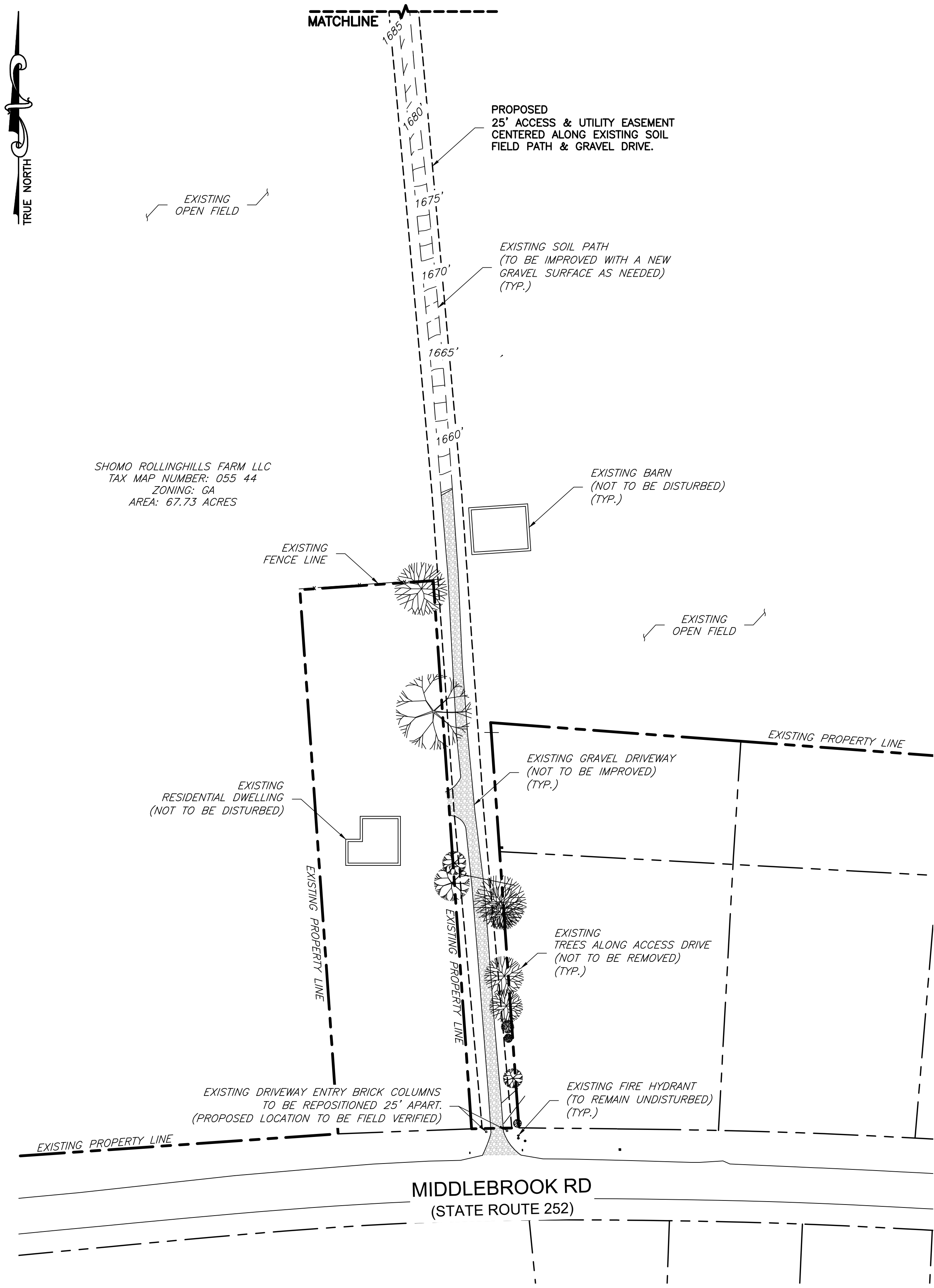
LEGEND

	PROPERTY LINE - SUBJECT PARCEL
	PROPERTY LINE - ABUTTERS
	EXISTING ROAD
	EXISTING GRAVEL DRIVE
	EXISTING SOIL PATH
	EXISTING BUILDING
	EXISTING EASEMENT
	EXISTING OVERHEAD UTILITY LINE
	PROPOSED EASEMENT
	PROPOSED LEASE AREA
	PROPOSED CHAIN-LINK FENCE
	PROPOSED GRAVEL ROAD

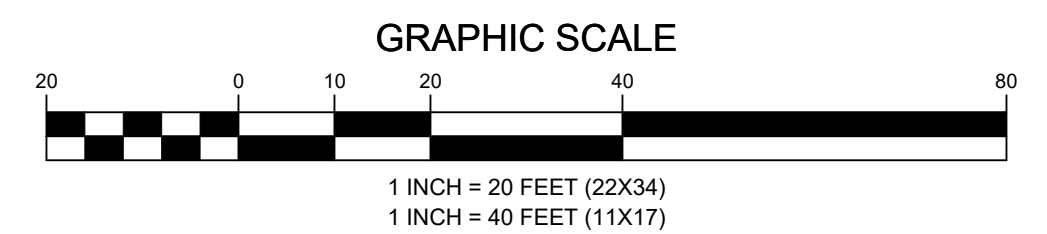
GENERAL NOTES

- THIS PLAN IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
- NO SIGNIFICANT NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
- THE FACILITY IS UNMANNED AND NOT INTENDED FOR HUMAN HABITATION. THERE IS NO HANDICAP ACCESS REQUIRED.
- THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
- THE CLOSEST RESIDENTIAL BUILDING IS LOCATED 826.3± AWAY FROM PROPOSED TOWER CENTER.
- THIS IS NOT A BOUNDARY SURVEY AND IS NOT TO BE USED TO CONVEY PROPERTY. BOUNDARY INFORMATION OBTAINED FROM RECORDED DEED OR PLAT.
- REFER TO SURVEY DOCUMENT ON SHEET EE-1 FOR ALL LEASED AREA, ACCESS & UTILITY EASEMENT AND PROPERTY BOUNDARY INFORMATION.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, THE PROPOSED TELECOMMUNICATIONS SITE IS LOCATED IN ZONE "X", ACCORDING TO THE FEDERAL MANAGEMENT AGENCY - COMMUNITY PANEL NO. 51015C0338D, DATED 09/28/2007.

APPLICANT	 NETWORK TOWERS II, LLC. <small>120 EASTSHORE DRIVE, SUITE 300 GLEN ALLEN, VA 23059 804-548-4078</small>												
ENGINEER	 TOTALLY COMMITTED. <small>NB+C ENGINEERING SERVICES, LLC. 120 EASTSHORE DRIVE, SUITE 300 GLEN ALLEN, VA 23059 804-548-4078</small>												
SITE INFORMATION	<p>NT SITE NAME: WEST STAUNTON NT SITE ID: VA-T24.06</p> <p>NB+C PROJ. # 100773 (911 ADDRESS TBD) MIDDLEBROOK ROAD STAUNTON, VA 24401 AUGUSTA COUNTY</p>												
DESIGN RECORD	<p style="text-align: center;">REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>07/18/2024</td> <td>REVISED ZONING DRAWINGS</td> <td>OP</td> </tr> <tr> <td>0</td> <td>07/02/2024</td> <td>ZONING DRAWINGS</td> <td>OP</td> </tr> </tbody> </table>	REV	DATE	DESCRIPTION	BY	1	07/18/2024	REVISED ZONING DRAWINGS	OP	0	07/02/2024	ZONING DRAWINGS	OP
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PROFESSIONAL STAMP													
ENGINEER	<p>TRENT T. SNARR, P.E. VA PROFESSIONAL ENGINEER LIC. #49978</p>												
SHEET TITLE	<p>OVERALL SITE PLAN</p>												
SHEET NUMBER	<p>Z-1</p>												



1 SITE PLAN
 SCALE: 1" = 20' (22X34)
 SCALE: 1" = 40' (11X17)



APPLICANT

ENGINEER

SITE INFORMATION

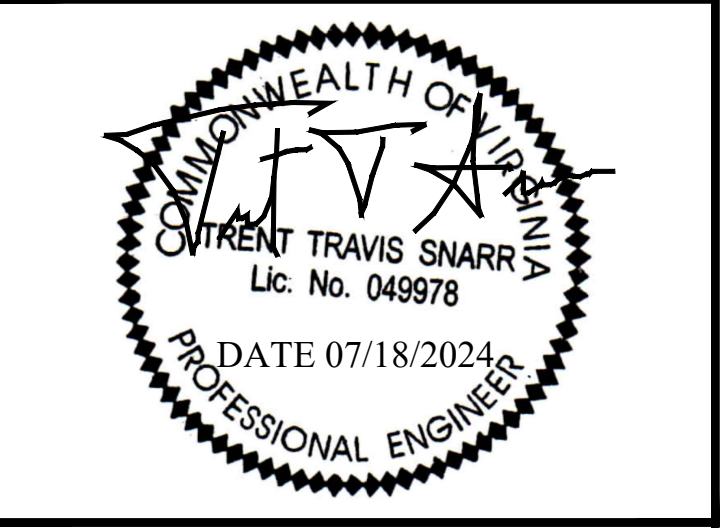
NT SITE NAME: WEST STAUNTON
 NT SITE ID: VA-T24.06

NB+C PROJ. # 100773
 (911 ADDRESS TBD)
 MIDDLEBROOK ROAD
 STAUNTON, VA 24401
 AUGUSTA COUNTY

DESIGN RECORD

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0	07/02/2024	ZONING DRAWINGS	OP

PROFESSIONAL STAMP



ENGINEER

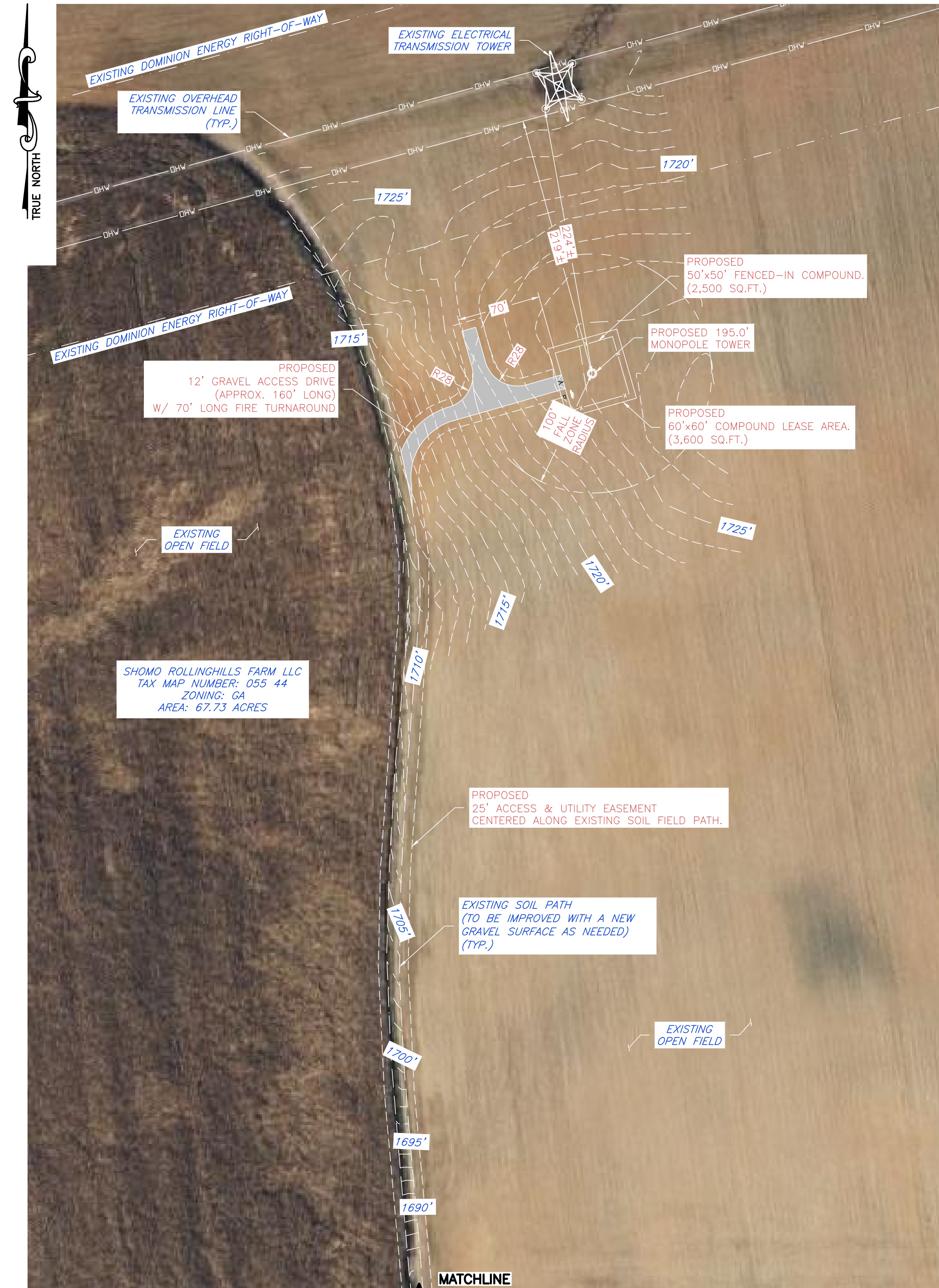
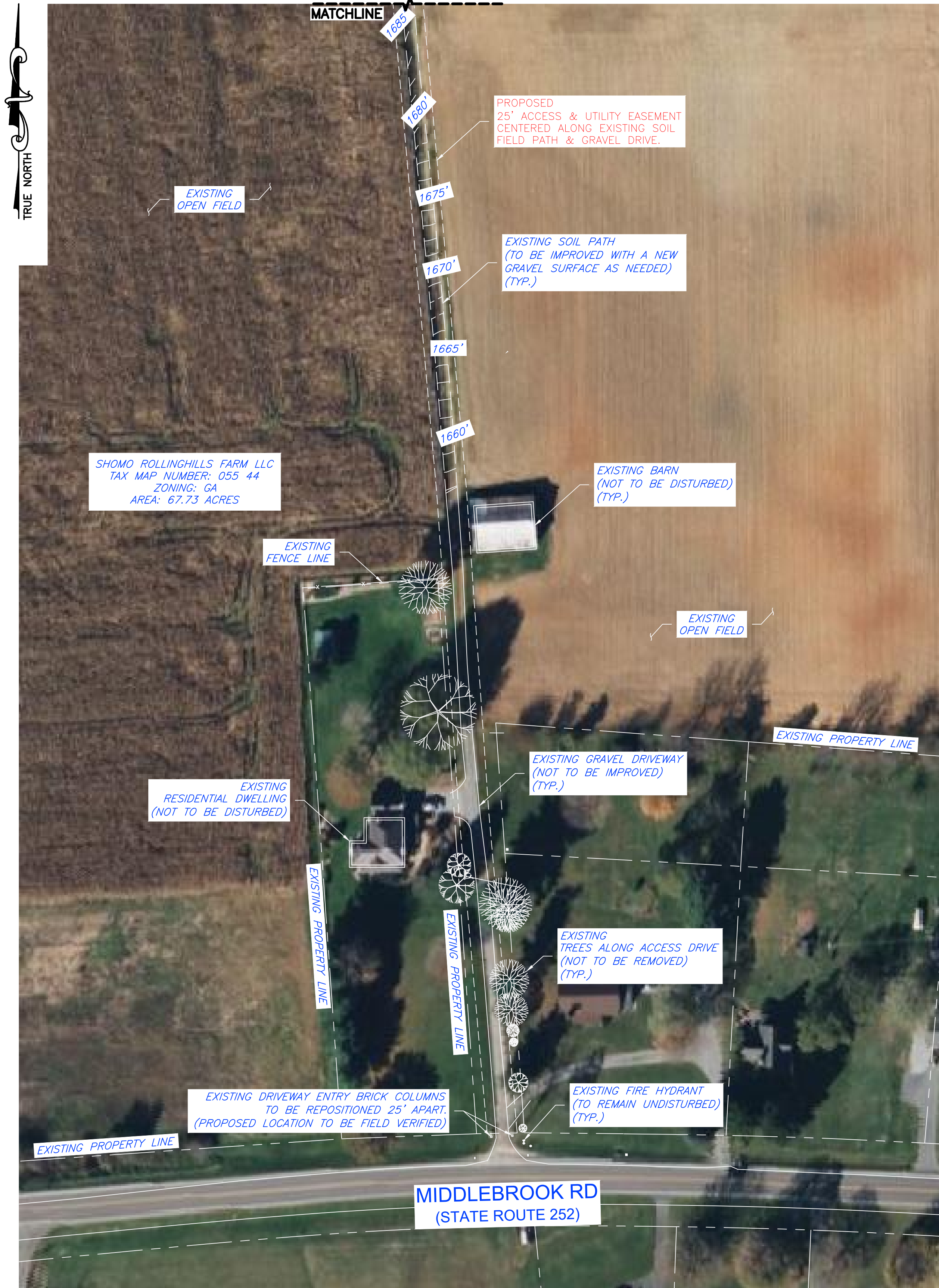
TRENT T. SNARR, P.E.
 VA PROFESSIONAL ENGINEER LIC. #49978

