

July 3, 2008

PRESENT: S. F. Shreckhise, Chairman
C. E. Swortzel
D. A. Brown
J. R. Wilkinson, Zoning Administrator & Secretary
S. K. Shiflett, Zoning Technician I

ABSENT: J. W. Callison, Jr., Vice Chairman
G. A. Coyner, II
Pat Morgan, County Attorney

VIRGINIA: At the Called Meeting of the Augusta County Board of Zoning Appeals held on Thursday, July 3, 2008, at 9:00 A.M., in the County Government Center, Verona, Virginia.

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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:

- **James L. or Angela E. Jones - Special Use Permit**
- **Rodney Martin, agent for Promised Land, LLC- Special Use Permit**
- **Fred Conner, agent for D.M. Conner, Inc. - Special Use Permit**
- **Charles W. Barger, III, agent for Acres Sand and Stone, LLC - Special Use Permit**
- **J. Steven Arehart, agent for Staunton Machine Works, Inc. - Special Use Permit**
- **Jarrett F., Joseph J., and Dirk S. Gold, agents for Goldwrench Enterprise, LLC - 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

Secretary

PRESENT: S. F. Shreckhise, Chairman
C. E. Swortzel

July 3, 2008

G. A. Coyner, II
D. A. Brown
J. R. Wilkinson, Zoning Administrator & Secretary
S. K. Shiflett, Zoning Technician I
B.B. Cardellicchio-Weber, Administrative Secretary

Absent: J. W. Callison, Jr., Vice Chairman
Pat Morgan, County Attorney

VIRGINIA: At the Regular Meeting of the Augusta County Board of Zoning Appeals held on Thursday, July 3, 2008, at 1:30 P.M., in the County Government Center, Verona, Virginia....

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MINUTES

Mr. Swortzel moved that the minutes from the June 5, 2008 meeting be approved.

Mr. Coyner seconded the motion, which carried unanimously.

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JAMES L. OR ANGELA E. JONES - SPECIAL USE PERMIT

This being the date and time advertised to consider a request by James L. or Angela E. Jones, for a Special Use Permit to increase the number of children in the existing day care operation on property they own, located on the north side of Summerfield Drive, just east of the intersection of Summerfield Drive and Wilson Lane (Route 1315) in the Wayne District.

Mr. James Jones stated that this is a request to increase the number of children in his existing day care operation. He stated that he currently takes care of five (5) children. He stated that he would like to increase the number of children to twelve (12) which would be what Social Services permits. He stated that they would regulate the age and the care of each of the children. He stated that there is a room in the attached garage for the children. He stated that the backyard is fenced in. He stated that they have met all of the requests of Social Services' standards for licensing.

July 3, 2008

Chairman Shreckhise asked how would Social Services determine the maximum number of children?

Mr. Jones stated that with the Home Occupation Administrative Permit the number of children is based on the number of trips per day. He stated that they base that on five (5) children. He stated that five (5) children being dropped off and picked up would generate ten (10) trips.

Mr. Wilkinson stated that twelve (12) children would be the maximum number of children Social Services would permit. He asked if that would cause the applicant to have more staffing?

Mr. Jones stated that they use a point system per child. He stated that each age group has a certain amount of points. He stated that they are allowed sixteen (16) points per adult. He stated that 0-12 months are four (4) points each.

Chairman Shreckhise asked if the age of the children will be regulated by Social Services?

Mr. Jones stated yes.

Mr. Swortzel asked how did staff arrive to the condition of limiting the request to eight (8) children?

Mr. Wilkinson stated that he discussed that with the applicant.

Mr. Jones stated that he does not feel that he would have eight (8) children at one time but he would like to have the full licensing with Social Services for the possibility of a part-time child.

Chairman Shreckhise stated that there would be more flexibility with the age of the children.

Mr. Coyner asked what the age span would be?

Mr. Jones stated that they could have children anywhere from six (6) weeks of age to twelve (12) years old.

Mr. Coyner asked how does the neighborhood feel about this business?

Mr. Jones stated that they spoke with the neighbors and they have no problem with it.

July 3, 2008

Ms. Brown asked if they would have children at different times?

Mr. Jones stated yes.

Mr. Swortzel asked what the hours of operation would be?

Mrs. Angela Jones stated from 5:00 a.m. to 5:00 p.m.

Mr. Swortzel asked how much adult supervision would be required if the applicant has twelve (12) children?

