

October 5, 2017

PRESENT: Thomas H. Byerly, Chairman  
Steven F. Shreckhise, Vice Chairman  
Daisy A. Brown  
George A. Coyner, II  
Justine D. Tilghman  
Sandra K. Bunch, Zoning Administrator and Secretary  
James R. Benkahla, County Attorney  
John R. Wilkinson, Director of Community Development  
Beatrice B. Cardellicchio-Weber, Executive Secretary

ABSENT: None

VIRGINIA: At the Called Meeting of the Augusta County Board of Zoning Appeals held on Thursday, October 5, 2017, at 8:00 A.M., in the County Government Center, Verona, Virginia.

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The staff briefing was held at **8:00 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.

**VIEWINGS**

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

- **CANDACE M. WAGNER - SPECIAL USE PERMIT**
- **TROY A. AND MELISSA L. SIZER-LEWIS - SPECIAL USE PERMIT**
- **ELIZABETH TUTTLE - SPECIAL USE PERMIT**
- **KEVIN LOSH - SPECIAL USE PERMIT**
- **NANCY L. BOYD - SPECIAL USE PERMIT**
- **CLINTON O. AND MARGARET C. WEBB - SPECIAL USE PERMIT**
- **JOHN W. BEVINS - SPECIAL USE PERMIT**
- **JOSEPH A. MURRAY, AGENT FOR SIPAPU, LLC - SPECIAL USE PERMITS**
- **WILLIAM C., JR., AND SHARON B. WOODLAND - SPECIAL USE PERMIT**
- **PLECKER BROTHERS, INC. - 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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Chairman

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Secretary

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 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 Thursday, October 5, 2017, at 1:30 P.M., in the County Government Center, Verona, Virginia....

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**MINUTES**

Mr. Coyner moved that the minutes from the September 7, 2017, meeting be approved.

Ms. Brown seconded the motion, which carried unanimously.

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**CANDACE M. WAGNER - SPECIAL USE PERMIT**

This being the date and time advertised to consider a request by Candace M. Wagner, for a Special Use Permit to have a vacation home on property owned by Jerry T. and Candace M. Wagner, Trustees, located at 119 Abner Lane, Waynesboro in the South River District.

Mr. Jerry Wagner, Jr. stated his father passed away recently. He noted they would like to operate a short term vacation rental on Abner Lane. He noted the idea in doing this is for his mom, Candace Wagner, the flexibility to maintain the home and take care of the operating costs in maintaining the house. He said to sell the home right now would not be financially advisable for her. He said this home is not a classical long term rental due to the home being so large. He noted his father did not do research in order to be in compliance with any regulations. He did not know all of the legal ramifications until he obtained the

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advice of legal counsel. He was advised by his attorney that the road agreement would not prevent them from renting the home as a vacation rental. He said they have listed additional rules and regulations for anyone staying in the house. He has a caretaker that lives ten (10) minutes away that discusses the rules with their clients and looks after the home. He said they ask for a large deposit of \$1,000 when renting the home as well as a copy of the driver's license. He said this will be a low impact to the area. He said they already had five (5) people book the home before they realized they needed this permit. He said they did not know that permits were required and they had to allow a few of their clients to rent the home because he did not want his mom to be sued but since then the calendar for rental has been closed.

Mr. Coyner asked how compatible is this in the residential area?

Mr. Wagner stated this is a very low impact use for the area and compatible. He said his clients are quiet and would not impact the neighborhood. He will not conduct any parties or special events in conjunction with the short term rental. He said this is a large lot.

Mr. Coyner asked what is the minimum stay for the rental?

Mr. Wagner stated there is a minimum stay of three (3) days but clients can stay any amount of days up to twenty-nine (29) days.

Mr. Coyner asked if Candace Wagner lives at the site?

Ms. Candace Wagner stated she was at the home two (2) months this summer. She said her husband was in and out of the hospital. She said they planned on going from Arizona to Virginia. She is trying to be able to maintain the home and would like this approved. She said her clients would rent through Airbnb.com. She said most people want to get together because they are coming in from all different parts of the country.

Ms. Brown asked if she lives in the house?

Ms. Wagner stated she basically lives in Arizona and when she is not in the house she would like to rent it out.

Ms. Brown asked how many people are permitted to be in the house at one time?

Ms. Wagner stated a maximum of eight (8) people.

Ms. Brown asked if someone could stay above the garage?

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Ms. Wagner stated no. She said there is a detached and attached garage. She said her friend has been maintaining the property for her. She said he also meets the clients and gives them the rules and the key. She noted rules have been added to the website along with notification of the 15 mph speed limit and for guests to stay away from the horses next door. She thinks they have all complied with those regulations.

Ms. Brown asked how many months of the year will you live at the site?

Ms. Wagner said she is not sure. She said her son uses the home at Christmas time. She has also donated the house to a church. She stated by operating this as a vacation rental it will allow her the opportunity to keep her house. She said something will be done eventually on the rental of the home. She may not come back to Virginia for another year but when she does, she would like to stay in the home.

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

Ms. Lara Young, 136 Abner Lane, Waynesboro, stated she lives across the street on Abner Lane. She is sorry for the loss of Mr. Wagner. She noted the neighbors are in opposition to operate the Airbnb at the site. She said 100% of all homeowners are in complete opposition and do not want them to obtain a Special Use Permit. She submitted a petition of citizens opposing the use. She said the petition lists thirty-four (34) signatures. She also submitted a copy of the Homeowner's Association regulations which state that no tract of land shall be used except for residential and subject to provisions of agriculture purposes. She noted each homeowner does agree to these covenants. Many residents stood in opposition. She stated there are homes on Abner Lane where families are being raised and others are retired citizens. She noted this is a private road and they pay to maintain the road with their own money. She noted this will be an increased liability to them. She stated someone used the home for a wedding with a large number of vehicles. She said the home can be rented for business retreats, seminars, and family reunions on the website. She said the home is in a private residential area and not a commercial area.