SHEET TITLE

SITE PLAN

SHEET NUMBER

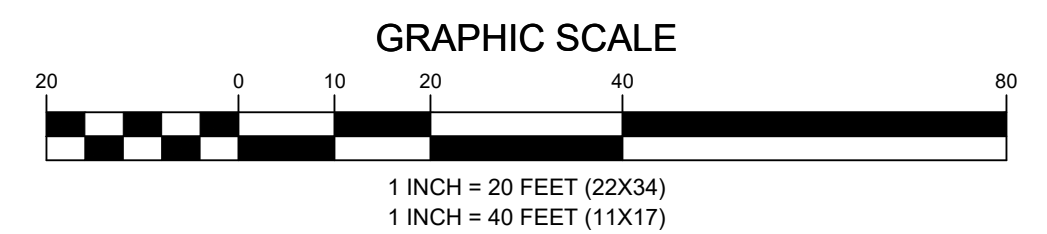
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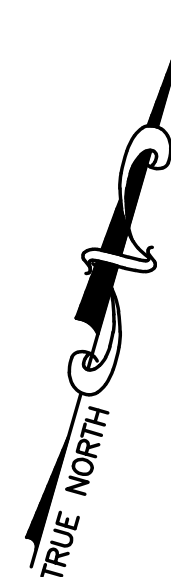
TRUE NORTH

TRUE NORTH

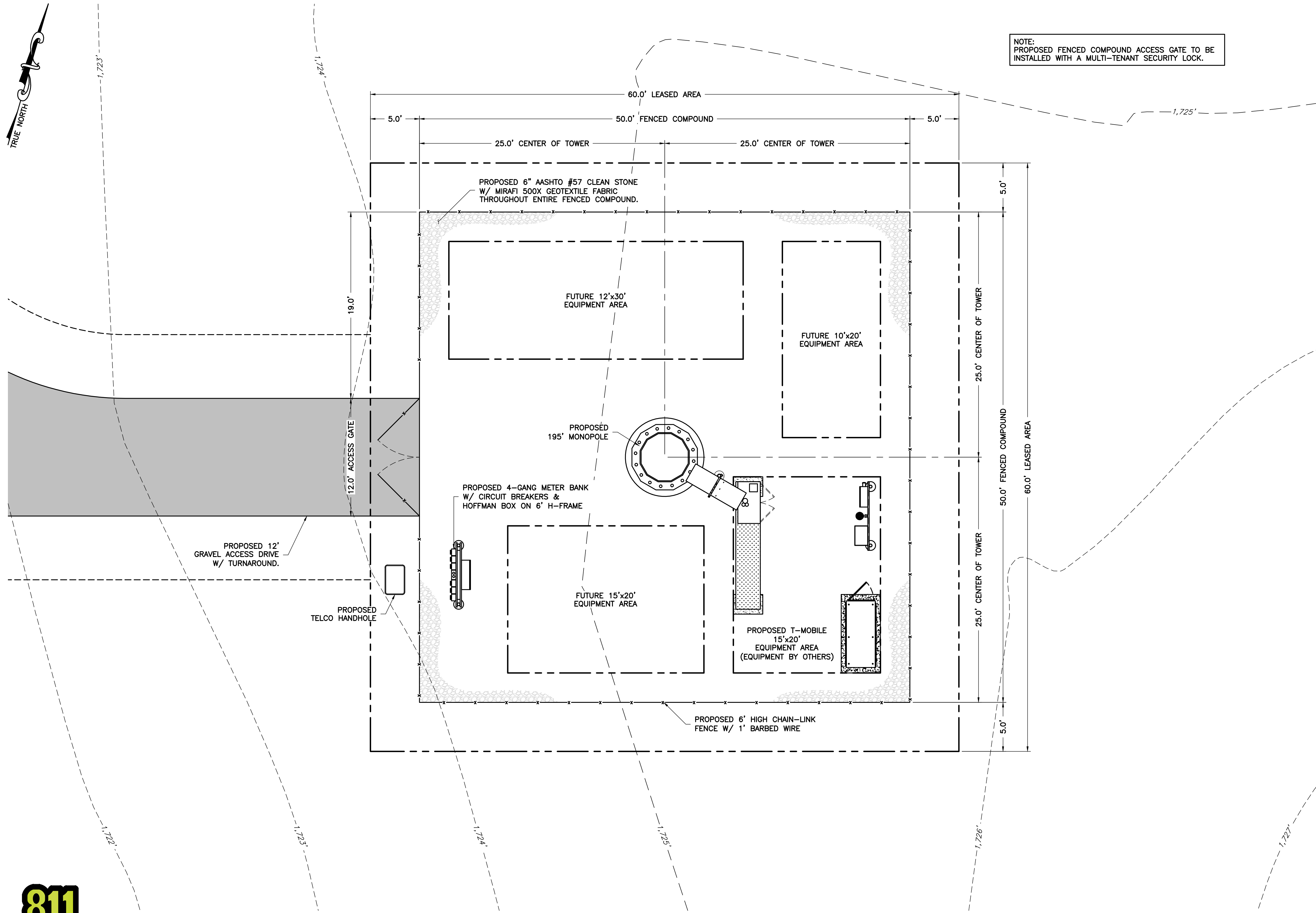
1
Z-3
AERIAL PLAN
SCALE: 1" = 20' (22X34)
SCALE: 1" = 40' (11X17)



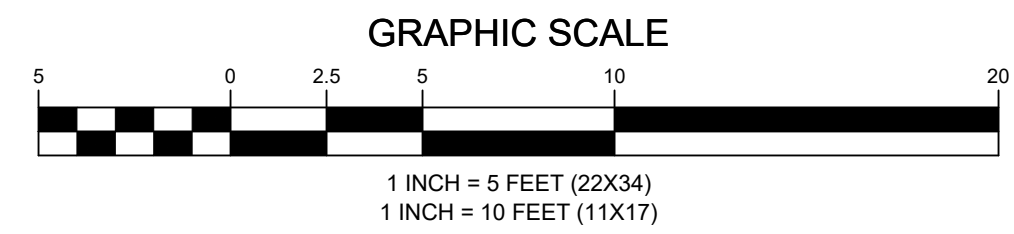
APPLICANT	 NETWORK TOWERS II, LLC. 120 EASTSHORE DRIVE, SUITE 300 GLEN ALLEN, VA 23059 804-548-4078												
ENGINEER	 TOTALLY COMMITTED. NB+C ENGINEERING SERVICES, LLC. 120 EASTSHORE DRIVE, SUITE 300 GLEN ALLEN, VA 23059 804-548-4078												
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PROFESSIONAL STAMP													
ENGINEER	TRENT T. SNARR, P.E. VA PROFESSIONAL ENGINEER LIC. #49978												
SHEET TITLE	AERIAL PLAN												
SHEET NUMBER	Z-3												



NOTE:
PROPOSED FENCED COMPOUND ACCESS GATE TO BE
INSTALLED WITH A MULTI-TENANT SECURITY LOCK.



1 COMPOUND PLAN
SCALE: 1" = 5' (22X34)
SCALE: 1" = 10' (11X17)



APPLICANT

NETWORK TOWERS
NETWORK TOWERS II, LLC.
120 EASTSHORE DRIVE, SUITE 300
GLEN ALLEN, VA 23059
804-548-4078

ENGINEER

NB+C
TOTALLY COMMITTED.
NB+C ENGINEERING SERVICES, LLC.
120 EASTSHORE DRIVE, SUITE 300
GLEN ALLEN, VA 23059
804-548-4078

SITE INFORMATION

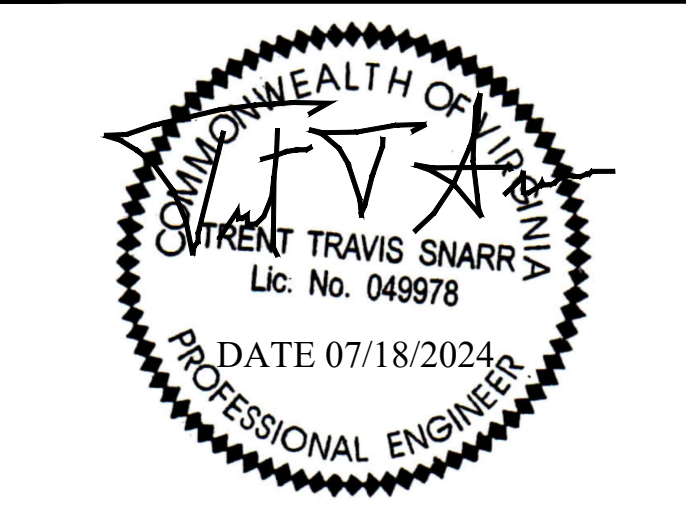
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NT SITE ID: VA-T24.06

NB+C PROJ. # 100773
(911 ADDRESS TBD)
MIDDLEBROOK ROAD
STAUNTON, VA 24401
AUGUSTA COUNTY

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PROFESSIONAL STAMP



ENGINEER

TRENT T. SNARR, P.E.
VA PROFESSIONAL ENGINEER LIC. #49978

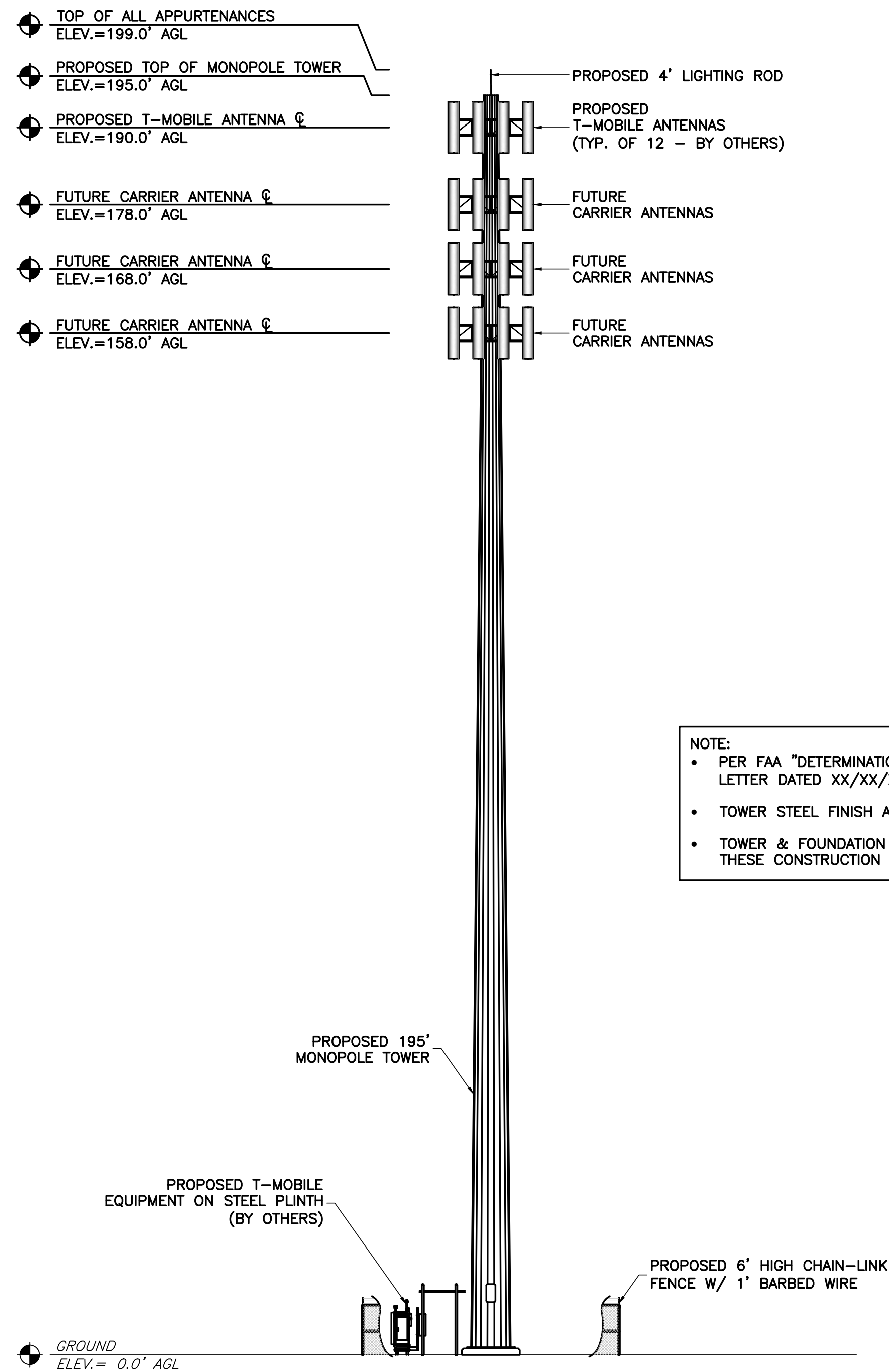
SHEET TITLE

COMPOUND PLAN

SHEET NUMBER

C-1

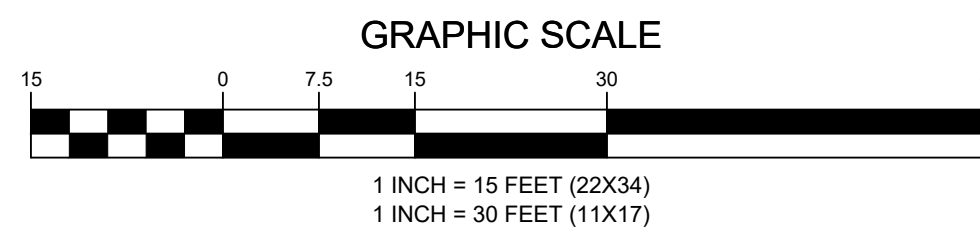




NOTE:

- PER FAA "DETERMINATION OF NO HAZARD TO AIR NAVIGATION" LETTER DATED XX/XX/XXXX, TOWER ILLUMINATION IS NOT REQUIRED.
- TOWER STEEL FINISH AND STEEL COMPONENTS TO BE GALVANIZED.
- TOWER & FOUNDATION DESIGN PERFORMED INDEPENDENTLY FROM THESE CONSTRUCTION DRAWINGS.