Mr. Jones stated that they cannot have any more than sixteen (16) points per adult. He stated that there would be four (4) points per infant which is six (6) weeks to twelve (12) months of age. He stated that there would be three (3) points for twelve (12) months of age to two (2) years of age. He stated that it is two (2) points from twenty-four (24) months to thirty-six (36) months. He stated that after the child is over five (5) years old they count as one (1) point per child.

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

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

Mr. Swortzel stated that none of the neighbors are here to oppose the request. He stated that the applicant is not planning on having twelve (12) children at the site all of the time. He stated that Social Services will regulate the permit with a point system. He stated that he does not foresee any problems with increasing the number of children to twelve (12) because of the point system.

Ms. Brown moved that the request be approved with the following conditions:

Pre-Condition:

1. Provide a copy of the license from the Department of Social Services.

Operating Conditions:

1. Be limited to twelve (12) children.
2. Site be kept neat and orderly.

July 3, 2008

3. The only sign to be permitted for this business is one (1) on premise business sign not to exceed four (4) square feet.

Mr. Swortzel seconded the motion, which carried unanimously.

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RODNEY MARTIN, AGENT FOR PROMISED LAND, LLC- SPECIAL USE PERMIT

This being the date and time advertised to consider a request by Rodney Martin, agent for Promised Land, LLC, for a Special Use Permit to construct an addition to the existing facility and to increase the number of residents on property they own, located in the eastern quadrant of the intersection of Patton Farm Road (Route 634) and Mountain Vista Drive in the South River District.

Mr. Rodney Martin stated that he is representing Stuarts Draft Retirement Center. He stated that he would like to increase the size of the assisted living facility. He stated that they would like to increase the wing to build a 43' x 53' addition to house six (6) more rooms which would create eight (8) additional residents. He stated that there is a demand for retirement communities.

Chairman Shreckhise stated that the addition looks like it would be close to the road. He asked if the property has been surveyed?

Mr. Martin stated yes.

Ms. Brown stated that the electrical boxes are close.

Mr. Martin stated that they will be moved. He stated that they have already been in touch with various parties.

Ms. Brown asked about the culvert?

Mr. Martin stated that they will need to change the direction of the drainage but it would be engineered in a way that drainage would go around the building.

Ms. Brown asked how far past the boxes will the building go?

Mr. Martin stated that the boxes will be moved more toward the center of the structure and the addition will go out the end. He stated that it would be fifteen (15') to twenty (20') feet away from the building.

July 3, 2008

Ms. Brown asked what is the two (2) story building that is already at the location?

Mr. Martin stated that the only building that is over a single story is the three (3) story building in the back. He stated that those are independent apartments for the elderly. He stated that it would be another level of care for them. He stated that the cottages and terraces are all independent living.

Mr. Coyner stated that this addition will make this site at maximum capacity.

Mr. Martin stated yes they are at their maximum capacity without even building the addition.

Mr. Coyner stated that there is not much more space at the site.

Mr. Martin stated that is correct.

Mr. Coyner asked how many residents could live in the facility?

Mr. Martin stated that there are sixty (60) residents in the assisted living facility. He stated that there are ninety (90) apartments.

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

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

Mr. Coyner stated that they do a good job and this is a much needed service. He stated that they do not recall having any complaints for this site. He moved that the request be approved 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. Be limited to the requested 43' x 53' addition.

July 3, 2008

2. Be permitted to have up to thirty-four (34) residents in this facility.

Mr. Swortzel seconded the motion, which carried unanimously.

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

This being the date and time advertised to consider a request by Fred Conner, agent for D.M. Conner, Inc., for a Special Use Permit to modify stipulation #3 on SUP#01-09 in order to remove a portion of the 100 foot buffer strip on property it owns, adjacent to the Acres Sand and Stone mining operation, located on the south side of Howardsville Turnpike (Route 610), south of the intersection of Howardsville Turnpike (Route 610) and Lake Road (Route 660) in the South River District.

Mr. Fred Conner stated that he spoke with Mr. Barger regarding removing the 100' buffer from the strip of property. He stated that they both can mine the property and when it is done they can leave it flat and reseed the property. He stated that removing the strip would not bother any of the neighboring property owners.

Mr. Coyner asked if they will mine right to the property line?

Mr. Conner stated yes.

Ms. Brown asked what kind of materials is mined?

Mr. Conner stated sand and gravel.

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

Mr. Charles Barger stated that he is the next request on the agenda. He stated that the property lines were surveyed and only half of the property would benefit Acres Sand and Stone. He stated that all of the property will benefit Mr. Conner. He stated that they are still working out the details and working out the arrangements for the rest of the property. He stated that he is largely in favor of this request but they do have unfinished business.