She noted Abner Lane is a private road with no outlet. She said it is a road less traveled without worry of traffic. She said this has not been the case since they started renting the home. She said the renters do not abide by the fifteen (15) mph speed limit. She has had near collisions with renters and have had to speak with them directly. She noted the security is done by the neighbors in the area. She said Ms. Wagner lives in Arizona. She claims she will have a hardship but she just moved to Arizona in a \$1,000,000 house. She no longer resides in Virginia. She said with strangers living and staying in the home there will be more noise, traffic, and an undo adverse impact on the surrounding neighborhood.

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She noted the neighbors on Abner Lane live in the neighborhood every day but Ms. Wagner does not. She does not want this permit approved. She hoped the Board would deny the request.

Mr. Arthur Johnson, 109 Abner Lane, Waynesboro, stated he lives next door and has been retired for fourteen (14) years. He said this was a quiet peaceful setting until recently. He would like to preserve the quality of life. He wants to avoid liability issues around the two (2) horses. He said the applicants signed up for Airbnb around July 2016 and the Special Use Permit was not applied for until now. He noted the applicant violated Airbnb policy because they did not get permits or licenses. He started noticing the rental activity around May 2017. He said there were seventy-five (75) people at the site on July 15<sup>th</sup> and July 16<sup>th</sup>. He said at that time there was a reception that music played until midnight. He even needed ear plugs due to the music. He noticed some of their clients feeding the horses. He does not want to cancel his social life in order to stay home and watch the renters. He said a renter could come across the fence to take a picture with the horses or even ride one which would create personal injury to them. He noted this Airbnb would impact property values. He also said a single family home next door to a short term rental would take longer to sell and bring in lower offers. He noted the Wagners overbuilt and they are not recouping their investment with the property. He asked who enforces the rules because no one is onsite to enforce any rules. He asked who would monitor for compliance and who would he call if there was a problem. He stated by operating this short term rental it would make his property less valuable and pose a hazard to the horses. He said giving the record of their rule breaking, who will ensure compliance. He said all of the property owners would like the permit to be denied. He strongly urged the Board to reject this permit.

Ms. Tilghman asked if the applicants were using the site as a rental in May 2016?

Mr. Johnson said they started operating in May 2017.

Ms. Tilghman stated it was on the website about a year before anyone started renting the home.

Ms. Carolyn Bragg, 113 Arrowhead Lane, Stuarts Draft, stated she is the South River District Board of Supervisor. She has heard concerns from the neighbors. She noted they do not want strangers driving on the private road. She stated the County has tried to update the ordinances in order to make them current to today's world. She stated the Board of Supervisors has looked at new standards for Special Use Permits for short term rentals in Rural Residential and General Agriculture. She said the Board of Supervisors looks at new standards and wording changes in the ordinance. She visited the area and

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she is in agreement with the neighbors' opposition. She stated this Board will need to look at the best interest of the neighbors residing in the area.

Chairman Byerly asked if there was anyone else wishing to speak regarding the request?

There being none, Chairman Byerly asked the applicant to speak in rebuttal.

Mr. Wagner stated it is clear that the neighbors are not happy. He said some of the statements were not fact. He stated that his mom did not know the rules but they are now trying to abide by the rules in order to make it good. He said not one person on the road obeys the speed limit. He does understand the opinions of the neighbors but his mom also pays money to use the road. He said there is not much traffic on the road. He said they would be willing to repair any damage their renters might cause.

Ms. Wagner said they would not have any weddings or special events. She said when they did have a wedding at the site it was about thirty (30) people. She had one hundred (100) cars in the driveway for her memorial services for her husband. She does not want to have renters using the site for seminars or weddings. She said the renters would be a couple of people wanting to get together and use the home. She was there at the wedding. She noted the neighbors agreed to let the bookings and wedding happen since they were booked prior.

Mr. Wagner stated he has a friend to keep an eye on the home. He said he is an email or phone call away if there is an issue.

Mr. Coyner asked how long has the applicant owned the property?

Mr. Wagner stated his parents closed on the property in November 2006.

Chairman Byerly declared the public hearing closed.

Vice Chairman Shreckhise stated this is not the place for this type of Special Use Permit. He noted this is not an issue of property rights but a special exception to operate a short term vacation rental. He noted there is a lot of opposition and concerns from the neighbors on this request. He moved to deny the Special Use Permit.

Mr. Coyner seconded the motion, which carried unanimously.

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### **TROY A. AND MELISSA L. SIZER-LEWIS - SPECIAL USE PERMIT**

This being the date and time advertised to consider a request by Troy A. and Melissa L. Sizer-Lewis, for a Special Use Permit to have weddings and special events on property they own, located at 100 Cider Barn Lane, Stuarts Draft in the Riverheads District.

Ms. Melissa Sizer-Lewis stated her neighbors are in agreement with her request. She was asked by a number of folks if they could use her barn for events and she wanted to do it the right way. She would like to have weddings, graduations, and anniversary parties at the site.

Ms. Tilghman asked if twenty (20) events but no more than three (3) per month would be adequate?

Ms. Sizer-Lewis stated yes.

Ms. Tilghman asked about the lane to the property?

Ms. Sizer-Lewis stated there is only one way to get to the site. She is the first house on the lane, therefore, the other neighbors would not be affected. She said guests will not pass the other homes.

Ms. Brown asked if the lane is state maintained?

Ms. Sizer-Lewis stated no but Horseshoe Circle is.

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

Ms. Bunch read a letter submitted from Michael Farrar in support of the request.

There being no one to speak regarding the request, Chairman Byerly declared the public hearing closed.

Mr. Coyner stated the Board visited the site this morning. He said this is a nice piece of property in a remote area. He does not have any issues with the number of events.

Vice Chairman Shreckhise stated the adjacent neighbors do not seem concerned about this request.

Mr. Coyner stated the Board received no opposition on this request. He moved to approve the request with the following conditions:

**Pre-Condition:**

- 1. Obtain written approval from VDOT and provide a copy to Community Development.