1
C-2
TOWER ELEVATION
SCALE: 1" = 15' (22X34)
SCALE: 1" = 30' (11X17)

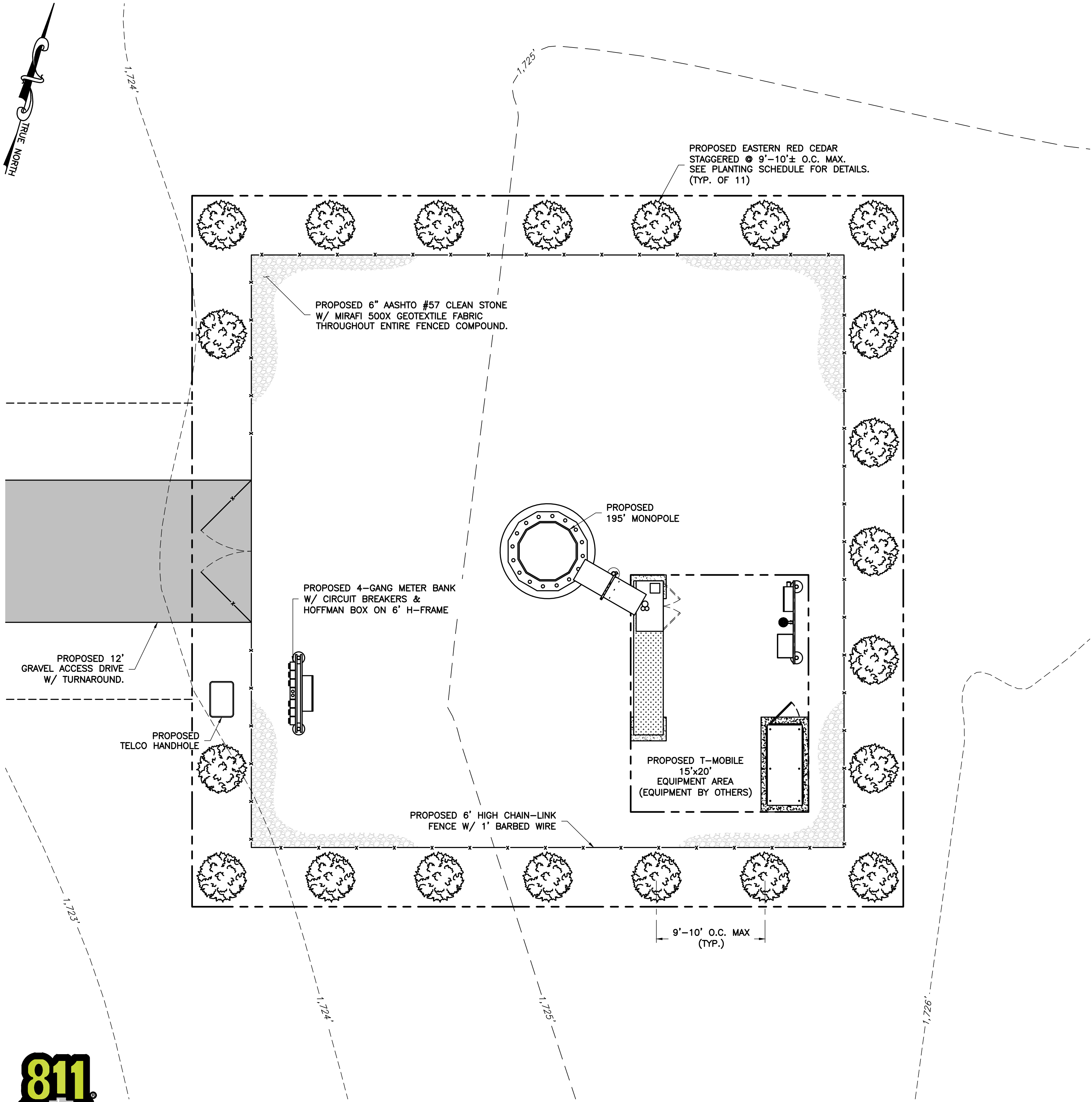
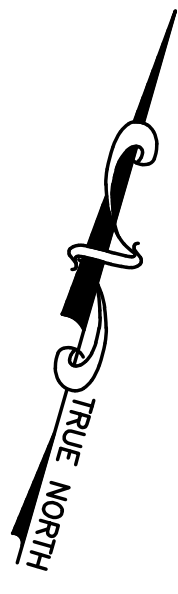


GENERAL NOTES

1. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES ORDINANCES, LAWS AND REGULATIONS OF ALL MUNICIPALITIES, UTILITIES COMPANY OR OTHER PUBLIC AUTHORITIES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS THAT MAY BE REQUIRED BY ANY FEDERAL, STATE, COUNTY OR MUNICIPAL AUTHORITIES.
3. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER, IN WRITING, OF ANY CONFLICTS, ERRORS OR OMISSIONS PRIOR TO THE SUBMISSION OF BIDS OR PERFORMANCE OF WORK. MINOR OMISSIONS OR ERRORS IN THE BID DOCUMENTS SHALL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR THE OVERALL INTENT OF THESE DRAWINGS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SITE IMPROVEMENTS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED AS A RESULT OF CONSTRUCTION OF THIS FACILITY.
5. THE SCOPE OF WORK FOR THIS PROJECT SHALL INCLUDE PROVIDING ALL MATERIALS, EQUIPMENT AND LABOR REQUIRED TO COMPLETE THIS PROJECT. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
6. THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTING A BID TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
7. CONTRACTOR SHALL VERIFY ANTENNA ELEVATION AND AZIMUTH WITH RF ENGINEERING PRIOR TO INSTALLATION.
8. TRANSMITTER EQUIPMENT AND ANTENNAS ARE DESIGNED TO MEET ANSI/EIA/TIA 222-G REQUIREMENTS.
9. ALL STRUCTURAL ELEMENTS SHALL BE HOT DIPPED GALVANIZED STEEL.
10. CONTRACTOR SHALL MAKE A UTILITY "ONE CALL" TO LOCATE ALL UTILITIES PRIOR TO EXCAVATING.
11. IF ANY UNDERGROUND UTILITIES OR STRUCTURES EXIST BENEATH THE PROJECT AREA, CONTRACTOR MUST LOCATE IT AND CONTACT THE APPLICANT & THE OWNER'S REPRESENTATIVE.
12. OCCUPANCY IS LIMITED TO PERIODIC MAINTENANCE AND INSPECTION BY TECHNICIANS APPROXIMATELY 2 TIMES PER MONTH.
13. PRIOR TO THE INSTALLATION OF THE PROPOSED EQUIPMENT OR MODIFICATION OF THE EXISTING STRUCTURE, A STRUCTURAL ANALYSIS SHALL BE PERFORMED BY THE OWNER'S AGENT TO CERTIFY THAT THE EXISTING/PROPOSED COMMUNICATION STRUCTURE AND COMPONENTS ARE STRUCTURALLY ADEQUATE TO SUPPORT ALL EXISTING AND PROPOSED ANTENNAS, COAXIAL CABLES AND OTHER APPURTENANCES.
14. PROPERTY LINE INFORMATION WAS PREPARED USING DEEDS, TAX MAPS, AND PLANS OF RECORD AND SHOULD NOT BE CONSTRUED AS AN ACCURATE BOUNDARY SURVEY.
15. THIS PLAN IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
16. NO SIGNIFICANT NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
17. THE FACILITY IS UNMANNED AND NOT INTENDED FOR HUMAN HABITATION (NO HANDICAP ACCESS REQUIRED).
18. THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
19. POWER TO THE FACILITY WILL BE MONITORED BY A SEPARATE METER.



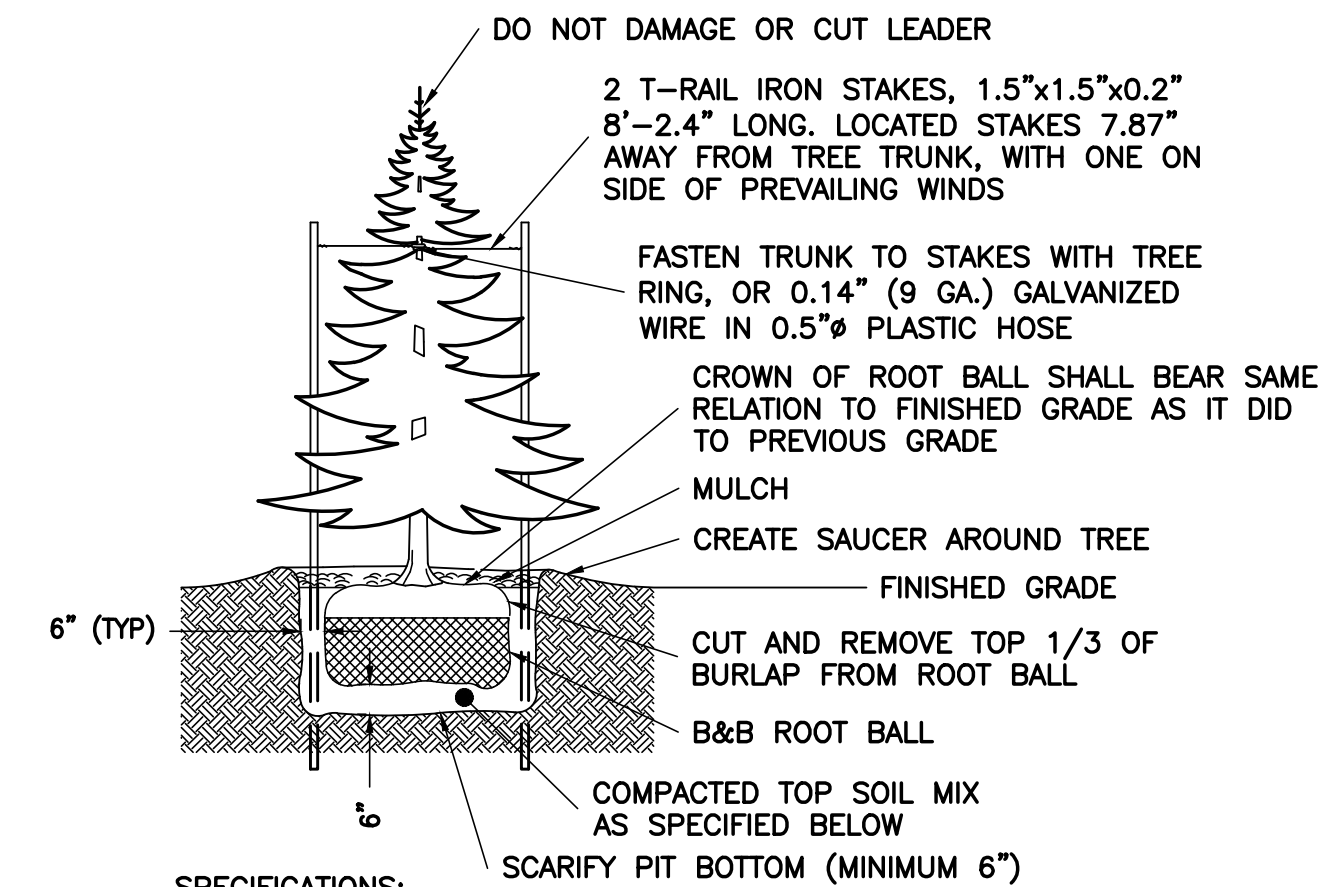
APPLICANT	 NETWORK TOWERS II, LLC. <small>120 EASTSHORE DRIVE, SUITE 300 GLEN ALLEN, VA 23059 804-548-4078</small>												
ENGINEER	 NB+C TOTALLY COMMITTED. <small>NB+C ENGINEERING SERVICES, LLC. 120 EASTSHORE DRIVE, SUITE 300 GLEN ALLEN, VA 23059 804-548-4078</small>												
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PROFESSIONAL STAMP													
ENGINEER	TRENT T. SNARR, P.E. VA PROFESSIONAL ENGINEER LIC. #49978												
SHEET TITLE	TOWER ELEVATION												
SHEET NUMBER	C-2												



LANDSCAPE NOTES:

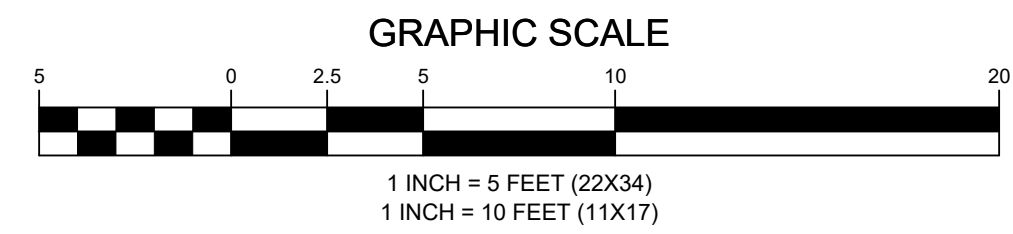
1. ALL PLANT MATERIALS AND PLANTING PROCEDURES SHALL BE IN ACCORDANCE WITH THE STANDARDS AS SET FORTH BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
2. MULCH SHALL BE FINELY SHREDDED HARDWOOD BARK MULCH. DO NOT COVER THE ROOT CROWN OF TREES OR SHRUBS WITH MULCH. CUT TWINE AWAY FROM THE BASE OF THE TRUNK OR STEM AND PULL BURLAP DOWN AND OFF OF THE BALL TOP.
3. PLANTING BACKFILL MIX SHALL BE ON PART LOOSE PEAT HUMUS, TO ONE PART SAND, TO ONE PART PARENT SOIL BY VOLUME.
4. SOIL SHALL BE AMENDED WITH THE FOLLOWING: 0.25LBS ORGANIC GRANULAR FERTILIZER (5-10-5), 0.75LBS OF BONEMEAL, 1.0LBS OF ROTTED COW MANURE PER CUBIC FOOT OF MIX.
5. THE CONTRACTOR SHALL WARRANTY ALL PLANTS AND MATERIALS FOR TWO YEARS FROM OWNERS ACCEPTANCE. ALL REPLACEMENTS SHALL BE AS ORIGINALLY SPECIFIED.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION PROTECTION AND REPLACEMENT OF ANY UTILITIES DAMAGED ON SITE. FIELD ADJUST PLANT LOCATIONS TO AVOID UTILITIES, SWALES, OVERHEAD WIRES, EXISTING VEGETATION TO REMAIN ETC.
7. LESSEE IS RESPONSIBLE FOR THE COST AND MAINTENANCE OF ALL LANDSCAPING.
8. ALL PLANT MATERIALS MUST BE INSTALLED EQUAL TO OR GREATER THAN THE MINIMUM SIZES SPECIFIED. NO GENUS OR SPECIES SUBSTITUTIONS ALLOWED. CULTIVAR VARIATION ALLOWED WITH THE LANDSCAPE ARCHITECTS APPROVAL. ALL PLANTS WILL BE INSPECTED AND MEASURED FOR HANOVER COUNTY COMPLIANCE, PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY PERMIT.
9. NO SUBSTITUTION OF PLANT MATERIAL WITHOUT APPROVAL FROM COUNTY PLANNING.
10. LANDSCAPE CONTRACTOR TO SUPPLY, INSTALL AND FILL SLOW RELEASE TREE WATERING BAGS (MIN. 20 GALLON) ON EACH NEW TREE PLANTED.

PLANTING SCHEDULE			
QUANTITY	BOTANICAL - COMMON NAME	PLANTING HEIGHT	MATURE HEIGHT
21	JUNIPERUS VIRGINIANA - EASTERN RED CEDAR	6'	30'



- SPECIFICATIONS:**
1. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE.
 2. WATER THOROUGHLY AFTER INSTALLATION.
 3. REMOVE TREE RINGS AND STAKES TWO YEARS AFTER INSTALLATIONS
 4. PROVIDED DRAINAGE FOR PLANTING PIT IN IMPERMEABLE SOIL.
 5. TOPSOIL MIX, SEE SPEC.

2 TREE PLANTING AND GUYING DETAIL
L-1 NTS



1 LANDSCAPING PLAN
SCALE: 1" = 5' (22X34)
SCALE: 1" = 10' (11X17)

APPLICANT



ENGINEER



SITE INFORMATION

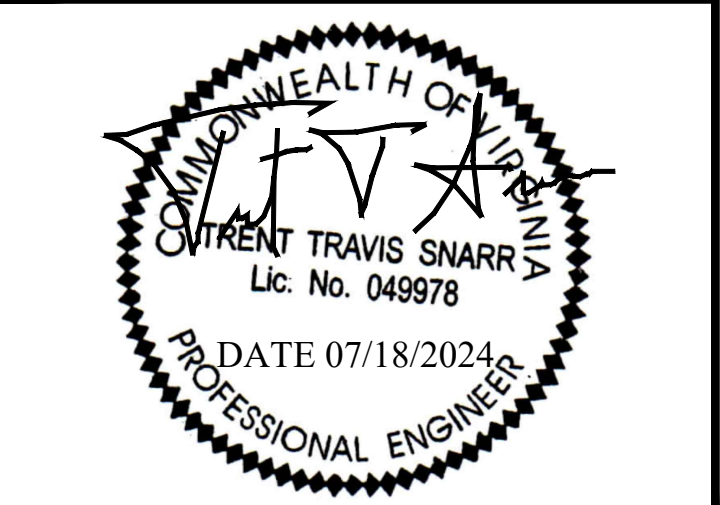
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NB+C PROJ. # 100773
(911 ADDRESS TBD)
MIDDLEBROOK ROAD
STAUNTON, VA 24401
AUGUSTA COUNTY