Mr. Coyner asked how could only half of the strip benefit Mr. Barger?

Mr. Barger stated that the other half has already been mined and reclaimed by Mr. Conner. He stated that the property was mined prior to his ownership. He stated that

July 3, 2008

the land was surveyed. He stated that the only part that they would be interested in would be the part that has not been mined on either side.

Mr. Coyner stated that the property was mined prior to Mr. Barger's ownership. He stated that Mr. Barger should have been aware of it when the property was purchased.

Mr. Barger stated that he should have been but when the property was surveyed they found out exactly where the lines were. He stated that it was not clear where the property lines were.

Mr. Swortzel asked if the Bureau of Mines is critical about reclaiming property?

Mr. Barger stated that they are very critical with reclaiming. He stated that the land is still active because there is a bonding permit which is paid for each year.

Mr. Coyner asked who determined this?

Mr. Barger stated that the operator does. He stated that they pay for it whether they use it or not.

Chairman Shreckhise asked if the property is already mined is it detrimental for the property to be mined up to the line?

Mr. Barger stated he did not know of any.

Mr. Swortzel stated that the property line would be defined at the ridge.

Mr. Coyner stated that what is done on either sides of the property will not affect the other.

Mr. Barger stated that is correct because they would still have to come to a slope.

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

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

Mr. Swortzel moved that the request be approved with the following conditions:

Pre-Conditions:

None

July 3, 2008

Operating Conditions:

1. Only the 100' buffer area located along the 574.15' strip shared between the two mining operations as shown on the site plan may be vacated. All other buffer areas to remain in place.
2. All other conditions of SUP#01-09 remain in effect.

Mr. Coyner seconded the motion, which carried unanimously.

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CHARLES W. BARGER, III, AGENT FOR ACRES SAND AND STONE, LLC - SPECIAL USE PERMIT

This being the date and time advertised to consider a request by Charles W. Barger, III, agent for Acres Sand and Stone, LLC, for a Special Use Permit to modify stipulation #3 on SUP#99-47 in order to remove a portion of the 100 foot buffer strip on property they own, adjacent to D.M. Conner mining operation, located on the east side of Lake Road (Route 660), north of the intersection of Howardsville Turnpike (Route 610) and Lake Road (Route 660) in the South River District.

Mr. Charles Barger stated that he gave his position to the Board during the previous request. He stated that his property is on the south side of the line.

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

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

Chairman Shreckhise stated that this request is the same as the previous Special Use Permit.

Mr. Coyner moved that the request be approved with the following conditions:

Pre-Conditions:

None

Operating Conditions:

July 3, 2008

1. Only the 100' buffer area located along the 574.15' strip shared between the two mining operations as shown on the site plan may be vacated. All other buffer areas to remain in place.
2. All other conditions of SUP#99-47 remain in effect.

Mr. Swortzel seconded the motion, which carried unanimously.

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J. STEVEN AREHART, AGENT FOR STAUNTON MACHINE WORKS, INC. - SPECIAL USE PERMIT

This being the date and time advertised to consider a request by J. Steven Arehart, agent for Staunton Machine Works, Inc., for a Special Use Permit to continue using a non-conforming parking lot located in a residential district on property they own, located in the southwest quadrant of the intersection of Mule Academy Road (Route 642) and Jefferson Highway (Route 250) in the Wayne District.

Mr. Steven Arehart stated that he is representing Staunton Machine Works. He stated that the property has been in their possession since 1975. He stated that his dad purchased the house up on the hill and this was a portion of the purchase. He stated that in the early 1940s a dwelling was built. He stated that this property was used for a Pontiac dealership. He stated that they had cars parked on the property at that time. He stated that after that the property was sold to Wayne and Gary Lewis' dad and he operated the amusement center. He stated that the building takes up most of the property and there is no where to park. He stated that the Lewis' parked at the old used car lot. He stated that the site was primarily used for parking for Wayne and Gary Lewis. He stated that the business was closed and then Gary opened up the Blue Ridge Log Homes. He stated that for awhile he ran his business out of that building. He stated that the business was sold to Smooth Athletics. He stated that Industrial Fabricators asked if they can part at that site. He stated that Industrial Fabricators parked on the dirt road. He stated that they used it for parking for several years. He stated they have been in business there since 1989. He stated that they never applied for a Special Use Permit because they did not know that they needed one. He stated that the parking lot has been used as a parking lot since the day he was born. He stated that the County notified him that they cannot park on the site because of the residential zoning of the property even though they own it. He stated that the zoning and the use of the property has never changed. He stated that they donated land to widen Route 250 twice and to put in Mule Academy Road. He stated that they would like to continue to use the site as a parking lot. He stated that Industrial Fabricators