**Operating Conditions:**

- 1. Be allowed to use the existing pole barn and covered extension for weddings and special events.
- 2. Applicant install a sewage treatment system approved by the Health Department within **two (2) years**.
- 3. Be permitted to operate for **two (2) years** using portable restroom facilities until the septic system is installed.
- 4. Be limited to twenty (20) events per year but no more than three (3) per month.
- 5. Be limited to a maximum of one hundred (100) people per event.
- 6. No outdoor amplified music.
- 7. Events to cease by 10:30 p.m. and all persons off of the property by 11:00 p.m.
- 8. Applicants reside on the property.
- 9. Site be kept neat and orderly.
- 10. No junk or inoperable vehicles, equipment, or parts of vehicles or equipment be kept outside.

Ms. Brown seconded the motion, which carried unanimously.

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### **ELIZABETH TUTTLE - SPECIAL USE PERMIT**

This being the date and time advertised to consider a request by Elizabeth Tuttle, for a Special Use Permit to have a short term vacation rental on property owned by Laurence D. and Toni P. Sheets, located at 386 Cider Mill Road, Mount Sidney in the North River District.

Ms. Elizabeth Tuttle stated she lives in her daughter's home. She has talked with the neighbors on operating a short term vacation rental and they have no problems with the request. She would like to operate this venture in order to give her a sense of purpose and it will enable her to live independently. She said this site is an inviting place with water gardens and flowers. She will live in the home. She will not offer breakfast or cook for her clients.

Ms. Tilghman asked if the applicant will stay with her daughter when the site gets rented?

Ms. Tuttle stated yes, she will stay with them when the home gets rented out.

Ms. Tilghman asked if she has had any problems with the renters?

Ms. Tuttle stated no. She has a three (3) page list of rules that her clients must abide by. Chairman Byerly asked how the applicant advertises?

Ms. Tuttle stated she did advertise on Airbnb but she will not continue with them. She advertises on vrbo.com.

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

There being none, Chairman Byerly declared the public hearing closed.

Ms. Tilghman stated this is a much different request then the first. She noted a short term vacation rental is appropriate for some areas but not all. She noted the Board looks at every item on the agenda and visits the properties in question. She said there are no neighbors in opposition to this site being used for a short term vacation rental. She moved to approve the request with the following conditions:

**Pre-Conditions:**

None

**Operating Conditions:**

1. Be permitted to rent the entire home and two (2) bedrooms for a short term vacation rental.
2. The occupancy shall not exceed six (6) persons maximum.
3. Site be kept neat and orderly.

Mr. Coyner seconded the motion, which carried unanimously.

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**KEVIN LOSH - SPECIAL USE PERMIT**

This being the date and time advertised to consider a request by Kevin Losh, for a Special Use Permit to have outdoor storage of a food truck and picnic tables on property owned by Darrel S. Alexander, located at 2005 Stuarts Draft Highway, Stuarts Draft in the Riverheads District.

Mr. Kevin Losh stated he would like to place a food trailer on the back corner of the property four (4) days a week. He stated during events the trailer would go out and when not in use be stored at this site.

Ms. Tilghman asked if the food truck will be kept in the approximate location as it was today?

Mr. Losh stated yes.

Ms. Tilghman asked if he also plans on setting up picnic tables?

Mr. Losh stated yes.

Ms. Brown asked if the applicant will setup at different locations?

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Mr. Losh stated yes. He would like to setup at the Frontier Culture Museum, festivals, and parks.

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

There being none, Chairman Byerly declared the public hearing closed.

Mr. Coyner stated the Board visited the property today. He noted the site is very well maintained. He moved to approve the request with the following conditions:

**Pre-Condition:**

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

**Operating Conditions:**

1. Be permitted to have one (1) food truck and five (5) picnic tables outside and to be kept in the designated area as shown on the site plan with ten (10) parking spaces.
2. The site shall be kept neat and orderly at all times.
3. No junk or inoperable vehicles, equipment, or parts of vehicles or equipment be kept outside.

Vice Chairman Shreckhise seconded the motion, which carried unanimously.

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**NANCY L. BOYD - SPECIAL USE PERMIT**

This being the date and time advertised to consider a request by Nancy L. Boyd, for a Special Use Permit to have a catering business with outdoor storage of a food trailer on property she owns, located at 506 Avis Road, Greenville in the Riverheads District.

Ms. Nancy Boyd stated she would like to be permitted to have outdoor storage of a food trailer in order for her to have a catering business. She plans on taking the food trailer to the sites when she caters but she would also like to be able to store the food trailer at her home when not in use.

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Chairman Byerly asked if there is anyone wishing to speak in favor, or in opposition to the request?

There being none, Chairman Byerly declared the public hearing closed.

Ms. Brown stated the Board visited the site today. She said the food trailer will be stored behind the building at the site. She moved to approve the request with the following conditions:

**Pre-Conditions:**

None

**Operating Conditions:**

1. Be allowed to store the 8' x 16' food trailer onsite as shown on the BZA sketch.
2. Site shall be kept neat and orderly.
3. No events, customers, or seating at the property.
4. No employees other than family members.

Ms. Tilgman seconded the motion, which carried unanimously.

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**CLINTON O. AND MARGARET C. WEBB - SPECIAL USE PERMIT**

This being the date and time advertised to consider a request by Clinton O. and Margaret C. Webb, for a Special Use Permit to have a woodworking shop and furniture restoration on property they own, located at 3733 Middlebrook Road, Middlebrook in the Riverheads District.

Mr. Clinton Webb stated he is retired and would like to operate a woodworking business at the site. He was trying to apply for a business license to operate and then found out he needed a Special Use Permit first.

Ms. Brown asked if he lives on the property?

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Mr. Webb stated yes.

Ms. Brown asked if the applicant picks up and delivers to the customers?

Mr. Webb stated he picks up and delivers to his customers.

Mr. Coyner asked how does he advertise?

Mr. Webb stated so far just word of mouth but he would like to advertise in the Bulletin Board. He does repair and refinish furniture and reclaim wood as well as custom make items.

Mr. Coyner asked if the applicant has employees?

Mr. Webb stated no employees.

Chairman Byerly stated the site is very neat. He asked if there was anyone wishing to speak in favor, or in opposition to the request?

There being none, Chairman Byerly declared the public hearing closed.

Mr. Coyner stated this is a great retirement purpose and it is needed in the community.