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PROFESSIONAL STAMP



ENGINEER

TRENT T. SNARR, P.E.
VA PROFESSIONAL ENGINEER LIC. #49978

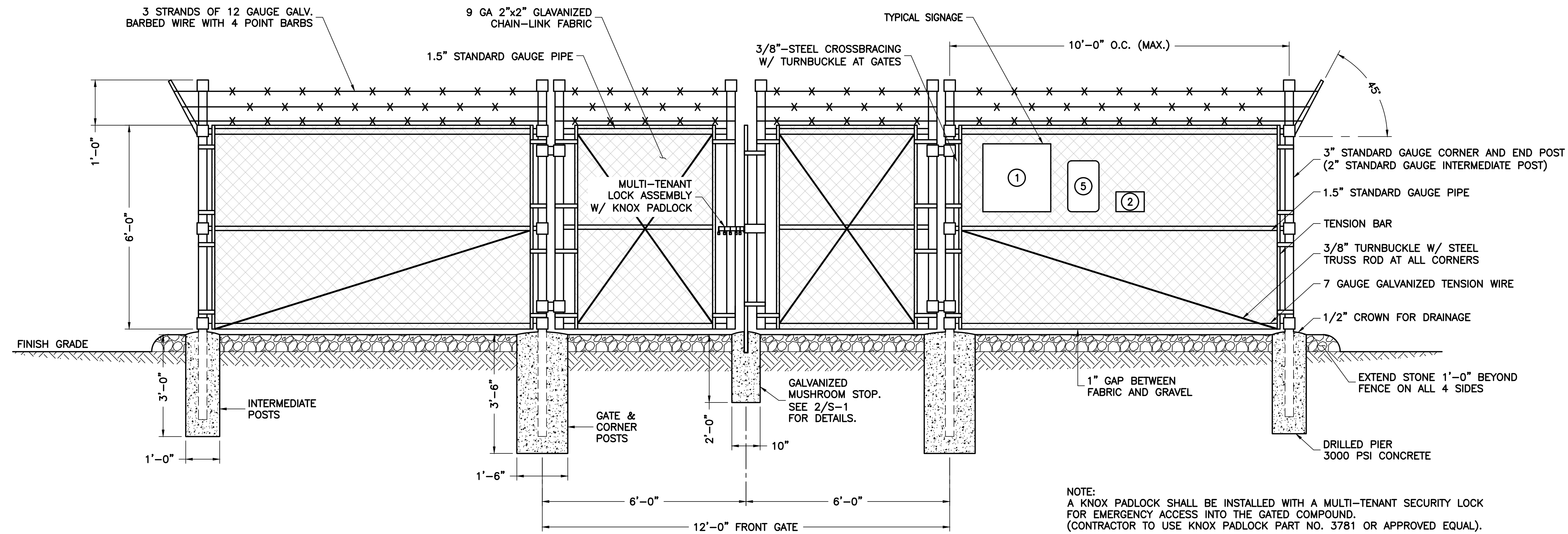
SHEET TITLE

LANDSCAPING PLAN

SHEET NUMBER

L-1

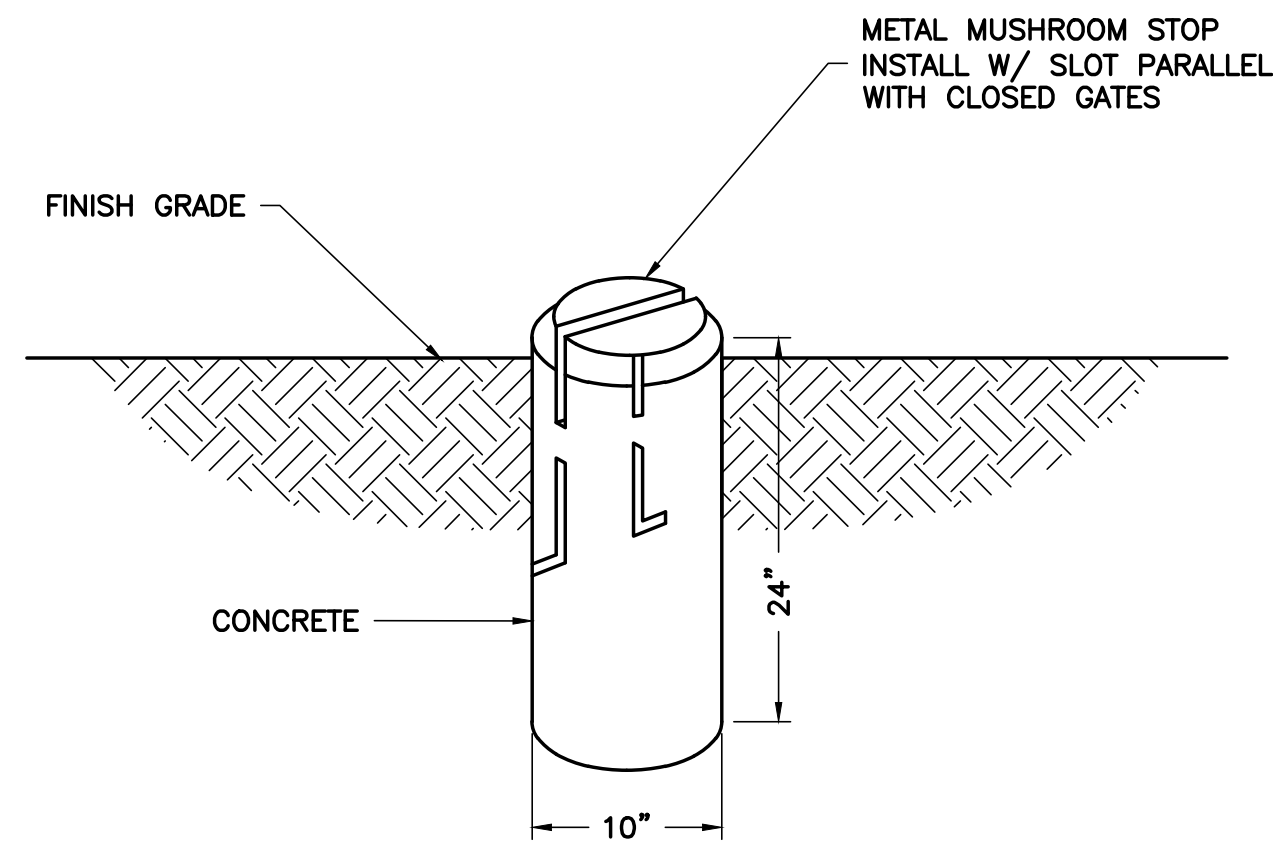




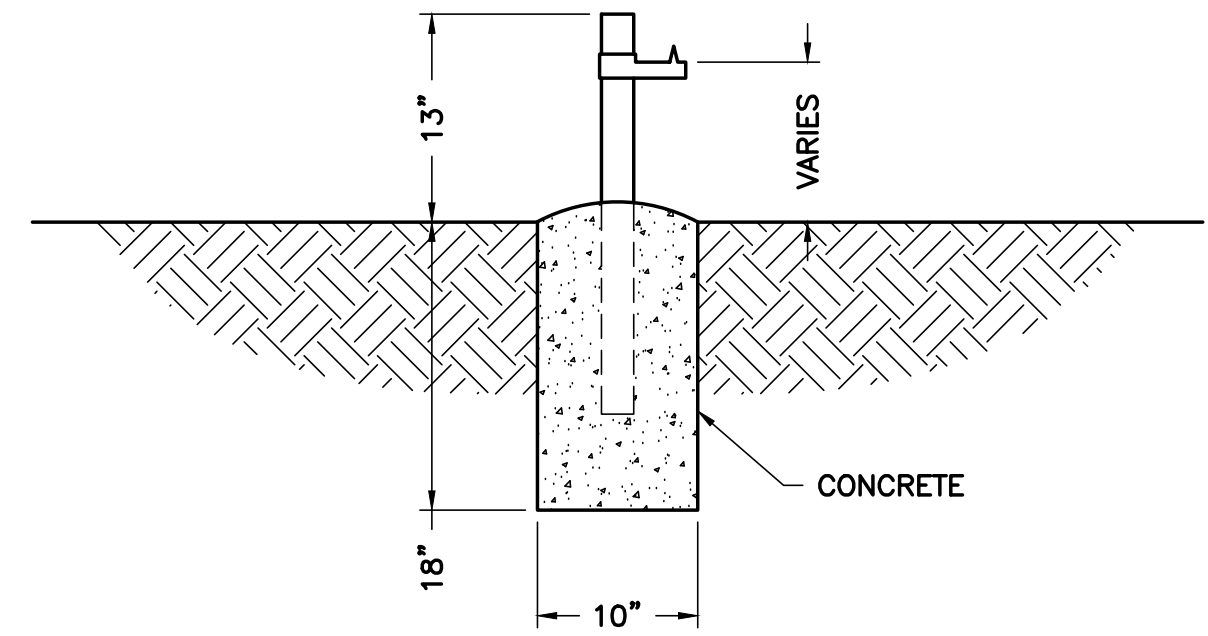
NOTE:
A KNOX PADLOCK SHALL BE INSTALLED WITH A MULTI-TENANT SECURITY LOCK FOR EMERGENCY ACCESS INTO THE GATED COMPOUND.
(CONTRACTOR TO USE KNOX PADLOCK PART NO. 3781 OR APPROVED EQUAL).

1 TYPICAL FENCE AND GATE DETAIL
S-1 NTS

NOTE:
FENCE & GATE DETAIL FOR REFERENCE PURPOSES ONLY.
FOR ACTUAL FENCE & GATE DIMENSIONS REFER TO SHEET C-1

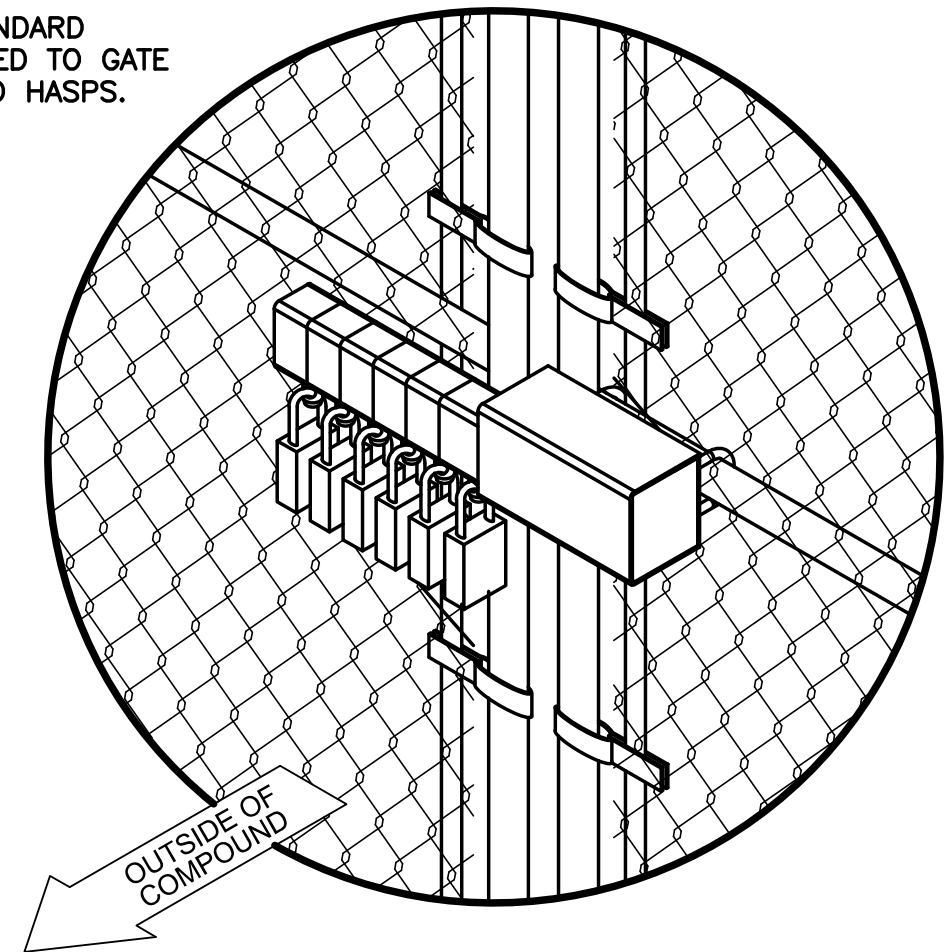


2 MUSHROOM STOP DETAIL
S-1 NTS



3 GATE KEEPER DETAIL
S-1 NTS

NOTE:
MULTI-TENANT SECURITY LOCK: STANDARD GALVANIZED 2\"/>



4 MULTI-LOCK DETAIL
S-1 NTS

APPLICANT

NETWORK TOWERS II, LLC.
120 EASTSHORE DRIVE, SUITE 300
GLEN ALLEN, VA 23059
804-548-4078

ENGINEER

NB+C ENGINEERING SERVICES, LLC.
120 EASTSHORE DRIVE, SUITE 300
GLEN ALLEN, VA 23059
804-548-4078

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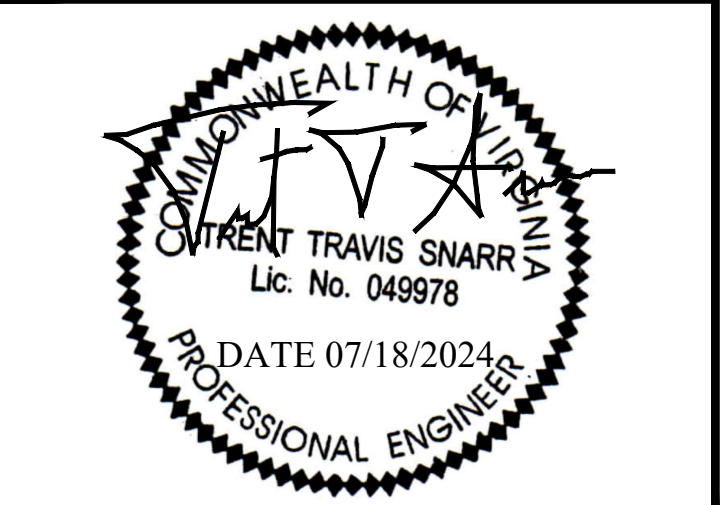
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PROFESSIONAL STAMP



ENGINEER

TRENT T. SNARR, P.E.
VA PROFESSIONAL ENGINEER LIC. #49978

SHEET TITLE

FENCE DETAILS

SHEET NUMBER

S-1

WHITE BACKGROUND
W/ BLACK BORDER

CONTRACTOR SHALL VERIFY FCC NO.
PRIOR TO ORDERING SIGNAGE

CONTRACTOR SHALL VERIFY ADDRESS
PRIOR TO ORDERING SIGNAGE

RED LETTERING
(ALL OTHER BLACK)

SIGNAGE NOTES

1. SIGNS SHALL BE FABRICATED FROM CORROSION RESISTANT PRESSED METAL AND PAINTED WITH LONG LASTING UV RESISTANT COATINGS.
2. SIGNS UNLESS NOTED OTHERWISE SHALL BE MOUNTED TO THE TOWER, GATE AND FENCE USING A MINIMUM OF 9 GAUGE ALUMINUM WIRE, HOG RINGS (AS UTILIZED IN FENCE INSTALLATIONS) OR BRACKETS WHERE NECESSARY. BRACKETS SHALL BE OF SIMILAR METAL AS THE STRUCTURE TO AVOID GALVANIC CORROSION.
3. CONTRACTOR TO PROVIDE AND INSTALL ALL SIGNAGE.

QTY: (1) ON RIGHT SIDE OF MAIN COMPOUND GATE, (1) AT ACCESS ROAD GATE, IF EXIST
CONTRACTOR SHALL VERIFY FCC NUMBER PRIOR TO ORDERING SIGNAGE

1 **NETWORK TOWERS II - SITE SIGN**
24" WIDE X 24" HIGH

QTY: (4) EACH SIDE OF COMPOUND

2 **NO TRESPASSING - SIGN**
10" WIDE X 7" HIGH

QTY: (1) MOUNT SIGN ON CLIMBING FACE AT EYE LEVEL.

3 **COMPETENT CLIMBER - SIGN**
10" WIDE X 7" HIGH

WHITE / YELLOW BACKGROUND W/ BLACK LETTERING
QTY: (1) TO BE MOUNTED AT EYE LEVEL ON TOWER NEAR SAFETY CLIMB

4 **CAUTION RF - SIGN**
12" WIDE X 18" HIGH

WHITE / BLUE BACKGROUND W/ BLACK LETTERING
QTY: (1) TO BE MOUNTED AT COMPOUND ACCESS GATE

5 **NOTICE RF - SIGN**
12" WIDE X 18" HIGH

APPLICANT	 NETWORK TOWERS II, LLC. 120 EASTSHORE DRIVE, SUITE 300 GLEN ALLEN, VA 23059 804-548-4079												
ENGINEER	 TOTALLY COMMITTED. NB+C ENGINEERING SERVICES, LLC. 120 EASTSHORE DRIVE, SUITE 300 GLEN ALLEN, VA 23059 804-548-4079												
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PROFESSIONAL STAMP													
ENGINEER	TRENT T. SNARR, P.E. VA PROFESSIONAL ENGINEER LIC. #49978												
SHEET TITLE	SIGNAGE DETAILS												
SHEET NUMBER	S-2												



Agenda Item # 4F

Date 8/1/2024

PROPERTY OWNER:
Shomo Rollinghills Farm, LLC,

APPLICANT:
Sam Avena, agent for Network Towers II, LLC

APPLICANT'S REQUEST:
To construct a 195' monopole tower with a 4' lightning rod (199' total) and associated equipment within the 50' x 50' fenced in compound

LOCATION OF PROPERTY:
In the northeast quadrant along Middlebrook Road and between Cedar Green Road and Apple Jack Lane in the Pastures District

SIZE OF PROPERTY:
67.73 acres

VICINITY ZONING:
General Agriculture surrounds the entire parcel

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

LAND USE MAPS:
Rural Conservation Area

UTILITIES:
None

PLANNING COMMISSION'S COMMENTS:
No comments.

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

HEALTH DEPARTMENT'S COMMENTS:
No comments.

HIGHWAY DEPARTMENT'S COMMENTS:
VDOT does not have any objections to the proposed use.