July 3, 2008

employee's park at the lot. He stated that staff had a concern about pedestrians crossing the road. He stated that citizens cross the road in Staunton all of the time. He stated that this parking lot has been at the site for almost twenty (20) years and there has never been a problem with someone getting in or out. He stated that when they widened the road they gave up the entrance on Route 250 and the entrance capability off of Route 642 so that they got their entrance further away from the intersection. He stated that the entrance is on the center lot. He stated that the highway department put all of the gravel in. He stated that it has been maintained by Industrial Fabricators. He stated that Industrial Fabricators have utilized the parking since they have been at the site. He stated that they have utilized it themselves since the number of years that they have owned the land. He stated that his brother parks large trucks and a crane on the property since they have owned it. He stated that this is an extension of what has been on the property for many years. He stated that they are not asking to do anything new.

Mr. Coyner asked if they owned the building?

Mr. Arehart stated no. He stated that it was bought by Smooth Athletics and it is on a separate lot.

Mr. Coyner stated that Industrial Fabricators' employees use the parking lot in order to park across the street.

Mr. Arehart stated that occasionally they do come back with equipment. He stated that his dad would also park his equipment or his larger company vehicles at the site. He stated that no one has ever complained. He stated that Industrial Fabricators' employees used to park on the street. He stated that if they are going to maintain the parking lot and park their equipment then it is fine with them. He stated that this parking should not be a major concern. He stated that the entrance is far enough away from the intersection in order to see if a car is coming. He stated that he has been doing it for twenty (20) years and there has never been a problem at the site.

Mr. Coyner asked if the applicant would occasionally park something at the site?

Mr. Arehart stated he runs a crane and rigging business. He stated that sometimes they use that lot as a staging lot to go back and forth. He stated that from his understanding Mr. Wilkinson stated that he cannot park on the site because of the way it is zoned unless he gets a Special Use Permit or rezones the property.

Ms. Brown asked what is the distance from the curb to the driveway entrance?

July 3, 2008

Mr. Arehart stated in the illustration it shows about 150' to 200' to the entrance. He stated that they moved the parking as far away from the corner as possible. He stated that if the property was ever developed the parking lot would have to be removed.

Mr. Swortzel stated that it would infringe over onto the other lot.

Mr. Arehart stated that the only part that they consistently use is the gravel area in the corner. He stated that right now there is a pile of topsoil on the property. He stated that they own the property that borders this site.

Mr. Wilkinson stated that all three (3) pieces of property are zoned residential. He stated that all of the green area shown on the tax map has been zoned residential for many years.

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

Mr. Arehart, 1426 Jefferson Highway, stated that the staff is against the approval of the permit because of the employees walking across the highway. He stated that there are a number of businesses that have parking across the road. He stated that some of them include: Waynesboro Nursery, James River Equipment, Fishersville Methodist, Woodrow Wilson Rehabilitation Center, Augusta County School Board Offices, Old Providence Church, and Blue Ridge Lumber which is on the same road. He stated that it is not exactly the same thing but it involves people walking back and forth across the road. He stated that he does not understand the requirements for a grass strip.

Mr. Wilkinson stated that with developing the parking lot a grass strip between the parking lot and the road would need to be constructed if the land is ever zoned to business. He stated that if the zoning changes to business and if there is future development of the property, the property would need to be developed under the business requirements.

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

Mr. Eddie Major stated that he is one of the owners representing Industrial Fabricators. He stated that Scott Childress is also here. He stated that they are in favor of the request because it would benefit the employees. He stated that they have worked hard to find parking for the fifty (50) employees that they have. He stated that about three (3) years ago Bobby Arehart, his partner, Mr. Wilkinson, and himself were talking about rezoning the corner lot. He stated that all of a sudden they need to rezone all of the property from residential to business. He stated that naturally he did not want to do that

July 3, 2008

because of the tax purposes. He stated that they have also received several letters about parking.

Mr. Coyner asked if they had planned on putting a parking lot on another site?

Mr. Major stated yes on the lower end. He stated that they planned on putting a parking lot on Mr. Simmons' land. He stated that there was a higher cost involved in renting the land. He stated that this is a better deal. He stated that they cleaned the property up. He stated that they are fortunate to have a business with a number of employees.

Mr. Coyner asked if they are concerned about the welfare of the employees walking across the road?