Vice Chairman Shreckhise moved to approve the request with the following conditions:

**Pre-Conditions:**

None

**Operating Conditions:**

1. Wood and pallets shall be stored in the 10' x 20' enclosed carport.
2. No customers to come to the property.
3. Site be kept neat and orderly.
4. No Sunday work.

Mr. Coyner seconded the motion, which carried unanimously.

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**JON KIRCHNER, M.S., AGENT FOR SIGORA SOLAR - SPECIAL USE PERMIT**

This being the date and time advertised to consider a request by Jon Kirchner, M.S., agent for Sigora Solar, for a Special Use Permit to construct ground mount solar arrays to provide service to adjacent property on property owned by Ronald L. Smith, located at 2957 Deerfield Valley Road, Deerfield in the Pastures District.

Vice Chairman Shreckhise stated the reason for the Special Use Permit application is because the ground mount solar arrays will provide service to the adjoining property.

Mr. Jon Kirchner noted solar electricity conductors will provide service to MGW Telephone and it will cross between two (2) parcels. He stated the property owner is the father of the owner of MGW. He noted there will be six (6) individual solar arrays with two (2) solar modules under ten (10') feet tall.

Mr. Coyner asked if the movement will follow the sun?

Mr. Kirchner stated no. He said the solar arrays are fixed. He said this is the same type of design as a residential solar array. He has contacted the Department of Environmental Quality and they have no issues.

Chairman Byerly stated the Board did not get a chance to view this site today but he did a few weeks ago. He asked if there was anyone wishing to speak in favor, or in opposition to the request?

There being none, Chairman Byerly declared the public hearing closed.

Ms. Tilghman stated this is a good use of the site. She moved to approve the request with the following conditions:

**Pre-Conditions:**

None

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**Operating Conditions:**

1. Be allowed to construct solar array panels to provide service to adjacent property.
2. Obtain all necessary permits and inspections.
3. Structures not to exceed six hundred thirty-two (632) square feet.

Vice Chairman Shreckhise seconded the motion, which carried unanimously.

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**JOHN W. BEVINS - SPECIAL USE PERMIT**

This being the date and time advertised to consider a request by John W. Bevins, for a Special Use Permit to have equipment sales and display on property he owns, located at 951 East Side Highway, Waynesboro in the Middle River District.

Mr. John Bevins stated he would like to sell and display equipment on Route 340. He advertises on Craigslist and Ebay. He plans on operating this business part-time. He will sell farm equipment.

Mr. Coyner asked how long has the applicant lived onsite?

Mr. Bevins stated 4 ½ years.

Mr. Coyner asked if he will repair the equipment onsite?

Mr. Bevins stated he plans on repairing the equipment inside the garage.

Mr. Coyner asked if he will properly dispose of the grease or oil?

Mr. Bevins stated yes.

Mr. Coyner asked if he will have employees?

Mr. Bevins stated no.

Mr. Coyner asked if he will deliver the equipment or will the customers come to the site?

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Mr. Bevins stated he will deliver the equipment. He said customers do come and look at the equipment.

Mr. Coyner asked if more equipment is sold on Craigslist or onsite?

Mr. Bevins stated he sells more on Craigslist.

Ms. Tilghman asked if outdoor storage is really needed since the items are on the internet?

Mr. Bevins stated 70% of the sales are done on the internet and 30% are from people driving by. He is only asking for a 40' x 20' section of the property to be used for outdoor storage.

Ms. Brown asked how many pieces of equipment will you have?

Mr. Bevins stated a maximum of five (5) pieces of equipment.

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

There being none, Chairman Byerly declared the public hearing closed.

Ms. Brown stated the Board visited the site today. She said the applicant had four (4) pieces of equipment in the 40' x 20' area. She stated the site is neat and orderly.

Mr. Coyner stated the proposed operating conditions should be modified to include the applicant being permitted to do repairs inside the garage.

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

**Pre-Conditions:**

None

**Operating Conditions:**

1. All outdoor storage be kept in the designated areas shown on the site plan.
2. No more than five (5) pieces of equipment on display at any time.

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3. No motor vehicle sales.
4. No junk or inoperable vehicles, equipment, or parts of vehicles or equipment be kept outside.
5. Site be kept neat and orderly.
6. All equipment repairs be done inside the garage.

Mr. Coyner seconded the motion, which carried unanimously.

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#### **JOSEPH A. MURRAY, AGENT FOR SIPAPU, LLC - SPECIAL USE PERMIT**

This being the date and time advertised to consider a request by Joseph A. Murray, agent for Sipapu, LLC, for a Special Use Permit to have a short term and extended stay campground and to have special events on property they own, located at 277 Lake Drive, Greenville in the Riverheads District.

Mr. Daniel Murray stated in 2006 his family bought the campground. He said they have worked hard over the last twelve (12) years to operate a successful family campground. He said they are blessed to be in Augusta County. He said their customers visit Augusta County, downtown Staunton, the caverns, wineries, and the breweries. He noted they cater to local campers and offer seasonal sites. He said the camping season is from April 1<sup>st</sup> until October 31<sup>st</sup>. He said campers can camp the entire season for what it costs for a week at the beach. He stated the local campers come and go as they please.

Mr. Coyner stated the year round campers will be located in the floodplain. He asked if he has an evacuation plan?

Mr. Murray stated they have an evacuation plan and it was submitted to Headwaters Soil and Water Conservation and approved on August 15, 2009.

Mr. Coyner stated the Board does have concerns if the road gets blocked.

Mr. Murray stated there is a back entrance through Bear Den to Route 608. He said they own that road. He stated during Hurricane Isabel the owners of the campground were not on site and there was no management on the property either. He stated they keep close communication with John Kaylor, District Manager for Headwaters Soil and Water

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Conservation District. He said they contact him in order to find out what to do in the event of a storm. He said they have an evacuation plan in the event they need to move the vehicles out. He mentioned they are onsite owners. He said this is not just their business but their home too.

Mr. Coyner asked what would happen if the owners are not onsite in order to move their camper?

Mr. Murray stated his staff would move the camper out.

Ms. Brown asked if the applicant lives onsite?

Mr. Murray stated yes.

Ms. Brown asked if Bear Den is a gravel road?

Mr. Murray stated yes.

Chairman Byerly asked how long does it take to drain the lake?