AUGUSTA WATER'S COMMENTS:
1. Water and sewer capacities are not reserved until system adequacy is determined (supply, treatment, transmission) and payment of the connection fees has been

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

2. Any engineering evaluations and upgrades or extensions would be the responsibility of the owner/developer and are subject to Augusta Water review and approval.
3. Investigation of available fire flow is recommended to ensure that the system is capable of providing the needed fire flow to comply with Chapter 24 of the Augusta County Code requirements for the proposed use of the property. Any upgrades or extensions would be the responsibility of the owner/developer and are subject to Augusta Water review and approval.
4. There is an existing 8" waterline along Middlebrook Road fronting the subject parcel.
5. There is no public sewer available in the area of the subject parcel.

ENGINEERING'S COMMENTS:

Activity associated with the project appears to exceed 10,000 sf. A complete Erosion & Sediment Control Plan and Stormwater Management Plan are required.

SECTION 25-68.5B – WIRELESS TELECOMMUNICATION FACILITIES

New wireless telecommunication towers or base stations over fifty feet (50'), existing facilities expanded higher than one hundred ninety-nine feet (199'), existing facilities where a collocation or expansion would result in a substantial change to the facility, and facilities where setback requirements cannot be met may be permitted by Special Use Permit provided that the location (latitude and longitude), structure height, name, address, and telephone number of the structure owner of all potential co-locatable structures within a three-mile radius of the proposed structure, and written discussion and documentation of why those opportunities were rejected.

The applicant looked at co-locating on an existing Virginia Power transmission tower located .70 miles east. The applicants could not co-locate due to the transmission line being replaced.

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

The applicant submitted propagation maps showing very little coverage in this area.

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

T-Mobile will be the anchor tenant and Verizon stated they may need the tower.

Eight (8) copies of a wireless telecommunication facilities plan are submitted meeting the requirements of ARTICLE LXVII, "Site Plan Review" of this chapter, including latitude and longitude, and a description of the lot lines, location of the proposed structure showing setbacks, location of adjacent dwellings and structures, separation distances, site elevation view with the height of the structure showing the location and height of the proposed antennas, compound details, landscaping, screening, access, parking, and security.

The applicant submitted plans and will do a full site plan submittal if approved.

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

The tower will be a monopole design and will have a galvanized steel finish.

Towers and base stations shall have a fall zone. The radius of the fall zone shall be measured from the base of the structure and shall be equal to one hundred ten percent (110%) of the height of the structure from all adjacent property lines. Fall zone requirements shall not preclude the construction habitable buildings on adjacent parcels following the construction of the structure. The Board of Zoning Appeals may reduce or waive the requirement for portions of the fall zone that lie on publicly owned property, if the Board of Zoning Appeals is satisfied that a waiver or reduction will adequately protect persons, structures, or personal property.

The applicant's site plan shows fall zones exceeding the ordinance requirements.

Wireless telecommunications facilities shall meet all setback requirements for primary structures for the zoning district in which the telecommunications facility is located.

The tower meets all required setbacks.

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

The tower will collapse completely within the lot lines of the subject parcel.

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

The applicant submitted documentation from a structural engineer that the tower meets structural standards.

Towers and base stations shall not be artificially lighted unless required by the Federal Aviation Administration (FAA).

A TOWAIR study was performed which determines that lighting is not required at this site.

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

The tower will be enclosed with a six (6') foot chain-link fence with one (1') foot barbed wire security fence.

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

The security fence will be topped with strands of barbed wire to prevent climbing.

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

T-Mobile will be the anchor tenant and the tower will be constructed to support three (3) additional carriers.

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

VDOT has no objections to the request.

Federal Aviation Administration (FAA) approval and project conditions, if included in approval documentation.

No registration is required per the submitted TOWAIR.

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

Color photo simulations are included.

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

- a. **A sign is required displaying the facility owner's name, address, Federal Communications Commission (FCC) antenna support registration number and emergency contact phone number. The sign shall not exceed four square feet (4 sq. ft.) in size and shall be located on the security fence or other approved location.**
- b. **Signs warning of electromagnetic energy emissions shall be posted at wireless telecommunication facilities pursuant to Federal Communications Commission (FCC) regulations.**

No advertising of any type may be placed on a tower or other components comprising the wireless telecommunications facility unless the advertising was pre-existing on a base station structure.

No advertising will be placed on a tower or other components.

A balloon test may be required by the board of zoning appeals. The applicant shall be responsible for costs associated with the public advertisement of such test.

No balloon test has been done.

If the applicant is not the owner of the property, the application shall be accompanied by the written consent of the owner.

The applicant submitted a lease agreement.

STAFF RECOMMENDATIONS

The applicants are proposing a one hundred ninety-five (195') foot telecommunications tower with a four (4') foot lightning rod. The tower and all base station equipment will be within a 50' x 50' fenced compound. The proposed tower will not require lighting per the submitted TOWAIR study. T-Mobile will be the anchor tenant on the tower. Due to a need for improved coverage in the area, T-Mobile looked at co-locating on an existing Virginia Power transmission tower, however, the transmission line is scheduled to be replaced, therefore, co-location was not possible in the near future and the applicant states there are no other towers nearby that would meet their coverage needs. The applicant has submitted coverage maps indicating a gap in coverage. The applicant has submitted structural engineering reports, TOWAIR studies, and photo simulations for the proposed structure and will be providing co-location space for up to three (3) additional carriers.

If the Board desires to approve the request, staff would recommend the following conditions:

Pre-Conditions:

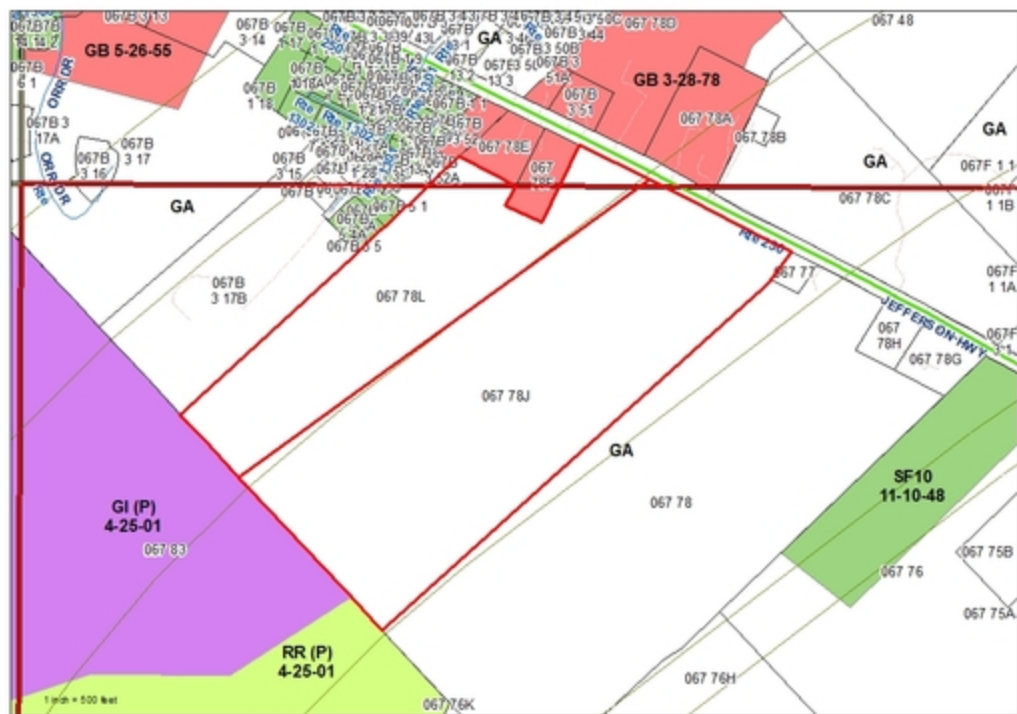
1. Submit site plan meeting the requirements of Section 25-673 "Site Plan Contents" of the Augusta County Zoning Ordinance including an Erosion and Sediment Control Plan and Stormwater Management Plan to be approved by all appropriate departments and/or agencies.
2. The applicant will submit all necessary information and a bond, irrevocable letter of credit, or appropriate surety to comply with Section 25-68.7 "Bonding" of the Augusta County Zoning Ordinance within **two (2) years**.

Operating Conditions:

1. Be permitted to construct a 195' monopole style telecommunications tower with a four (4') lighting rod.

2. Tower design will allow a minimum of three (3) additional co-locators.
 3. The tower will **not be lighted**.
 4. The fenced compound area be screened by a **double row of six (6') foot high staggered evergreen trees planted ten (10') foot on center, per section 25-68.6 of the Augusta County Zoning Ordinance**, and the trees be maintained at all times.
 5. The applicant will notify the Augusta County Community Development Department within thirty (30) days of the date the tower is no longer used for telecommunication purposes. The tower shall be disassembled and completely removed including the concrete pad to a depth of at least three (3') feet below grade and all equipment from the site within 180 days of such notification.
 6. The applicant will not unreasonably deny the telecommunication providers the opportunity to co-locate on this tower.
 7. The County will have the option of co-locating public safety communications equipment and antenna on this site for future growth and upgrade of the radio system, including law enforcement communications.
 8. Construction of the approved project shall commence within **two (2) years** of final approval and be diligently pursued until completion.
-

Elm Spring, LLC





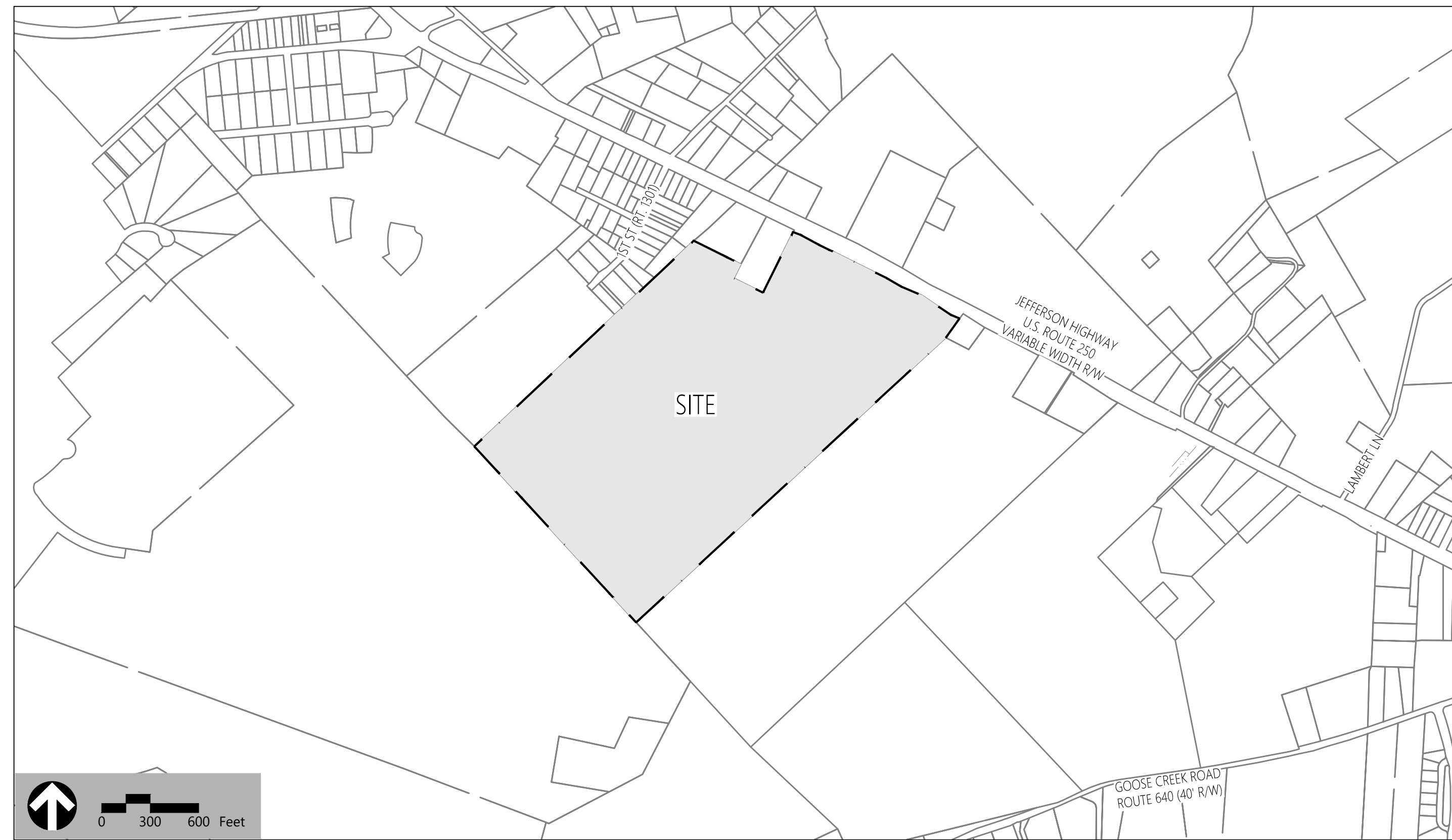
Site Plans

Issued for	Review
Date Issued	December 12, 2023
Latest Issue	April 9, 2024

ELM SPRING II SOLAR SPECIAL USE PERMIT

APPLICATION #: TBD

2129 JEFFERSON HIGHWAY
FISHERSVILLE, VA 22939



Sheet Index

No.	Drawing Title	Latest Issue
C100	NOTES AND DETAILS	April 9, 2024
C200	EXISTING CONDITIONS	December 12, 2023
C300	SITE PLAN	April 9, 2024
C301	SITE PLAN W/ AERIAL	April 9, 2024

Land Owner

Elm Spring, LLC
P.O. Box 103 Greenwood, VA 22943
Tax Maps No: 067-78J, 067-78L

Applicant / Developer:

Elm Spring VAB, LLC
100 Summit Lake Drive, Valhalla, NY 10595
Attn: Jeffrey Lord
Jeffrey.Lord@rwe.com
(802) 598-8295



115 South 15th Street
Suite 200
Richmond, VA 23219
804.343.7100



Civil Engineer & Landscape Architect:

VHB
115 South 15th Street, Suite 200
Richmond, VA 23219
Attn: Stephen Quina, PE
(804) 441-7440
squina@vhb.com

Environmental Consultant

VHB
351 McLaws Circle, Suite 3
Williamsburg, VA 23185
Attn: Kimberly Blossom
(757) 279-2828
kblossom@vhb.com

Electrical Engineer

Antares Group Inc.
57 South Main Street, Suite 506
Harrisonburg, VA 22801
Attn: Kevin Comer
(540) 227-8866
kcomer@antaresgroupinc.com



115 South 15th Street
Suite 200
Richmond, VA 23219
804.343.7100



PROJECT NOTES:

- THE APPLICANT REQUESTS THE GRANTING OF A SPECIAL USE PERMIT (SUP) TO ALLOW FOR THE INSTALLATION OF A SMALL SOLAR ENERGY SYSTEM ON THE SUBJECT PROPERTY PER ARTICLE VI.D OF THE AUGUSTA COUNTY ZONING ORDINANCE.
- THE SUBJECT PROPERTY IS IDENTIFIED AS THE FOLLOWING TAX MAP NUMBERS PER THE AUGUSTA COUNTY ASSESSOR: 067-78J AND 067-78L. THESE TWO (2) PARCELS TOTAL 81.13 ACRES PER THE COUNTY TAX RECORDS.
- THE APPLICANT IS ELM SPRING VAB, LLC, 100 SUMMIT LAKE DRIVE, VALHALLA, NY 10595.
- THE DEPICTED SUBJECT PROPERTY BOUNDARY AND EASEMENT INFORMATION IS TAKEN FROM A FIELD RUN SURVEY PREPARED BY VHB AND COURT RECORDS. ADDITIONAL ADJOINER LINES AND EXISTING CONDITIONS INFORMATION WAS OBTAINED FROM AUGUSTA COUNTY GIS DATA.
- TOPOGRAPHY, EXISTING BUILDINGS AND DRIVEWAYS ARE DERIVED FROM A PHOTOGRAMMETRIC SURVEY PREPARED BY NVS DATED JULY 20, 2022 AND MINIMAL ON-THE-GROUND SURVEY PERFORMED BY VHB DURING JULY 2022. THE CONTOUR INTERVAL IS ONE (1) FOOT.
- WETLANDS INFORMATION OBTAINED FROM A WATERS OF THE U.S. DELINEATION PREPARED BY VHB AND CONFIRMED BY THE UNITED STATES ARMY CORPS OF ENGINEERS VIA APPROVED JURISDICTIONAL DETERMINATION DATED AUGUST 25, 2021. NO WATERS REGULATED UNDER SECTION 404 OF THE CLEAN WATERS ACT WERE FOUND ON THIS SITE.
- PER FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL 51015C0529D, WITH AN EFFECTIVE DATE OF 9/28/2007, THERE ARE NO SPECIAL FLOOD HAZARD AREAS. THE PROPERTY IS LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD.
- TO THE BEST KNOWLEDGE OF THE ENGINEER AND APPLICANT THIS APPLICATION CONFORMS TO ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS, UNLESS OTHERWISE SPECIFICALLY NOTED.
- TO THE BEST KNOWLEDGE OF THE ENGINEER AND DEVELOPER THERE ARE NO GRAVES OR BURIAL SITES LOCATED ON THE PROPERTY.
- TO THE BEST KNOWLEDGE OF THE ENGINEER AND THE DEVELOPER THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES ON THE PROPERTY. A PHASE I ENVIRONMENTAL SITE ASSESSMENT WAS PERFORMED ON THIS SITE IN FEBRUARY 2021 BY MERIDIAN ENVIRONMENTAL COMPANY. THE ASSESSMENT DID NOT INDICATE THE PRESENCE OF ANY POTENTIAL OR RECOGNIZED ENVIRONMENTAL CONDITION AND RECOMMENDED NO FURTHER EVALUATION WAS WARRANTED.
- THIS DEVELOPMENT PROPOSAL IS COMPATIBLE WITH THE EXISTING DEVELOPMENT IN THE VICINITY OF THIS SITE IN TERMS OF USE, TYPE, AND INTENSITY.
- THE SOLAR PANEL LAYOUT PROVIDED ON THIS SPECIAL USE PERMIT PLAN IS APPROXIMATE AND THE FINAL LOCATION OF THE PROPOSED SOLAR PANELS SHALL BE DETERMINED AT THE TIME OF SITE PLAN SUBMISSION.
- PROJECT SIGNAGE SHALL COMPLY WITH ALL APPLICABLE AUGUSTA COUNTY SIGN REGULATIONS. REQUIRED WARNING SIGNAGE SHALL BE PROVIDED AS REQUIRED BY THE ZONING ORDINANCE.
- NOISE LEVELS FROM THE SOLAR ENERGY FACILITY WILL COMPLY WITH ALL APPLICABLE AUGUSTA COUNTY NOISE REGULATIONS.
- EROSION CONTROL AND STORMWATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH LOCAL AND STATE REQUIREMENTS.