Mr. Major stated this situation is no different than anyone else walking across the road to Route 608. He stated that he is concerned about the welfare of the employees. He stated that normally the employees come to work from 6:00 a.m. to 7:00 a.m. and that is prior to anyone else on that road going to work. He stated that there is not a problem with traffic in the mornings. He stated that in the evenings it is a little different because the lumber mill gets out around 5:00 p.m. and his employees get out around 5:30 p.m.

Mr. Coyner asked where would the overflow of parking be?

Mr. Major stated they also have parking down behind the buildings. He stated that when that fills the overflow goes on the hill. He stated that some of them would rather park up there than they would in the lot and come out to Mule Academy. He stated that they do not tell their employees where to park. He stated that there was an issue on the third lot with their employees parking but they have told them not to park there because they will get a ticket. He stated that the parking has been a problem from the beginning.

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

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

Ms. Brown asked about the zoning for the auto dealership?

Mr. Wilkinson stated that the applicants stated the dealership was there before the property was zoned in the 1940s and before there was any Zoning Ordinance in the County.

Ms. Brown asked about Smooth Athletics?

July 3, 2008

Mr. Wilkinson stated that they are in the building beside the parking lot.

Chairman Shreckhise stated that Mr. Arehart stated that they have used the site as a parking lot for the many years and there were no problems with it. He stated that if the property would be zoned business they would be able to do the same thing. He stated that it is not much worse than crossing the street anywhere else.

Mr. Coyner stated that property has been used for a parking lot for quite some time. He stated that he understands the Planning Commission's concern.

Mr. Wilkinson stated that if the Board determines it is a non-conforming use it can continue under a Special Use Permit.

Mr. Coyner stated that he remembers vehicles being there for quite some time. He moved that the request be approved 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. Be allowed to park a maximum of eleven (11) vehicles as shown on the site plan and employees use existing entrance on lot 3.
2. There be no entrance onto Jefferson Highway (Route 250).
3. Once the property is zoned business, all parking requirements of Chapter 25, Article III, Off Street Parking must be met.

Mr. Swortzel seconded the motion, which carried unanimously.

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RONALD C. SHICKEL, AGENT FOR SHENANDOAH VALLEY ELECTRIC COOPERATIVE - SPECIAL USE PERMIT

This being the date and time advertised to consider a request by Ronald C. Shickel, agent for Shenandoah Valley Electric Cooperative, for a Special Use Permit to

July 3, 2008

construct a wireless communication facility on property it owns, located on the east side of Lee Highway (Route 11), just north of the intersection of Lee Highway (Route 11) and Christians Creek Road (Route 647) in the Beverley Manor District.

Mr. John Coffey from Shenandoah Valley Electric Cooperative made a presentation to the Board of Zoning Appeals (for a copy of the presentation see the Special Use Permit file). He stated that he also has Ronald Shickel with him who works for the same office in Mount Crawford. He stated that from an electrical standpoint they need to maintain control of the operation, the maintenance, and the ongoing use of the facility.

Mr. Ronald Shickel presented pictures of the site to the Board of Zoning Appeals. He stated that they understand the County's efforts to promote co-location. He stated that they have towers with co-location. He stated that they to feel a sense of responsibility to minimize tower installations but after extensive evaluations co-locating on the Crown Castle tower, the engineering staff at SVEC has concluded that the most diligent option is to construct the pole in the yard. He stated that they feel the visual impact is minimal. He stated that this will be a low structure. He stated that this is a commercial area. He stated that long term there is an economic benefit to owning their own structure. He stated that short term the investment will be greater to put up the structure than to co-locate. He stated that they are willing to spend the upfront money to gain the long term benefits of economics as well as reliability. He stated that system downtime in the network is critical. He stated that they are simplifying the network by having it go right at the office.

Mr. Swortzel asked if the generators would be at the office or at the site?

Mr. Shickel stated that they will share the existing generator that is currently located at the office. He stated that they will go under the ground with electrical service as well as fiber. He stated that they would either have to install a second generator at the co-location site or rely on existing generator power and he does not know the availability of the power and not sure if that would be an option or not but it would be with a recurring monthly fee. He stated that they feel that electric utilities and telecommunications are target sites for terrorists. He stated that the Staunton-Augusta District is a more secure location due to the fact that they can man that office 24 hours a day and install surveillance cameras. He read the Mission Statement from Shenandoah Valley Electric Cooperative.

Mr. Coyner stated that it is unusual to have a tower located at the bottom of the hill.

Mr. Shickel stated that they do not look at the height of the tower but the location. He stated that they do not foresee this being of any interest to telecommunication carriers just because of it being at the bottom of the hill.