Mr. Murray stated it takes 1 ½ days to drain.

Mr. Coyner asked if there is an active spring?

Mr. Murray stated there are three (3) creeks that meet at the campground. He stated the lake is currently down because of no rain.

Chairman Byerly asked if it is stocked with fish?

Mr. Murray stated yes. He noted they have fishing tournaments and a kid fishing day.

Ms. Tilghman asked if the campers that have skirts on them are easy to move?

Mr. Murray stated the camp host has skirting on the camper to help with warmth in the winter. He stated the wheels are intact if it needed to be moved. He said the skirting can be removed if necessary.

Ms. Tilghman asked if a storm came, does the campground have the right to move the campers out of harm's way if needed?

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Mr. Murray stated they do not have anything in writing but that is a good point and something to look into. He stated they can include that in their next seasonal package. He said they all have a relationship with their campers and if it is an emergency they would not have a problem with their camper being moved.

Mr. Coyner stated it appears that three (3) or four (4) of the new buildings are in the floodplain.

Mr. Murray stated the cabins will be rented. He said they will have heat and air conditioning units. He said they are on this application for approval. He noted they got a good deal so they just purchased the cabins. He said the cabins come with a microwave and small fridge.

Mr. Coyner stated they cannot approve the request because of the structures in the floodplain.

Ms. Bunch stated the applicant must meet the Floodplain Ordinance regulations. She said the ordinance restricts any development in the floodplain as well as the RVs being in the floodplain. She said they cannot be on the property over 180 days.

Mr. Murray stated they can move them so they are not in the floodplain.

Ms. Bunch stated even the campers will need to be moved out. She said majority of the extended stay is in the floodplain. She stated when this campground was established short-term sites or temporary housing was permitted by right. She noted extended stay sites were not permitted unless you first obtained a Special Use Permit in order to be in compliance as well as meet the Floodplain Ordinance.

Mr. Murray stated they will offer 180 days and 210 seasonal with the exception of the camp host. He said the next item on the agenda will take care of the issue.

Ms. Brown asked if electric, water, and sewer is offered?

Mr. Murray stated yes.

Ms. Brown asked if the campground is year round?

Mr. Murray stated yes.

Mr. Coyner asked if they have their own private septic?

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Mr. Murray stated yes.

Mr. Coyner stated the applicant has done a good job cleaning up the campground. He said the Board visited the site today.

Chairman Byerly appreciated the owners being onsite to manage the campground. He asked if there was anyone wishing to speak in favor, or in opposition to the request?

Ms. Jean Curry, 277 Lake Drive, PO Box 254, Greenville, stated she loves Augusta County. She ended up selling her house and purchased a motor home. She kept on hearing good things about Stoney Creek and finally in 2010 they had sites open. She has watched the campground upgrade and improve and she loves it there. She does not ever want to leave and does not want anything changed. She hopes the permit is approved.

Ms. Trudy Grogg stated she has been camping since 2009 and she has developed a family inside this place. She has seen the property change over the years. She has been on the Board and has helped work on the children activities. She loves the people at the campground. She also handles the insurance for the campground and she does not show them being in a flood zone. She stated the campground offers a lot of activities including bingo. She hopes the Board supports this request.

Mr. Mark Senger, 2668 Cold Springs Road, Greenville, stated he owns 43 acres adjoining the property. He stated everything that is done at Stoney Creek he is asked first. He said they maintain the roads. He said the campground was rundown when they got it but now it has progressed into a great place.

Chairman Byerly asked if there was anyone else wishing to speak regarding the request?

Ms. Bunch stated the Board received a letter from Headwaters Soil & Water Conservation District.

Vice Chairman Shreckhise said he would like to hear from Headwaters Soil & Water Conservation before making a decision on this request. He cannot support the request to grant the campsites unless they comply with the floodplain regulations.

Mr. Coyner stated the Board cannot support the full request due to the floodplain.

Vice Chairman Shreckhise stated the Board may want to table this request and the next request in order to give them time to discuss their options with the County Attorney, Zoning

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Administrator, and Headwaters Soil & Water Conservation District so we know what can be granted on the permits. He moved to table the request until November 2, 2017. He said the public hearing should be continued at that meeting.

Mr. Joseph Murray stated the entire campground is not in the floodpool. He said a certain area is but the existing campground is not.

Ms. Bunch stated it appears all of the extended stay is located in the floodpool area.

Mr. Joseph Murray stated when he bought the property it was surveyed and it showed them where the floodpool is.

Ms. Tilghman stated the applicant has done a great job with the campground.

Mr. Coyner seconded the motion, which carried unanimously.

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#### **JOSEPH A. MURRAY, AGENT FOR SIPAPU, LLC - SPECIAL USE PERMIT**

This being the date and time advertised to consider a request by Joseph A. Murray, agent for Sipapu, LLC, for a Special Use Permit to have a short term and extended stay campground and to have special events on property owned by Arthur J. Fisher, III, located on the east side of Lake Road adjacent to Stoney Creek Campground in Greenville in the Riverheads District.

Mr. Daniel Murray stated they are aware of the floodpool area. He said they are fortunate that they have a number of campers that they need to expand. He stated the plan is to get the long term people out of the floodpool. He said if the Board has any questions Ray Burkholder with Balzer is here today to answer any questions. He said there will be an area for the extended stay and the lower area just for weekend use. He said they have 210 seasonal sites in the new area. He has worked with Mark Senger in order to purchase land at the end of Lake Drive in order to provide a safe distance pulling onto Route 608.

Ms. Tilghman asked how many sites are there now?

Mr. Murray stated 198 sites.

Ms. Tilghman asked what is the timeline for the sites and how will they be phased in?

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Mr. Murray stated he will work in increments of about forty-two (42) sites at a time. He will work with the Health Department. He said they will be constructed in three (3) phases. He stated they would like to start creating income in order to justify the expense. He said it depends on the weather. He said every fifty (50) sites there will be a camp host. He stated one (1) bathhouse will be constructed in the spring of 2018.

Vice Chairman Shreckhise asked if the new area will have the same evacuation as the existing?