PROJECT NARRATIVE

ELM SPRING VAB, LLC (APPLICANT) PROPOSES TO CONSTRUCT AND OPERATE THE ELM SPRING II SOLAR FACILITY (PROJECT) AT 2129 JEFFERSON HIGHWAY, FISHERSVILLE, VIRGINIA 22939. THE PROJECT IS A SMALL SOLAR ENERGY FACILITY WITH SINGLE-AXIS TRACKING, GROUND-MOUNTED PHOTOVOLTAICS (PV), AND AN ELECTRIC POWER GENERATING CAPACITY OF APPROXIMATELY 3.0 MEGAWATTS (MW) OF ALTERNATING CURRENT (AC) WITHIN A FENCE SECURED AREA OF APPROXIMATELY 23 ACRES. THE FENCED DEVELOPMENT AREA IS LOCATED WITHIN PARCEL TAX MAPS NO. 67-78J AND 67-78L WITH A PROPOSED GRAVEL ACCESS ROAD THAT RUNS THROUGH ADJACENT PARCEL TAX MAP NO. 67-78 FOR CONNECTION TO JEFFERSON HIGHWAY (SR 250) VIA A VDOT LOW-VOLUME COMMERCIAL ENTRANCE. THE TWO PROJECT PARCELS (PROPERTY) TOTAL APPROXIMATELY 81.13 ACRES, ZONED GENERAL AGRICULTURE (GA) AND ARE PRIVATELY OWNED BY ELM SPRING, LLC. THE LOCATION AND ORIENTATION OF THE SOLAR ARRAY WITHIN THE PROPERTY WAS DESIGNED SO TO MINIMIZE VISIBILITY FROM NEARBY RESIDENTS, THE PUBLIC ROADWAY, MINIMIZE EXCAVATION AND GRADING ASSOCIATED WITH PROJECT CONSTRUCTION, AND MAXIMIZE EXPOSURE TO SOLAR RADIATION THROUGHOUT THE YEAR. THE FACILITY SETBACKS FROM THE NEIGHBORING PARCELS EXCEED COUNTY REQUIREMENTS.

PURPOSE AND NEED

THE PURPOSE OF THE PROPOSED PROJECT IS TO GENERATE LOCAL, CLEAN, AND RENEWABLE SOLAR POWER, WITH THE ELECTRICITY GENERATION TO BE PURCHASED BY DOMINION ENERGY UNDER THE VIRGINIA SHARED SOLAR PROGRAM. PROJECT SITE CONSTRUCTION IS ANTICIPATED TO BEGIN IN 2024. LOCAL SOLAR PROJECTS ARE PART OF THE ENERGY MIX, REDUCING THE DEPENDENCE ON ANY SINGLE SOURCE OF ELECTRICITY GENERATION. PROJECTS LIKE THESE ARE BEING PROPOSED IN RESPONSE TO THE VIRGINIA CLEAN ECONOMY ACT OF 2020 (VCEA).

DURING ITS 2020 SESSION, THE VIRGINIA GENERAL ASSEMBLY ENACTED CHAPTERS 1238 (HB 1634) AND 1264 (SB 629) OF THE 2020 VIRGINIA ACTS OF ASSEMBLY. THESE ACTS OF ASSEMBLY ADDED A NEW SECTION TO THE VIRGINIA CODE NUMBERED 56-594.3, THE SECTION ESTABLISHED THE SHARED SOLAR PROGRAM, WHICH PROVIDES CUSTOMERS OF DOMINION ENERGY VIRGINIA THE OPPORTUNITY TO PARTICIPATE IN SHARED SOLAR PROJECTS. UNDER THE PROGRAM, RETAIL CUSTOMERS MAY SUBSCRIBE IN A SHARED SOLAR FACILITY OWNED BY A SUBSCRIBER ORGANIZATION (SO). THE CODE DEFINES SHARED SOLAR FACILITY AS A FACILITY THAT, AMONG OTHER THINGS, GENERATES ELECTRICITY BY MEANS OF A SOLAR PHOTOVOLTAIC DEVICE WITH A NAMEPLATE CAPACITY THAT DOES NOT EXCEED 5,000 KILOWATTS OF ALTERNATING CURRENT, AND LOCATED IN DOMINION ENERGY'S SERVICE TERRITORY IN VIRGINIA. CUSTOMERS THAT SUBSCRIBE WILL RECEIVE A BILL CREDIT FOR THE PROPORTIONAL OUTPUT OF THE SHARED SOLAR FACILITY ATTRIBUTABLE TO THAT SUBSCRIBER. THE LAW REQUIRES THAT AT LEAST 30% OF THE PROGRAM BE COMPRISED OF LOW-INCOME SUBSCRIBERS. RWE CLEAN ENERGY HAS COMMITTED TO PROVIDE 100% OF THE SUBSCRIPTIONS IN ITS VIRGINIA SHARED SOLAR PROGRAM PROJECTS TO LOW-INCOME SUBSCRIBERS. THE SUBSCRIBERS WILL RECEIVE A DIRECT DISCOUNT ON THEIR DOMINION ELECTRICITY BILL THAT TYPICALLY AMOUNTS TO ABOUT 10% SAVINGS. THERE IS NO COST FOR SUBSCRIBERS TO SUBSCRIBE, AND THEY CAN CANCEL AT ANY TIME. SUBSCRIBERS CAN BE RENTERS, APARTMENT DWELLERS - ANYONE WITH A DOMINION ELECTRIC BILL. RWE CLEAN ENERGY WILL OFFER THESE SUBSCRIPTIONS EXCLUSIVELY TO LOW-INCOME CUSTOMERS IN AUGUSTA COUNTY FOR A PERIOD OF 6 MONTHS. IF AFTER 6-MONTHS UNSUBSCRIBED CAPACITY REMAINS, THE SUBSCRIPTIONS WILL BE OPENED TO LOW-INCOME FOLKS BEYOND THE COUNTY. THE SUBSCRIPTIONS FROM THIS ONE PROJECT ARE PROJECTED TO PROVIDE TOTAL SAVINGS TO THE LOW-INCOME SUBSCRIBERS OF APPROXIMATELY \$76,000 PER YEAR, WITH TOTAL SAVINGS OVER THE 25-YEAR LIFE OF THE PROGRAM OF MORE THAN \$1.9M.

THESE LOCAL POWER GENERATION PROJECTS ALSO BENEFIT THEIR HOST COMMUNITIES BY IMPROVING THE RESILIENCY OF THE LOCAL ELECTRIC GRID, SUPPLYING POWER LOCALLY AND OFFSETTING POWER SUPPLIES THAT WOULD OTHERWISE BE REQUIRED FROM DISTANT POWER PLANTS. BASED ON ITS COMMITMENT TO PROVIDING RENEWABLE ENERGY, THE APPLICANT PROPOSES TO DEVELOP THE SITE DESCRIBED BELOW TO MAXIMIZE ITS SOLAR ENERGY POTENTIAL WITHIN THE PROJECT'S SECURED FENCED AREA. TO BEST DETERMINE OPTIMAL LOCATION WITHIN THE SITE, THE FOLLOWING FACTORS HAVE BEEN ANALYZED:

- SIGNIFICANT SOLAR RADIATION (INSOLATION)
- SITE ACCESSIBILITY FOR SERVICE AND CONSTRUCTION VEHICLES
- AVOIDANCE OF ENVIRONMENTALLY SENSITIVE AREAS
- LIMITED TREE AND VEGETATIVE CLEARING
- LIMITED VISIBILITY FROM OFFSITE LOCATIONS
- REQUIRED SETBACKS FROM ADJACENT PROPERTIES AND PUBLIC ROADS

SITE SETTING

THE PROPOSED PROJECT SITE IS LOCATED AT 2129 JEFFERSON HIGHWAY IN FISHERSVILLE, VIRGINIA. THE FENCED PORTION OF THE PROJECT AREA IS APPROXIMATELY 23 ACRES IN SIZE AND WILL BE INSTALLED WITHIN PARCEL TAX MAP NO. 67-78J AND 67-78L WITH A PROPOSED GRAVEL ACCESS ROAD THAT RUNS THROUGH ADJACENT PARCEL TAX MAP NO. 67-78 FOR CONNECTION TO JEFFERSON HIGHWAY (SR 250) VIA A VDOT LOW-VOLUME COMMERCIAL ENTRANCE. THE TWO PROJECT PARCELS (PROPERTY) TOTAL APPROXIMATELY 81.13 ACRES, INCLUDING ADDITIONAL ADJACENT PARCELS. ELM SPRING LLC OWNS APPROXIMATELY 323 ACRES AT THIS LOCATION. THE MAJORITY OF THE ELM SPRING LLC PROPERTY AND THE PROPOSED PROJECT SITE EXIST AS PASTURE AND HAVE BEEN HISTORICALLY USED FOR GRAZING CATTLE.

THE PROPOSED 23-ACRE FENCED PROJECT SITE IS BORDERED AS FOLLOWS:

- BORDERED TO THE NORTH BY JEFFERSON HIGHWAY (U.S. 250), AND TWO GB ZONED PARCELS - AUGUSTA COUNTY FIRE RESCUE (TAX MAP NO. 067-78F) AND METAL & WOOD TECHNOLOGIES INC. (TAX MAP NO. 067-78E).
- BORDERED TO THE EAST BY ANOTHER GA ZONED ELM SPRING LLC PARCEL (TAX MAP NO. 067-78) AND A GA ZONED PARCEL WITH SINGLE-FAMILY RESIDENCE OWNED BY MICHAEL CLATTERBADUGH (TAX MAP NO. 067-77).
- BORDERED TO THE SOUTH BY A CURRENTLY UNDEVELOPED PARCEL WITH GI AND RR ZONING, OWNED BY WILSON INVESTMENT LLC (TAX MAP NO. 067-83).
- BORDERED TO THE WEST BY GB ZONED TAX MAP NO. 067B-3-52, GA ZONED TAX MAP NO. 067B-3-52A, FOUR (4) SF10 ZONED JEFFERSON COURT RESIDENTIAL PARCELS (TAX MAPS NO. 067B-5-1, 067B-5-2, 067B-5-3A & 067B-5-5) AND GA ZONED PARCEL WITH SINGLE-FAMILY RESIDENCE (TAX MAP NO. 067B-3-17B).

THE SPECIFIC LOCATION OF THE PROPOSED SOLAR ARRAY WITHIN THIS PROPERTY WAS CAREFULLY DESIGNED SO TO MINIMIZE VISIBILITY AND MAXIMIZE SETBACKS FROM NEIGHBORING PARCELS NOT OWNED BY ELM SPRING LLC. THE SELECTED LOCATION MAKES USE OF THE EXISTING TOPOGRAPHY TO MINIMIZE VISIBILITY FROM JEFFERSON HIGHWAY AND PREVENT VISIBILITY FROM OLD GOOSE CREEK ROAD AND RESIDENTIAL DEVELOPMENT TO THE SOUTHEAST. VIEWSHED BUFFERING/SCREENING IS TO BE ACCOMPLISHED BY PRESERVING EXISTING FORESTED AREAS ALONG NORTH AND WEST BOUNDARIES AND PLANTED BUFFERING ALONG THE REMAINING BOUNDARIES TO SUPPLEMENT EXISTING VEGETATION FOR ADHERENCE TO THE ALTERNATIVE 2 BUFFERING COMPLIANCE IN ZONING ORDINANCE ARTICLE VI.D SECTION 25-70.4.C.9.

A WETLAND DELINEATION WAS COMPLETED BY VHB IN FEBRUARY 2021 AND CONFIRMED BY THE UNITED STATES ARMY CORPS OF ENGINEERS VIA APPROVED JURISDICTIONAL DETERMINATION DATED AUGUST 25, 2021. NO WATERS REGULATED UNDER SECTION 404 OF THE CLEAN WATERS ACT WERE FOUND ON THIS SITE, AND THEREFORE NO WETLAND/WATERS IMPACTS ARE PROPOSED WITH THIS PROJECT.

KEY COMPONENTS

THE PROPOSED PROJECT WILL CONSIST OF THE FOLLOWING KEY COMPONENTS:

- SOLAR MODULES AND RACKING
- UNDERGROUND ELECTRICAL CONDUCTORS
- BALANCE OF SYSTEM EQUIPMENT
- GRAVEL ACCESS ROADS
- SECURITY FENCING

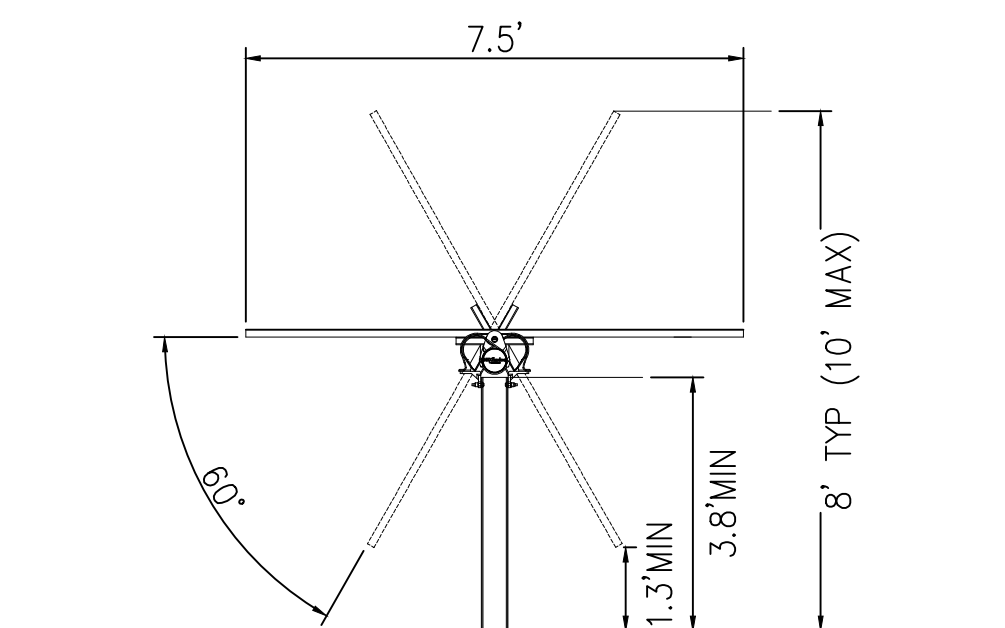
FOR ADDITIONAL INFORMATION, PLEASE REFERENCE THE COMPLETE PROJECT NARRATIVE AND OTHER SUPPORTING DOCUMENTS THAT ACCOMPANY THIS PRELIMINARY SITE PLAN AND SUP APPLICATION.