July 3, 2008

Mr. Coyner asked if the tower would be strong enough to support other co-locators?

Mr. Coffey stated that they do not intend to solicit co-locators. He stated that the intent is to get a secure link between the headquarters and the systems that they have in place. He stated that they need to have piece of mind that it will be up and running. He stated that with one instance they co-located and with the last two storms, in another County, their experience was that the generator failed at the site and disconnected them from several thousands of consumers and the three sub-stations. He stated that they do not want delays because they do not have the communication up and running.

Ms. Brown asked if there would be a camera observing the site?

Mr. Shickel stated that presently they do not have cameras at the Staunton location but that is being considered as an option at all of the facilities. He stated that the pole would be under surveillance at their office.

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

Mr. Jacob Shaner, 117 Shaner Lane, stated that he is located north behind the site. He stated that he is concerned about the water runoff. He stated that they have a problem with water runoff from several adjacent operations. He stated that the private lane is adjacent to their property and during construction it was used. He stated that he maintains the lane which is strictly a gravel farm lane for three (3) houses. He stated that he has talked with Mr. Coffey and he assured him that they would not use Shaner Lane with the construction of the tower. He stated that he had to rebuild the road several times because of all of the water runoff which was not adequately taken care of from previous developments.

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

There being none. Chairman Shreckhise asked the County's consultant, George Condyles, to come up to speak. He stated that the consultant has given the Board a written report.

Mr. George Condyles stated that he is the President of Atlantic Technology Consultants. He stated that he reviewed the application and supports this request. He stated that this application is totally different from most tower requests in the fact that this is a point to point microwave link. He stated that this has to be in the horizontal and vertical arrangement. He stated that part of their problem is the small hill but also the

July 3, 2008

Harley Davidson Dealership. He stated that all of their construction will be done on their side of the fence. He stated that this measures all of their substations but also all of the usage at the homes. He stated that they are looking to install automated systems. He stated that he has never seen putting this type of system on a commercial tower. He stated that they need to control this from beginning to end. He stated that they need to have a tower on their property because they need to control it. He stated that they have plenty of generators. He stated that they need the tower in order to enhance the community services. He stated that they will monitor the power levels and it will even measure the surges.

Mr. Coyner stated that there is not much room for them to get a signal.

Mr. Condyles stated that they ran the numbers and it works.

Mr. Coyner stated that the height of the tower is the minimum to get the service accomplished.

Mr. Condyles stated that they are not looking to be tower developers. He stated that they are trying to take care of what they need. He stated that commercial carriers will go on the hill because they need to get the 360 degree for their tower. He stated that Shenandoah Valley Electric is trying to maintain their business and grow with technology.

Mr. Swartzel stated that it seems from the presentation that this Board should not request a co-location from this tower.

Mr. Condyles stated that if they wanted to be in the co-location business they would have requested a 195' tower. He stated that on the hill there is a monopole by Crown which already has four (4) carriers. He stated that most of the commercial providers that need space are already on the Crown tower.

Mr. Swartzel stated that from a security standpoint they are better off on the tower alone.

Mr. Condyles stated that Crown may not want the responsibility of having Shenandoah Valley Electric on their tower. He stated that the Crown tower could probably have one more carrier and that will pretty much complete this area from a land mobile standpoint. He stated that they would probably opt to go on the hill before they would opt to go on this site.

July 3, 2008

Mr. Coffey stated that he spoke with the gentleman regarding erosion. He indicated to him that if he has any problems with erosion to give him a call. He stated that Shenandoah Valley Electric Cooperative will not be going beyond the fence.

Mr. Swortzel stated that they are not disturbing much ground.

Mr. Condyles stated that they will disturb a 10' x 10' area.

Mr. Coffey stated that their commitment is to work with their consumers.

Chairman Shreckhise declared the public hearing closed.

Mr. Coyner stated that this would be a good service to the community. He stated that it is good to take some precautionary measures in a crisis. He moved that the request be approved with the following conditions:

Pre-Conditions:

1. The applicant will submit the \$25,000 removal bond described in (2) below.
2. The applicant will submit a site plan including landscaping 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.
3. The applicant will provide a copy of the NEPA/SHPO study and FAA approval.

Operating Conditions:

1. The height of the tower shall not exceed 100'.
2. The applicant will notify the Augusta County Community Development Department within thirty (30) days of the date the tower is no longer used for telecommunications purposes. The tower shall be disassembled and completely removed from the site within ninety (90) days of such notification. Pursuant to Section 15.2-2309, paragraph 6 of the Code of Virginia: "The applicant shall provide bond with appropriate surety in the amount of \$25,000 to insure compliance with this stipulation. The applicant will ensure the bond shall remain in effect until at least six (6) months following notice to the Augusta County Community Development Department that wireless telecommunications have been discontinued.