Mr. Murray stated there will be two (2) ways in and two (2) ways out. He plans on taking down some trees to accommodate forty (40') foot motor homes. He said with the expansion 2/3 of the sites will be pull thru so they do not have to back in.

Ms. Tilghman asked how many sites will there be on an acre and how far apart?

Mr. Murray stated the sites will accommodate two (2) cars plus the unit and the sites would be approximately 35'-40' wide and 60' long. He said they did as much as they could with the existing campground because they had to deal with the lay of the land and how it was setup prior to them owning it.

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

Mr. John Curry, 277 Lake Drive, PO Box 254, Greenville, stated he has maintained a site at the campground since 2010. He considers this as his home. He is out of town traveling a lot but he knows when he is gone there is someone checking on Jean Curry. He said they have our number and are very responsive. He supports this expansion. He said this is a natural expansion of the campground and he hopes it goes well for them.

Mr. Otis Bilkins, Headwaters Soil and Water Conservation District, stated he delivered a letter to staff yesterday. He requested the Board to table the request in order for them to take a look at the property and see what the impacts are on the dam. He stated Charles Wilson who is the State Engineer is here today and is concerned about doubling the capacity of the site during a flooding situation. He stated the back exit is more of a trail.

Mr. Charles Wilson, District Dam Engineer, Headwaters Soil and Water Conservation District, stated they are responsible for the operation and maintenance of the dam. He stated the flood control dam is in place to be used when they have a major storm event. He said this is a regulated structure by the Division of Dam Safety and it is a high hazard dam. He said it is not up to standard. He noted they will need to look at the classification

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of the dam downstream. He said the spillway is at .37 and it needs to be at .9 for a maximum flood. He said the Department of Conservation and Recreation (DCR) is in the processing of planning to rehabilitate the dam which will take time and money. He said some of the issues include the existing road to the campground which is through the emergency spillway. He said his second concern is that the dam does have to be rehabbed. He is requesting more time to get the Board some more information in order for you to make a decision.

Ms. Tilghman asked if Lake Road is considered dangerous now?

Mr. Wilson stated yes it is a concern now. He said the dam was constructed in 1959. He said the original road was not there as part of the original design. He has worked with the landowners in getting the buildings out of the emergency spillway.

Ms. Tilghman asked what would be the timeframe for the dam? She asked if it could be 10, 20, 25, or 30 years?

Mr. Wilson stated they will need to wait on the money. He stated DCR has hired staff to work on the high hazard dams where they will prioritize the dams and rank them. He stated after the report is created it will give them a better idea of where this dam is with the rankings.

Ms. Tilghman stated they would need to see the report in depth in order to make a decision that is reasonable. She stated they need to keep the citizens in mind when coming up with a decision.

Chairman Byerly asked if they would work with Balzer to be sure Headwaters and the owners are satisfied on the appropriate containment?

Mr. Wilson stated we can work with them. He said it would depend how much of an upstream area they will draw into the dam.

Chairman Byerly stated the owners have their engineering company here today. He said public safety is the Board's biggest concern.

Ms. Brown asked if the rankings for the dams will be in Augusta County or in the entire State of Virginia?

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Mr. Wilson stated the plan will be statewide to include high hazard dams that need to be rehabbed. He said this particular dam is at a .37 and they need to be at a .9. He said there are many different engineering solutions that could be looked at.

Chairman Byerly asked if there was anyone else wishing to speak regarding the request?

There being none, Chairman Byerly asked the applicant to speak in rebuttal.

Mr. Murray stated he is aware of the dam situation because in 2006 he had to put \$75,000 in an escrow account for Headwaters because they said work needed to be done in the next six (6) years on the dam. He said that no work was ever done and now he has invested the \$75,000 into the campground. He is more than willing to work on any future projects but for us to hold our life in limbo for 10, 15, or 20 years is asking too much. He said we do not know when the rehabilitation will be done. He said when it is time for the dam to be rehabilitated, we will help in any way we can.

Mr. Coyner moved to continue the public hearing at the November 2, 2017 meeting.

Ms. Tilghman seconded the motion, which carried unanimously.

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**ED QUILLEN, AGENT FOR WAYNESBORO NURSERIES, INC. - VARIANCE**

This being the date and time advertised to consider a request by Ed Quillen, agent for Waynesboro Nurseries, Inc., for a Variance from the floodplain district regulations regarding fill in the floodplain on property they own, located on the north side of Mount Torrey Road, east of Commonwealth Drive in the South River District.

Vice Chairman Shreckhise stated he will abstain from the discussion and vote on this request due to a conflict of interest. He does business with Waynesboro Nurseries on a regular basis and he does not want any appearance of conflict.

Mr. Ed Quillen stated they have been putting fill in the floodplain for thirty (30) years but in 2010 the regulations were changed and they are in violation. He said they are requesting a Variance from the floodplain district regulations. He stated they have conducted an engineering study that shows the fill has had little or no change with the floodplain.

Ms. Brown asked if the applicant will continue to add fill?

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Mr. Quillen stated they have already completed the project.

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

There being none, Chairman Byerly declared the public hearing closed.

Mr. Coyner stated the County Engineer reviewed the study and verified that there is no increased risk to life or property. He moved to approve the request with the following conditions:

**Operating Conditions:**

1. Applicant submit for a Letter of Map Revision based on Fill (LOMR-F) from FEMA.
2. No development of use be permitted in the fill area until the LOMR-F is approved, then development or uses may be undertaken in compliance with the Ordinance.

Ms. Tilghman seconded the motion, which carried with a 4-0 vote, with Vice Chairman Shreckhise abstaining.

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**OLD BUSINESS**

**WILLIAM C., JR., AND SHARON B. WOODLAND - SPECIAL USE PERMIT**

A request by William C., Jr., and Sharon B. Woodland, for a Special Use Permit to have a short term rental within the dwelling on property they own, located at 91 Trinity Point Road, Swoope in the Pastures District. – TABLED AT THE SEPTEMBER 7, 2017 MEETING

Mr. Coyner moved to bring the item forward.

Ms. Brown seconded the motion, which carried unanimously.

Mr. Coyner stated the Board did not get a chance to visit the property last month and now that they were able to go today, he sees that it is a wonderful maintained property.