ZONING TABULATIONS

	REQUIREMENT / EXISTING	PROPOSED / PROVIDED
ZONING DISTRICT	GENERAL AGRICULTURE (GA)(SEE NOTE #1)	NO CHANGE
LAND USE	AGRICULTURE	SMALL SOLAR ENERGY SYSTEM
MINIMUM LOT AREA (CONVENTIONAL)	ONE (1) ACRE	81.13 ACRES
MINIMUM LOT WIDTH (CONVENTIONAL)	150 FEET	NO CHANGE
MINIMUM LOT FRONTAGE	50 FEET	NO CHANGE
MINIMUM SETBACKS (SEE NOTE #2)		
RIGHT-OF-WAY	50 FEET	737 FEET
SIDE / REAR	25 FEET	187 FEET
MAXIMUM HEIGHT	75 FEET	10 FEET
MINIMUM BUFFER	ALTERNATIVE 2-20 FOOT WIDE STRIP TO INCLUDE 2 EVERGREEN TREES, 2 CANOPY TREES, 2 UNDERSTORY TREES, AND 24 SHRUBS PER 50 LINEAR FEET	BUFFER ALTERNATIVE 2 PROVIDED AS REQUIRED - SEE SHEET C300 AND C301
NOTES:	1. SETBACKS MAY VARY WITH FINAL PLAN BUT ARE SUBJECT TO THE MINIMUM DISTANCES AS REQUIRED BY ARTICLE VI.D OF THE ZONING ORDINANCE.	

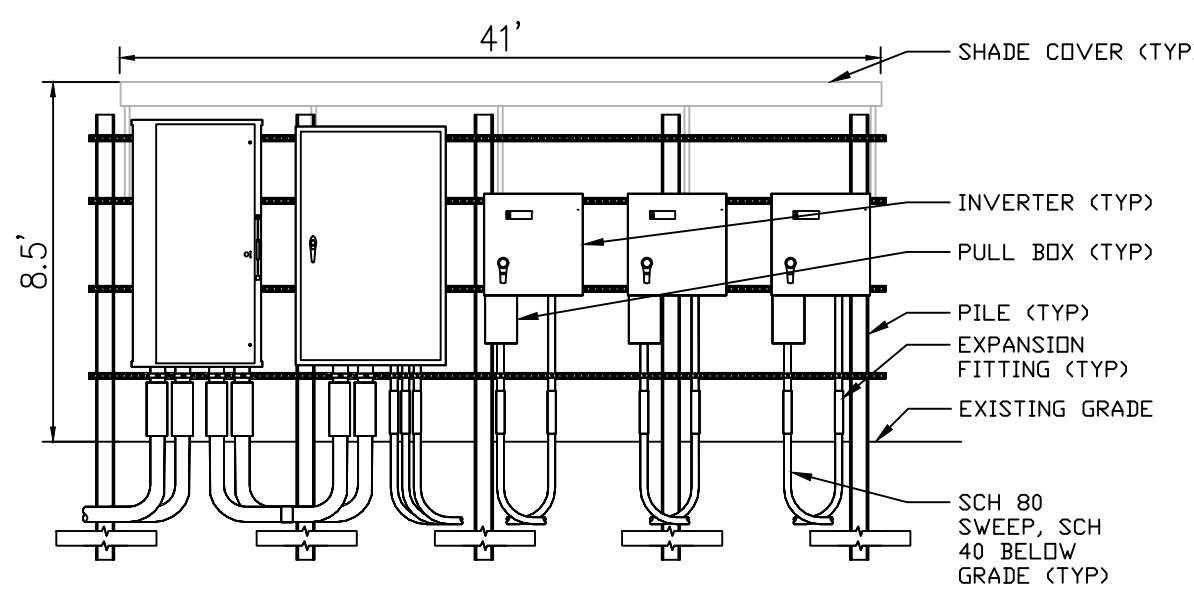
PROJECT DEVELOPMENT DATA

AREA CLASSIFICATION	AREA (ACRES)
FENCED AREA	22.73
LIMITS OF DISTURBANCE	24.44
FORESTED AREAS TO BE CLEARED	2.33
AREA UNDER PANELS AT 60-DEGREE TILT	2.74
AREA UNDER PANELS AT 0-DEGREE TILT	5.48

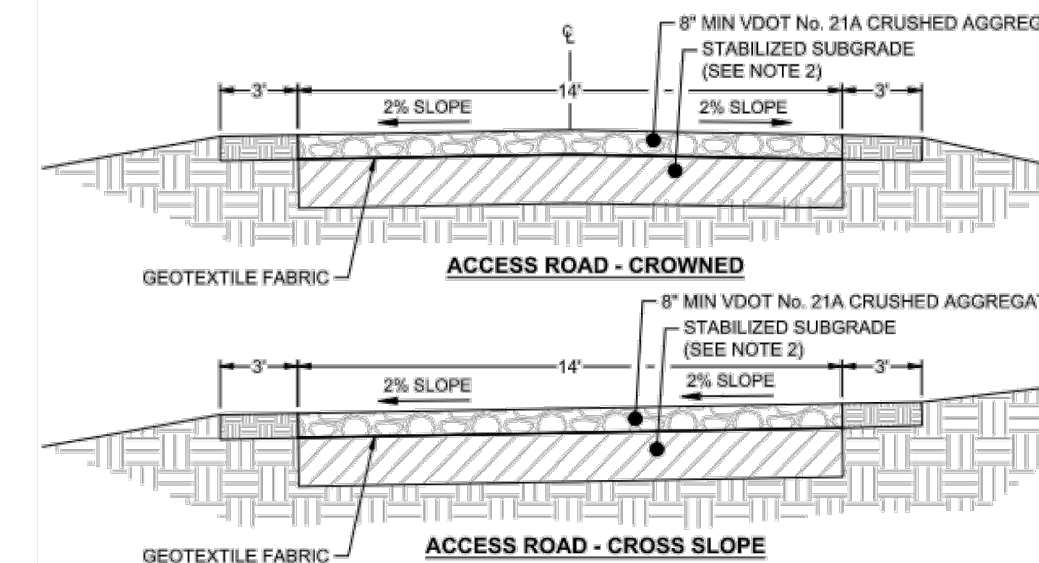


SINGLE-AXIS TRACKER WITH PV MODULE - TYPICAL SECTION
NTS

NOTE: TYPICAL SECTION DETAIL REPRESENTATIVE OF A SINGLE-AXIS TRACKING SYSTEM FOR GROUND MOUNTED PV. THE SELECTED TRACKER SYSTEM WILL BE SPECIFIED WITH THE FINAL SITE PLAN SUBMITTAL TO THE COUNTY.



INVERTER - TYPICAL SECTION
NTS



- NOTES:
- GEOTEXTILE FABRIC SHALL BE MIRAFI HP970 OR PROJECT ENGINEER APPROVED EQUIVALENT.
 - SUBGRADE MATERIALS SHALL CONFORM TO VDOT "ROAD AND BRIDGE SPECIFICATIONS". SUBGRADE SHALL BE PLACED IN 8" MAXIMUM LIFTS AND COMPACTED TO AT LEAST 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY. SOIL MOISTURE CONTENT DURING COMPACTION SHALL BE MAINTAINED WITHIN 3% OF THE OPTIMUM MOISTURE CONTENT.
 - SHOULDERS SHALL BE COMPACTED NATIVE SOIL.
 - ROAD GRAVEL WIDTH MAY BE EXPANDED TO 20 FEET WIDE AT ENTRANCE OR WHERE SPECIFIED ON PLAN.

ACCESS ROAD TYPICAL SECTION
NTS

Elm Spring II Solar

2129 Jefferson Highway (Rt. 250)
Fishersville, Virginia 22939

No.	Revision	Date	Apprd.
1	Revised per County comments & POI relocation	4/9/24	SCQ

Designed by	JRN	Checked by	SCQ
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Issued for: **Special Use Permit** Date: **12/12/2023**

Not Approved for Construction

NOTES AND DETAILS

Drawing Number

C100

Sheet **2** of **5**

Project Number
34124.25

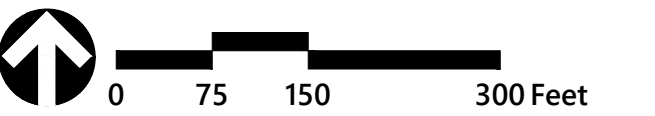


115 South 15th Street
Suite 200
Richmond, VA 23219
804.343.7100

RWE
ANTARES
GROUP INC.

LEGEND

- EXISTING TREELINE
- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- EXISTING ADJOINING PARCELS
- EXISTING FENCE
- EXISTING WOOD UTILITY POLE
- EXISTING OVERHEAD UTILITY LINES
- PROJECT PARCEL BOUNDARY
- PROJECT BOUNDARY SETBACK
- EXISTING POND
- PR. SECURITY FENCE
- PR. STORMWATER DITCH
- PR. WOOD UTILITY POLE
- PR. OVERHEAD UTILITY LINES
- PR. UNDERGROUND INTERCONNECTION LINES
- PR. SOLAR PANEL
- PR. GRAVEL ACCESS ROAD
- EXISTING VEGETATIVE BUFFER
- PR. LANDSCAPE BUFFER TO SUPPLEMENT EX. VEGETATION
- TEMPORARY CONSTRUCTION STAGING/LAYDOWN AREA



Elm Spring II Solar

2129 Jefferson Highway (Rt. 250)
Fishersville, Virginia 22939

No.	Revision	Date	Apprd.
1	Revised per County comments & POI relocation	4/9/24	SCQ

Designed by	JRN	Checked by	SCQ
Issued for		Date	12/12/2023

Special Use Permit

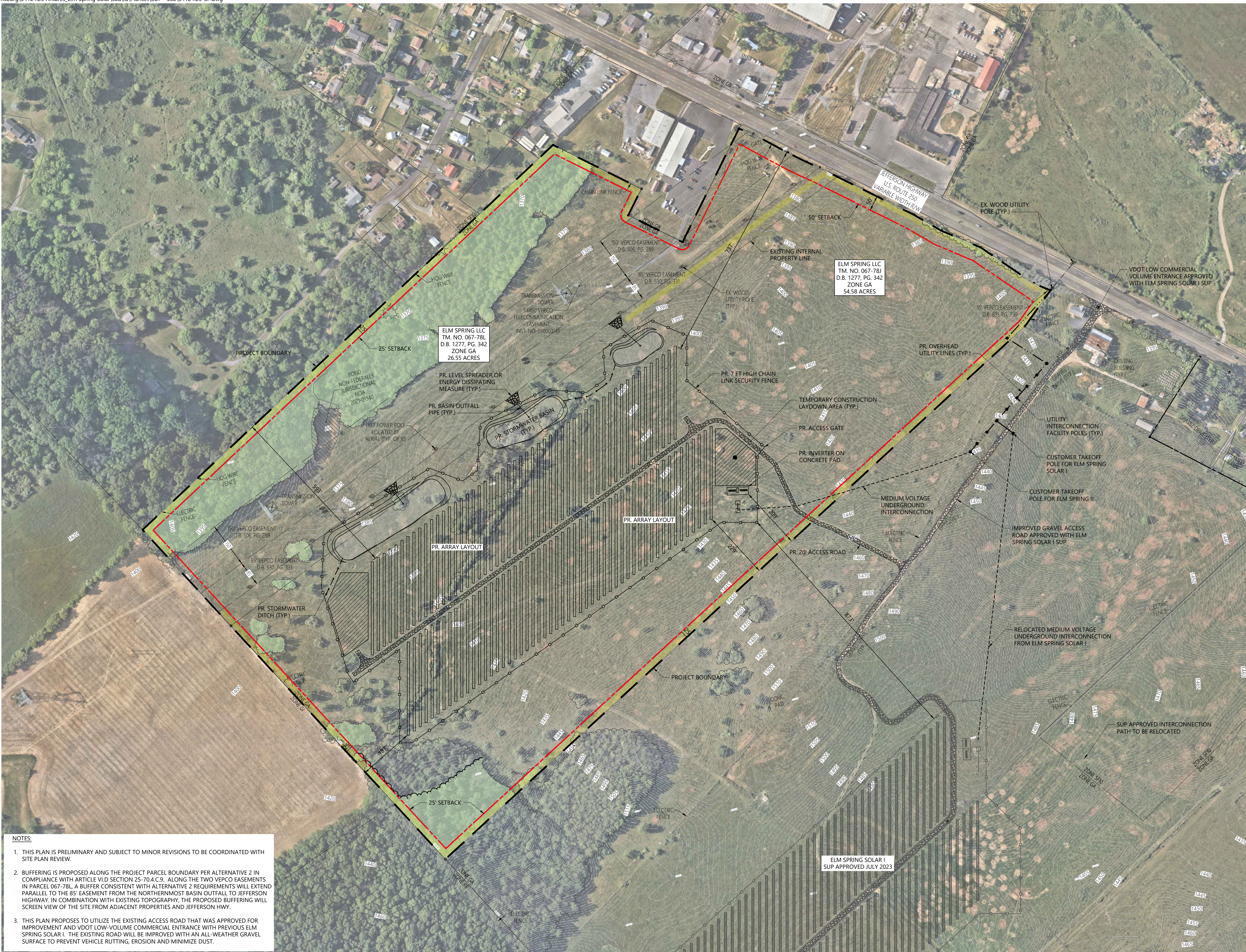
Not Approved for Construction

SITE PLAN W/ AERIAL

Drawing Number
C301

Sheet **5** of **5**

Project Number
34124.25



- NOTES:**
- THIS PLAN IS PRELIMINARY AND SUBJECT TO MINOR REVISIONS TO BE COORDINATED WITH SITE PLAN REVIEW.
 - BUFFERING IS PROPOSED ALONG THE PROJECT PARCEL BOUNDARY PER ALTERNATIVE 2 IN COMPLIANCE WITH ARTICLE VLD SECTION 25-70.4.C.9. ALONG THE TWO VEPCO EASEMENTS IN PARCEL 067-78L, A BUFFER CONSISTENT WITH ALTERNATIVE 2 REQUIREMENTS WILL EXTEND PARALLEL TO THE 85' EASEMENT FROM THE NORTHERNMOST BASIN OUTFALL TO JEFFERSON HIGHWAY. IN COMBINATION WITH EXISTING TOPOGRAPHY, THE PROPOSED BUFFERING WILL SCREEN VIEW OF THE SITE FROM ADJACENT PROPERTIES AND JEFFERSON HWY.
 - THIS PLAN PROPOSES TO UTILIZE THE EXISTING ACCESS ROAD THAT WAS APPROVED FOR IMPROVEMENT AND VDOT LOW-VOLUME COMMERCIAL ENTRANCE WITH PREVIOUS ELM SPRING SOLAR I. THE EXISTING ROAD WILL BE IMPROVED WITH AN ALL-WEATHER GRAVEL SURFACE TO PREVENT VEHICLE RUTTING, EROSION AND MINIMIZE DUST.

DESCRIPTION

The C100 is a high performance, low maintenance, and long life bearing. It is designed for use in applications where high speeds, high loads, and long life are required. The bearing is made of high quality materials and is precision ground to meet the most demanding requirements. It is available in a variety of sizes and configurations to suit your application.

FEATURES

- High speed capability
- High load capacity
- Long life
- Low maintenance
- Precision ground
- Available in a variety of sizes and configurations

TECHNICAL DATA

The C100 is a high performance, low maintenance, and long life bearing. It is designed for use in applications where high speeds, high loads, and long life are required. The bearing is made of high quality materials and is precision ground to meet the most demanding requirements. It is available in a variety of sizes and configurations to suit your application.

Dimensions

Standard dimensions are shown in the drawing. Custom dimensions are available upon request.

Material

Standard material is 52100 steel. Other materials are available upon request.

INSTALLATION

The C100 should be installed using proper techniques to avoid damage to the bearing. The bearing should be mounted on a clean, smooth surface. The shaft should be properly aligned and supported. The bearing should be lubricated with the appropriate lubricant.

OPERATION

The C100 should be operated within its rated speed and load limits. Regular maintenance and inspection are required to ensure proper operation and long life.

WARRANTY

The C100 is warranted against defects in material and workmanship for a period of 12 months or 10,000 hours of operation, whichever comes first.

GENERAL TECHNICAL DATA

Parameter	Value
Material	52100 Steel
Hardness	HRC 60-62
Surface Finish	0.163 μm Ra
Dimensional Accuracy	±0.005 mm
Lead Time	4-6 weeks

PERFORMANCE CHARACTERISTICS

Parameter	Value
Max. Speed	10,000 RPM
Max. Load	10,000 N
Life (L10)	1,000,000 hours
Life (L50)	10,000,000 hours
Life (L90)	100,000,000 hours



FIGURE 1: CROSS SECTION OF THE C100 BEARING



FIGURE 2: CROSS SECTION OF THE C100 BEARING



FIGURE 3: CROSS SECTION OF THE C100 BEARING



Die Spring 01 Serie

Die Spring 01 Serie ist eine Serie von Hochleistungsbearbeitungen, die für Anwendungen mit hohen Drehmomenten und hohen Drehzahlen geeignet ist. Die Spring 01 Serie ist in verschiedenen Ausführungen erhältlich, um Ihre Anforderungen zu erfüllen.