July 3, 2008

3. The applicant will comply with all FCC regulations.
4. Tower will be a monopole structure with a matte non-buffed, non-reflective type finish.

Ms. Brown seconded the motion, which carried unanimously.

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JARRETT F., JOSEPH J., AND DIRK S. GOLD, AGENTS FOR GOLDWRENCH ENTERPRISE, LLC - SPECIAL USE PERMIT

This being the date and time advertised to consider a request by Jarrett F., Joseph J., and Dirk S. Gold, agents for Goldwrench Enterprise, LLC, for a Special Use Permit to enlarge the fenced vehicle storage area and to add display and sales of motor vehicles on property they own, located on the west side of East Side Highway (Route 340), just north of the intersection of East Side Highway (Route 340) and Landes Lane in the Wayne District.

Mr. Jarrett Gold stated that they want to be in compliance with their previous permit and tidy up the site. He stated that the business has grown very well. He stated that they have a customer that has an inventory of Volkswagon vans that are being kept at the site. He stated that they do work for him and as they do the work they end up with quite a few of the vans. He stated that they would like to increase the fenced in storage lot and put it to the rear of the property. He stated that they would also like to sell motor vehicles. He stated that with the Department of Motor Vehicles they found out that if they sell more than six (6) vehicles per year they need to have a dealer's license. He stated that as they operated the business with the towing and car repair they end up with these vehicles whether it be a customer who does not want to put in the repairs or cannot pay their bill. He stated that they end up with a lot of these vehicles. He stated that they will end up selling more than six (6) vehicles a year and he would like to comply with the law.

Mr. Swortzel asked when the original permit was approved?

Mr. Wilkinson stated March of last year.

Mr. Swortzel stated that in that time they have accumulated all of those vehicles. He asked how long would it take to restore the vehicles?

Mr. Gold stated that they will operate their day to day business and they will fill in down time with restoring the vans in between the normal daily operations.

July 3, 2008

Mr. Swortzel stated that the applicants will not even live long enough to restore all of the vans that are on the site. He stated that this business has gone from a legitimate business to a junkyard.

Mr. Gold stated that they are not proposing to operate a salvage yard.

Mr. Swortzel stated that the applicant does have a junkyard.

Mr. Coyner asked if it is necessary to store all twenty-nine (29) vans at the site?

Mr. Gold stated that they can work with this customer. He stated that he is from the Waynesboro area. He stated that he has an inventory of the vans. He stated that the vans are kept in Pulaski. He stated that they are not fully restoring all of the vehicles. He stated that he gets them operational and the client turns around and sells the vans.

Mr. Swortzel stated that when the applicant says restoration he means mechanically restoring and not doing any body work or upholstery.

Mr. Gold stated that he does the mechanical work on the vans.

Mr. Swortzel asked if the applicants did not take another vehicle in, how long would it take to restore them?

Mr. Gold stated it would take eight (8) to twelve (12) months to go through all of the vans and get them operational.

Mr. Swortzel stated that the applicant has various other vehicles on the site that are not vans.

Mr. Gold stated that they have found that with the Cadillac, the engine was blown up on the vehicle. He stated that they have to contact the customer and they do not want to put the money into the vehicle. He stated that they have asked the customer to get rid of the vehicle or give us the title so that they can get that to a salvage yard. He stated that when they go to the DMV to get a title, if they cannot get it directly from the customer, it takes three (3) to six (6) months with certified letters to remove the vehicle. He stated that if they tow a vehicle in off the interstate that is abandoned, they cannot just go to the salvage yard and give it away because it is unclaimed property. He stated that they have to go through a process of claiming that title. He stated that as they become more efficient with that you will see a lot of the vehicles removed. He stated that in the first year of business it is a learning curve. He stated that they are at the

July 3, 2008

bottom of their learning curve. He stated that it takes anywhere from three (3) to four (4) months to get titles for the vehicles.

Mr. Swortzel stated that the biggest problem is that the applicant is storing vans for the client in Waynesboro until they are ready to be driven on the road.

Chairman Shreckhise asked where are the vans coming from?

Mr. Gold stated that the client has a lot in Pulaski so it is not in Augusta County at all.

Chairman Shreckhise stated that the client should keep them down in Pulaski. He stated that the client should bring in two (2) or three (3) at a time so that Mr. Gold can work on them instead of sending twenty (20) vehicles at this site. He stated that Pulaski does not want him to store the vans down there either.