Mr. William Woodland stated he did speak with the Virginia Department of Transportation (VDOT) regarding his entrance.

Ms. Bunch stated VDOT is ok with the entrance.

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

**Operating Conditions:**

- 1. Be permitted to use one (1) bedroom in the dwelling for short term rental.
- 2. Applicant must reside on premises.

Ms. Brown seconded the motion, which carried unanimously.

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**GARLAND EUTSLER, AGENT FOR SHEN ACRES HOLDING, LLC - SPECIAL USE PERMIT**

A request by Garland Eutsler, agent for Shen Acres Holding, LLC, for a Special Use Permit to expand the existing campground by adding additional full hookup and seasonal sites on property owned by Shen Acres Realty, LLC, located at 348 and 256 Lake Road, Stuarts Draft, in the South River District. - CONTINUE PUBLIC HEARING

Mr. Coyner moved to bring the request forward.

Ms. Brown seconded the motion, which carried unanimously.

Mr. Garland Eutsler stated he would like to expand the existing campground in order to respond to the market. He said approximately 2.17 folks per site are seasonal based on his survey. He noted the lake can handle the growth. He said out of 100 seasonal campers 37% used the lake. He noted the seasonal campers are social and do not patronize the lake. He said if families come for the weekend, they use the lake. He is prepared to move forward with the 250 additional sites.

Mr. Coyner asked how many sites do they project to complete in a year?

Mr. Eutsler stated they would like to start as soon as they can. He said the weather is their biggest variable as well as the available PVC and wire. He will need sixteen (16) sites per meter base. He is hoping to start within a year. He said last year they completed eighty

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(80) sites but it was an unseasonable year. He has not had traffic issues or any problems with EMS.

Mr. Coyner stated the applicant has been quite successful there. He is concerned that if your business doubles it will be difficult to keep up with the culture and atmosphere.

Mr. Eutsler stated the seasonal camping is self-governed with no problems. He has spent a lot of money on the site. He said if he was asking for 250 weekend sites, then that would be too much for him to handle.

Mr. Coyner asked how long are the seasonal campers there?

Mr. Eutsler stated some are there every weekend, some of them one (1) time a month, and some not there much. He has 65% occupancy on any given weekend in seasonal sites. He stated many of them have settled in and made new friends. He said people come from all over the United States to camp.

Ms. Tilghman asked if they are all seasonal?

Mr. Eutsler stated no. He would like to accommodate about one hundred (100) weekend sites. He does plan to leave some open for special events that will take place at the multi-purpose venue that he is anticipating having in the coming years. He is planning on having three (3) bathhouses total over time.

Ms. Tilghman asked if he is regulated by the Health Department by the number of bathhouses?

Mr. Eutsler stated yes. He said it is regulated by the Health Department. He stated for every eighty (80) sites there needs to be a bathhouse that is ADA compliant.

Ms. Brown asked about the yurt on the applicant's plan?

Mr. Eutsler stated it is a round canvas house which will be a unique weekend retreat for a guest like their existing cottages. He would like to have five (5) or six (6) along the woods edge down by the lake. He said Shenandoah Acres is trying to respond to the current market.

Ms. Brown asked how many acres will the 250 sites consist of?

Mr. Eutsler stated twenty-five (25) acres. He said ten (10) sites per acre.

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

Mr. Sean King, 2035 North Lee Highway, Lexington, stated he operates Acres Sand and Stone Quarry and he wishes the best of luck to the applicant. He has not had any complaints. He hoped the Board take their permit into consideration.

Ms. Kay Swisher, 67 Folly Mills Station Road, Staunton, stated she lives eight (8) miles away from Shenandoah Acres. She enjoys it there because she can still get away but she is close to her mom and work. She is located in the monthly sites. She has already booked her site from April 1<sup>st</sup> until November 1<sup>st</sup>. She is pleased with the cleanliness of the campground. She never went to the lake there this summer while she was camping. She hoped the Board would allow the expansion.

Mr. Brenda Frazier, 9 Ashley Road, Stuarts Draft, stated she uses the monthly sites. She stated Mr. Eutsler is very particular about how his site is. She said he is very friendly and accommodating. She plans on renting the site for two (2) months straight next year. She said this is an asset to Augusta County and she enjoys it.

Ms. Carolyn Bragg, 113 Arrowhead Lane, Stuarts Draft, stated she is the South River District Board of Supervisor. She said this impacts the community and Augusta County. She owns the 7-11 in Stuarts Draft and is involved in the community. She said Shenandoah Acres customers are her customers too. She said his customers are an important success to the businesses in the community. She stated this will create additional tax dollars and additional tourism for the County. She said there were some concerns about the expansion but she feels it will be ok. She said Mr. Eutsler has the ability to make it happen. She said he will produce a quality product. She said the guests have not had any complaints but if they do, he takes the opportunity to address those right away in her experience. She does not see a parade of campers on the roads today. She stated there will be additional traffic on Lake Road but if he overbuilds the risk does fall on the applicant but as long as he offers a quality product they will have people using the sites. She is not aware of any issues with EMS or road safety. She said VDOT is widening Lake Road and they plan on cutting the hill down which will help make the visibility better. She said this will be a benefit to the community and the County as a whole. She supports the proposal to expand the campground.

Mr. Jerry Patterson, 196 Augusta Farms Road, Waynesboro, stated this is a good place for campers. He is a weekend camper. He said this is a safe place to take the kids.

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Mr. Robert Zachs stated he has lived at the site since 2006. He has seen it grow. He does not notice much traffic along the road. He said it is a great place for a family and kept really nice.

Mr. Michael Davis, 348 Lake Road, Stuarts Draft, stated all of the families watch one another. He is a seasonal camper. He stated this brings in a lot of revenue for Augusta County. He said if there are any issues Mr. Eutsler takes care of the problem.