C100

1 2 3

www.vhb.de

Agenda Item # 4G

Date 8/1/2024

PROPERTY OWNER:

Elm Spring, LLC

APPLICANT:

Jeffrey Lord, agent for Elm Spring VAB, LLC

APPLICANT'S REQUEST:

A 3 MW (alternating current) small scale solar energy facility within approximately 23 acres of fence enclosed site located on Parcel Tax Map No. 67-78J and 67-78L with a gravel access road extending through adjacent Tax Map No. 67-78 to Jefferson Highway

LOCATION OF PROPERTY:

2129 Jefferson Highway, Fishersville in the Wayne District

SIZE OF PROPERTY:

81.13 acres (23 acres of fence enclosed site)

VICINITY ZONING:

General Business to the north, General Industrial and Rural Residential to the south, Single Family Residential and General Agriculture to the west and General Agriculture To the east.

PREVIOUS ZONING OR S.U.P.:

12/95 – Zoned General Agriculture

LAND USE MAPS:

Urban Service Area – Community Mixed Use

UTILITIES:

Public water and sewer is available

PLANNING COMMISSION'S COMMENTS:

No comments.

BUILDING INSPECTOR'S COMMENTS:

After review, our office has no comments.

HEALTH DEPARTMENT'S COMMENTS:

Solar project with no septic system or well proposed; no comments.

HIGHWAY DEPARTMENT'S COMMENTS:

The proposed access location shown on Rte. 250 (Jefferson Hwy) is an existing entrance; however, the entrance will need to be reconstructed due to the condition and will need to provide positive drainage. This can be discussed more at the site plan stage.

AUGUSTA WATER'S COMMENTS:

1. Water and sewer capacities are not reserved until system adequacy is determined (supply, treatment, transmission) and payment of the connection fees has been received in accordance with Augusta Water Policy. Augusta Water's Policies and Procedures can be found at <http://www.acsawater.com/oppm>.
2. Any engineering evaluations and upgrades or extensions would be the responsibility of the owner/developer and are subject to Augusta Water review and approval.
3. Investigation of available fire flow is recommended to ensure that the system is capable of providing the needed fire flow to comply with Chapter 24 of the Augusta County Code requirements for the proposed use of the property. Any upgrades or extensions would be the responsibility of the owner/developer and are subject to Augusta Water review and approval.
4. There is an existing 12" waterline along Jefferson Highway fronting both parcels.
5. There is an existing 8" sewer line along Jefferson Highway approximately 200'± to the west of TM # 67-78L. There is an existing 10" sewer line along Jefferson Highway approximately 150' to the east of TM # 67-78J.

NOTE: A memo from Phil Martin, Augusta Water Executive Director, dated May 31, 2024, was previously provided to the Augusta County Planning Commission and the Augusta County Board of Zoning Appeals regarding the Augusta County's Comprehensive Plan and the potential economic impact to Augusta Water.

ENGINEERING'S COMMENTS:

Environment Ordinance Considerations

A jurisdictional determination from August 2021 indicates no CWA jurisdictional waters or water features. The applicant is advised to contact the Virginia Department of Environmental Quality for any State requirements related to proposed work in wetland areas or adjacent to any streams.

This property drains to Long Meadow Run and tributary which is listed on the Virginia DEQ 2022 Impaired Waters List. This impaired segment extends from the headwaters downstream to its confluence with Christians Creek. The impaired use is recreation, the specific impairments is E. coli. The sources are: On-site Treatment Systems (Septic Systems and Similar Decentralized Systems), Non-Point Source, Agriculture, and Impervious Surface/Parking Lot Runoff. This segment is covered by the bacterial TMDL for Christians Creek which must be considered by the applicant. (Federal TMDL ID #17969)

The county will consider all areas under panel to be impervious, though we will consider site specific calculations demonstrating some level of infiltration and/or treatment of runoff in the area underneath of the panels and surrounding areas.

Overlay Ordinance Considerations

This property lies outside of the Source Water Protection Overlay (SWPO).

This property lies within the Conical Zone of the Airport Overlay District (APO) for the Waynesboro Eagles Nest Airport. The lowest floor of the Conical zone above the site is approximately 1650 Ft msl, and the highest grade on the site is approximately 1460 Ft msl, a difference of 190 Ft. Placement of poles or towers could be restricted.

This property lies within Zone X on the FEMA FIRM and therefore is outside the Special Flood Hazard Area and not subject to the Floodplain Overlay (FPO) Ordinance.

This property lies within the Urban Service Overlay District (USO) and is therefore subject to the limitations on access to public streets contained in that ordinance. The single proposed access point is consistent with the Ordinance.

Subdivision Ordinance Considerations

§21-9.1 Subsection B of the County Subdivision Ordinance addresses street layout and access to adjacent property. Development is required to connect to existing or planned streets and must also provide for access to adjacent property that is located with areas designated in the Comprehensive Plan as Urban Service or Community Development Areas. The proposed solar use does not encumber the entire property. Any other use of the property would be expected to consolidate entrance locations onto public highways and connect with existing or planned streets.

Natural Resources Recommendations from the Comprehensive Plan

The Augusta County Comprehensive Plan recommends performance standards to protect natural resources. For Urban Service Areas, a riparian buffer of 35 feet on either side of a stream is encouraged, and where feasible, stormwater should not be piped through in a manner to short-cut the buffer. Additionally, floodplain areas should have no habitable structures, but should instead be utilized for greenways & recreation areas.

For any wetland areas that may be regulated, the Comprehensive Plan recommends provision of a 35-foot buffer from the edge of wetlands.

For unique natural features such as caves, major karst features, critical habitats, etc., the Comprehensive Plan recommends to tie these features in with greenways, active and passive recreation areas and flood plain preservation areas.

SECTION 25-70.4 C - SMALL SOLAR ENERGY SYSTEMS

Setbacks. All equipment and accessory structures associated with the small solar energy system shall be setback twenty five (25') feet from side and rear property lines and fifty (50') feet from the right of way of any public or private street, unless the Board of Zoning Appeals determines that a greater setback would more adequately protect adjoining land uses.

The applicant submitted a site plan showing the panels meet or exceed all setback requirements.

Setback areas shall be kept free of all structures and parking lots.

No structures or parking areas are within the setback areas.

Setbacks shall not be required along property lines adjacent to other parcels which are part of the solar energy system; however, should properties be removed from the system, setbacks must be installed along all property lines of those properties remaining within the project and which are adjacent to a parcel which has been removed.

No setbacks are shown between the two (2) parcels.

Ground-mounted systems shall not exceed fifteen (15) feet in height when oriented at maximum tilt.

The maximum height of the solar modules at maximum tilt will not exceed ten (10) feet.

Site control. The applicant shall submit documentation of the legal right to install and use the proposed system at the time of application.

The applicant submitted a lease agreement.

Solar energy systems shall meet or exceed all applicable federal and state standards and regulations.

The applicants meet all federal and state standards and regulations.

Signs. No signs or advertising of any type may be placed on the small solar energy system unless required by any state or federal agency.

Warning signs and no trespassing signs will be placed on the fence. No other advertising signs will be onsite.

The applicant shall submit documentation that the design of any buildings and structures associated with or part of the solar energy system complies with applicable sections of the Virginia Uniform Statewide Building Code (USBC) (13VAC5-63). This requirement includes all electrical components of the solar energy system.

The applicant will submit a site plan if approved. No Building permits are required per Building Inspection comments.

Any glare generated by the system must be mitigated or directed away from an adjoining property or from any road when it creates a nuisance or safety hazard.
The applicant submitted a glare study.

The parcel shall have frontage on a state maintained road or the expected traffic on a legal right of way can be accommodated by the intersection with the state maintained road per approval by the Virginia Department of Transportation.
The parcel has frontage on Jefferson Highway (Route 250).

A buffer yard shall be provided and maintained adjacent to any property line, except those interior to the solar energy system, and landscaped per the Zoning Ordinance requirements. Structures and uses meeting the ordinance requirements are permitted in buffer areas.
The applicant's site plan shows landscape strips and existing vegetation.

The buffer requirements may be modified by the Board of Zoning Appeals meeting the alternative compliance requirement in the Zoning Ordinance.
The applicants would like to utilize existing vegetation and trees along portions of the boundary and remove the landscape strip along the eastern property line adjacent to the Elm Spring 1 project.

STAFF RECOMMENDATIONS

The applicants are proposing a 3MWac (alternating current) small scale energy facility within approximately twenty-three (23) acres of fence enclosed site. The proposed solar energy facility will be located adjacent to an approved 3MW small scale solar facility on twenty-five (25) acres applied for by the same applicant and approved in 2023.

The site plan submitted show the proposed site meeting or exceeding the required ordinance setbacks from property lines and roads. The site plan also shows a twenty foot (20') wide landscape strip along all property lines consisting of two (2) evergreen trees, two (2) canopy tees, two (2) understory trees and twenty-four (24) shrubs planted per fifty linear feet (50') as well as utilizing existing vegetation.

The applicants state there are existing VEPCO overhead power easements that prohibits planting a buffer along those locations. The applicants will be providing pressure treated timber fencing along the two locations where property boundary overlaps with the VEPCO easements as shown on the site plan submitted with the application.

The applicants are proposing alternative compliance buffering on property lines where existing vegetation exists and the eastern property line adjacent to the previously approved solar facility. Due to the fact the southern property line is zoned General Industrial and the western property line is heavily wooded staff feels these areas meet the alternative compliance requirements. However, the twenty foot (20') landscape buffer should be provided along the eastern property line adjacent to the previously approved solar facility.

The Comprehensive Plan incorporates policies specific to utility scale solar facilities. Virginia State Code Section 15.2-2232 also states that the location, character, and extent of the proposed facility be considered during review. The Planning Commission found the proposed solar facility to **not** be in substantial accord with the Augusta County Comprehensive Plan or parts thereof and **recommended denial** of the Special Use Permit.

While additional landscaping will help mitigate some of the visual impacts, staff is concerned the project will still not be fully screened from neighboring properties and Jefferson Highway due to the topography of the site.

Due to the potential visual impact on the neighboring properties and the close proximity to a previously approved solar energy facility applied for by the same applicant on a separate application, zoning staff does not feel the request would be compatible with the area. However, if the Board feels the request would be compatible and not have a negative impact on the adjoining properties and approves the request, staff would recommend the following conditions:

Pre-Conditions:

1. Submit 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 Facility 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. 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 the Facility shall additionally maintain a 35 ft. riparian buffer from all streams.
4. The Facility shall not obtain final site plan approval until evidence has been given to the County that an electric utility company has signed an interconnection agreement with the permittee.
5. Landscaping Plan. The Applicant shall submit a proposed landscaping plan for each perimeter of the Facility (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 Facility 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, and as necessary thereafter to ensure the landscaping is being maintained.

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.
-
- l. Costs must include a 25% contingency of the total estimate.
 - m. The certification of a third-party engineer licensed in Virginia affirming that the owner/operators' cost estimate is sufficient to satisfy the decommissioning required herein. The estimated amount for the salvaged materials shall not be part of the consideration in the decommissioning cost estimate.
 - n. Should the funds guaranteed for the Decommissioning Activities for any reason not be sufficient for the County to complete the Decommissioning Activities as allowed for herein and as set forth in the Decommissioning Plan, the Applicant shall be and shall remain liable to the County for the difference between the guaranteed funds and the amounts required to Decommission the Solar Facility and shall pay the difference to the County upon demand. The County shall not be liable to any party in any way for the funds drawn pursuant to the conditions set out herein and expended in relation to Decommissioning.

8. Decommissioning Bonding. Prior to the issuance of final site plan approval for the Facility, the applicant shall submit a bond, irrevocable letter of Credit, or other appropriate surety acceptable to the County in accordance with Augusta County Code Section 25- 70.11, as amended.
9. Panel Specification and Composition. At the time of site plan review the Applicant shall provide to the Zoning Administrator, a written panel specification disclosure document that includes the composition, toxicological information, and the physical and chemical properties of all of the solar panels, including coatings, being utilized for the Facility. The Applicant shall utilize crystalline solar panels for the Project. The Applicant shall not utilize any panels that of the type known as thin-film panels, including but not limited to not utilizing panels manufactured with or coated using lead, the GenX chemical, amorphous silicon (a-Si), cadmium telluride (CdTe), copper indium gallium selenide (CIS/CIGS), organic photovoltaic cells (OPC) panels, and/or any other material prohibited by state or federal law for use in solar photovoltaic panels. Moreover, to the extent any panel utilized has a Safety Data Sheet associated therewith under 29 CFR 1910.1200(g) and its Appendix D, the Safety Data Sheet shall be disclosed, as well.
10. The Facility, including, but not limited to, all areas covered by photovoltaic panel, any and all landscape or fencing buffer areas, any and all 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 Facility 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.
11. The applicant shall disclose to the Augusta County Service Authority if corrosion control systems are part of the Facility.
12. 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 Facility, 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.

13. 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 (the "Facility"). This Permit shall be binding on Fishersville Solar Farm Road, LLC and any successor-in-interest, including but not limited to any current or future owner, lessee, sub-lessee, and permitted assignee ("Applicant").
2. The Permit shall not be assignable by Fishersville Solar Farm Road, 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 Fishersville Solar Farm Road, 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 Facility, 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 Uneclipsed Energy, PLLC, dated January 24, 2023.
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 Facility and its successors and assigns.
6. All non-operational, non-electrical site features along the perimeter of the Facility, 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 Facility.
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 Facility.
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.
11. All construction and decommissioning activities shall be limited to the hours of 8:00 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 Facility and to any construction needed during replacement, repair, or maintenance activities during the ongoing operation of the Facility. Replacement, repair, and maintenance activities conducted at nighttime and not involving construction shall comply with all applicable noise standards.
12. The Facility 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. All topsoil shall not 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.

- 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 Facility 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 Facility 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 Facility.
 - e. Prohibit any personnel associated with the construction of the Facility 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 40 years from the start of commercial operations of the Facility, which shall be the date on which the Facility 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 40 year period, unless such period is otherwise extended by the Board, or unless decommissioning is required sooner pursuant to the conditions herein, the Facility 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 Facility 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. Upon completion of the installation of the Facility, Fishersville Road Solar Farm, LLC, shall establish contacts with Augusta County Fire Rescue and Augusta County Sheriff's Office and provide both with an emergency management plan.
23. 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.
24. Contribution for Public Improvements – The Applicant, and if different than the Applicant, the facility 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 facility 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 facility 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 facility. 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, facility 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. 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.
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COUNTY OF AUGUSTA
COMMONWEALTH OF VIRGINIA
DEPARTMENT OF COMMUNITY DEVELOPMENT
P.O. BOX 590
COUNTY GOVERNMENT CENTER
VERONA, VA 24482-0590



MEMORANDUM

DATE: July 25, 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 **October 2023** have been inspected:

23-56	Ray Hawpe Strickler
23-57	Barnstable Farm House, LLC
23-58	United Leasing Corp. Etal
23-59	James W. or Kelly B. Curd - Denied
23-60	Wilson Investments, LLC – Denied

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

JW:bcw

SPECIAL USE PERMIT INSPECTION REPORT

NAME: Ray Hawpe Strickler

Location: 85 Shenandoah Mountain Drive, West Augusta

Use: To construct a 199' wireless telecommunications tower.

Special Use Permit No.: 23-56

Date Approved: 12/07/23

Date Inspected: 7/16/2024

Name of Person Inspecting: Jared Watson

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

Yes _____ No X

If no, explain: _____

2. Stipulations met: Yes _____ No X

If no, explain: _____

Action Taken: The applicants have two (2) years to complete the project –

12/7/2025.

SPECIAL USE PERMIT INSPECTION REPORT

NAME: Barnstable Farm House, LLC

Location: 604 Christians Creek Road, Staunton

Use: To lease an existing building for maintenance and equipment, storage and outdoor storage of commercial vehicles in conjunction within an excavating business.

Special Use Permit No.: 23-57

Date Approved: 10/05/23

Date Inspected: 7/16/2024

Name of Person Inspecting: Jared Watson

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

Yes _____ No X _____

If no, explain: _____

2. Stipulations met: Yes _____ No X _____

If no, explain: _____

Action Taken: Sandy spoke to the owner who stated he no longer rents the building. Send cancellation request letter.

SPECIAL USE PERMIT INSPECTION REPORT

NAME: United Leasing Corp. Etal

Location: 7 Hutchwood Lane, Waynesboro

Use: To have outdoor storage and display of storage buildings.

Special Use Permit No.: 23-58

Date Approved: 10/05/23

Date Inspected: 7/16/2024

Name of Person Inspecting: Jared Watson

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

Yes _____ No X

If no, explain: _____

2. Stipulations met: Yes _____ No X

If no, explain: _____

Action Taken: No work has started. Send Extension of Time letter.