Mr. Robert Shipp, 102 Duck Pond Lane, Stuarts Draft, stated he was quite conflicted whether to support the request or speak in opposition to the request. He stated Shenandoah Acres Family Campground has gone out of their way to try to be a good neighbor. He said they have done good things but he still feels that 250 additional sites is too much. He said there would be an increase in traffic along Lake Road. He noted there are planned improvements to Route 610 and Lake Road but it is not adequate. He said over the next five (5) years, people will be pulling their hair out over the increased traffic on Lake Road. He said Mr. Eutsler has done a fantastic job of getting the campers off of Lake Road. He questions whether the size of the expansion is in the best interest of the neighborhood. He has not had any trouble with the campers but he just feels uneasy about this expansion. He said if the expansion gets approved, he would hope that it is not an endorsement of the 3-5 year business plan presented to the Board.

Chairman Byerly asked if there was anyone else wishing to speak regarding the request?

There being none, Chairman Byerly asked the applicant to speak in rebuttal.

Mr. Eutsler stated his request would not impact Mr. Shipp's issues that he has with the road and the Virginia Department of Transportation.

Chairman Byerly declared the public hearing closed.

Ms. Tilghman stated she has no doubt about the applicant doing a wonderful job of updating Shenandoah Acres. She said he has put Shenandoah Acres back on the map for a good family place to stay. She had concerns about the road. She said she now realizes that many people bring their camper in during the summer and stay a month or even six (6) weeks. She said years ago there was traffic constantly. She said that is not the way it currently is and it should not turn into that. She hopes that VDOT can keep up with the road improvements.

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Mr. Coyner stated there has not been a parade of campers going out every afternoon with seasonal campers. He hoped the applicant will maintain what they have because that is why people come to the campground.

Chairman Byerly stated the campground has a reputation of running a tight ship. He noted there will be improvements with the intersection. He is comfortable with this request because seasonal camping is entirely different.

Ms. Brown asked if Lake Road is being improved or just Route 610?

Ms. Bragg stated VDOT plans on widening at the intersection of Route 610 and Lake Road. She said Lake Road is not scheduled for any improvements.

Ms. Brown stated she does have a problem with 250 additional sites at one time.

Ms. Tilghman suggested phasing the number of sites over a three (3) year time period.

Ms. Brown stated this request would not include the yurt or a go cart track.

Ms. Tilghman 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.
2. Obtain Health Department approval and provide a copy to Community Development.
3. Obtain Service Authority approval and provide a copy to Community Development.

**Operating Conditions:**

1. Be permitted to expand the existing campground by adding two hundred fifty (250) campsites per the site plan, however, they must be phased in over a three (3) year period as follows: 1<sup>st</sup> year: 90 sites; 2<sup>nd</sup> year: 80 sites; 3<sup>rd</sup> year: 80 sites.
2. Be permitted to construct three (3) 32' x 32' bathhouse structures and a laundry facility.

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- 3. All campsites be setback fifty (50') feet along the perimeter of the campground.
- 4. Obtain all necessary permits and inspections in accordance with the Virginia Uniform Statewide Building Code.
- 5. All operating conditions of SUP#14-53 and SUP#16-23 remain in effect with the exception that all outdoor amplified music cease by 10:30 p.m. as approved on SUP#14-12.
- 6. No further expansions.

Mr. Coyner seconded the motion, which carried unanimously.

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**PLECKER BROTHERS, INC. - SPECIAL USE PERMIT**

A request by Plecker Brothers, Inc., for a Special Use Permit to have outdoor storage of excavating material and equipment on property they own, located on the north side of Sangers Lane at the intersection of Sangers Lane and Balsley Road, Staunton in the Beverley Manor District. – TABLED AT THE SEPTEMBER 7, 2017 MEETING

Mr. Coyner moved to bring the item forward.

Vice Chairman Shreckhise seconded the motion, which carried unanimously.

Mr. Gregory Warnock, 922 Knightly Lane, Fort Defiance, stated Mr. Plecker is out of town today. He needs a place to store his equipment and materials. He has used the place for years. He has applied for the Special Use Permit in order to bring the site into compliance.

Mr. Coyner asked if the applicant will need to submit a site plan?

Ms. Bunch stated the applicant will need to submit a site plan because the land is zoned General Business.

Mr. Coyner asked if the applicant will get rid of some of the stuff that he does not use?

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Mr. Warnock stated Mr. Plecker has already taken some of the equipment that is not in use off of the site.

Mr. Coyner stated this is an ideal location as far as convenience. He mentioned that it is important for the site to be kept neat and orderly.

Mr. Warnock said the site has good vegetation around it.

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

There being none, Chairman Byerly declared the public hearing closed.

Vice Chairman Shreckhise stated the applicant needs to be sure the site is kept neat and orderly.

Mr. Coyner stated this site should be routinely inspected. He moved to approve the request with the following conditions:

**Pre-Condition:**

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.

**Operating Conditions:**

1. All equipment, machinery, and materials for the business be kept in the designated areas on the site plan.
2. No junk or inoperable vehicles, equipment, or parts of vehicles or equipment be kept outside.
3. Site be kept neat and orderly.
4. Natural vegetation be maintained in order to provide adequate screening.
5. Site be inspected annually for compliance for the next **five (5) years**.

Ms. Brown seconded the motion, which carried unanimously.

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

**RUSTY K. AND KARI G. DAVIS - EXTENSION OF TIME REQUEST**

A request by Rusty K. and Kari G. Davis, for a Special Use Permit to use an existing barn for weddings and special events on property they own, located at 106 Zion Church Road, Waynesboro, in the Wayne District.

Ms. Bunch stated the applicant has plans to start installing the septic system at the end of the month.

Mr. Coyner stated he does not want to set a precedent in approving an Extension of Time in order to give the applicant additional time to install a septic system.

Ms. Bunch noted the applicant had weddings scheduled and she did not want to dig while there was a special event going on.

Vice Chairman Shreckhise stated he has no problems in giving the applicant some additional time to install the septic system. He moved to approve the one (1) year Extension of Time.

Ms. Tilghman seconded the motion, which carried with a 4-1 vote. Mr. Coyner was in opposition to the motion.

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**STAFF REPORT**

- 16-45 Sandra T. or Lindsay Caitlin Mahon
- 16-46 Good Faith, LLC
- 16-47 Mark L. or Wendy W. Hochstedler

Ms. Bunch stated all of the Special Use Permits were inspected and are in compliance.

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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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Chairman

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Secretary