Mr. Gold stated that they are proposing a fenced in lot. He stated that if they have three (3) or four (4) vans to grab certain things off of as far as parts it is helpful to have some on hand. He stated that the customer sees that there is a value for the vans and once they are mechanically restored to running condition he is able to sell them for a good profit.

Chairman Shreckhise stated that it makes really good sense but that is what a junkyard is.

Mr. Gold stated that they are dealing with one customer and they are trying to cater to their needs. He stated that it is good work for them. He stated that they have one good strong customer to help sustain them. He stated that they have this one stream of steady work which will keep a business vibrant.

Ms. Brown asked how many vans have they restored for their client?

Mr. Gold stated twelve (12) of them.

Mr. Coyner stated that once they are off the site are they placed somewhere else?

Mr. Gold stated that their client has them in Pulaski to be sold. He stated that these vehicles are not sold on the road front but through the internet or on E-bay.

Mr. Coyner stated that the applicant stated that it is nice to have four (4) or five (5) vans in order for parts to be taken off. He asked why not just have four (4) or five (5) instead of twenty-nine (29)?

July 3, 2008

Mr. Gold stated that they acquired the vans and this is the inventory that they have. He stated that the solution is to extend the lot and build a bigger fenced in area.

Mr. Coyner stated that if the area gets bigger it will be filled up. He stated that the chance of getting this permit approved for what the applicant has at the site currently is very slim.

Mr. Swortzel stated that the applicant has abused the privileges that the Board put on his permit.

Mr. Gold stated that they want to be good neighbors and serve the community. He stated that the neighbors on the left and right side of the site are happy with what they have done to the site. He stated that he did not think it would be that much opposition to this request.

Mr. Wilkinson stated that our office received some calls and they wanted to know why the number of cars has been increasing at the site. He stated that there is a 50' x 100' screened area. He asked if it would hold twenty (20) cars?

Mr. Gold stated that twenty (20) cars would be a stretch. He stated that there needs to be room for the cars to maneuver around.

Chairman Shreckhise stated that the fenced in area was empty today. He stated that the Board approved the fenced in area so the vehicles are not stored outside for everyone to see. He asked what will become of the vehicles that have become cannibalized?

Mr. Dirk Gold, 94 Colonial Heights Lane, stated that they will remove them.

Mr. Jarrett Gold stated they do not want to operate a salvage yard. He stated that there are certain vans that sell for a lot of money once they are restored. He stated that the proposed solution is to get them behind a screened in fence so that it is not a nuisance among the neighbors and the community. He stated that they are in the automotive repair and the towing business.

Chairman Shreckhise stated that the applicant wants the larger lot because they have one client that they want to take care of.

Mr. Coyner stated that the applicant is asking for a spot four (4) times as big as what the applicant has and today they were not using what they have for whatever reason. He asked if the vans would be in one and what is towed in the other?

July 3, 2008

Mr. Jarrett Gold stated that they propose to move back what is there. He stated that the 50' x 55' will be the immediate tow space. He stated that the turn around time is generally two (2) to three (3) weeks. He stated the rear storage area is for vehicles that will sit for longer time periods that will not be cycled through as quick. He stated that some of these vehicles will sit quite some time. He stated that they are on the state police list and when a vehicle is abandoned they need to go to DMV and get the information in order to mail them a letter. He stated that it is a legal certified letter stating that they are going to dispose of the vehicle. He stated that they are also fine tuning the process.

Mr. Swortzel asked how many vehicles are unclaimed at the site?

Mr. Jarrett Gold stated that they mailed out about ten (10) letters.

Mr. Dirk Gold stated that the Board visited the site when they cleaned up the storage area. He stated that they collected a little quicker than they ever imagined. He stated that when they go out on tow jobs they collect the junk cars. He stated that they were a little slow about how quickly to process them. He stated that there are vehicles that they work on and then the customers do not want to pay for the repairs on the car.

Chairman Shreckhise stated that there are also their regular customers that want some work done.

Mr. Jarrett Gold stated that those are typically licensed vehicles.

Chairman Shreckhise stated that it looks like the applicant needs the parking areas for the regular customers. He stated that the next area near the shed will be used for the wrecked vehicles and the other is for the client that has the vans. He asked if the applicants explored the possibility of having a separate storage area for this one client?

Mr. Jarrett Gold stated that they do not own a property where they could do that. He stated that they would not be able to move the vehicles back and forth.

Chairman Shreckhise stated he knows that will make it a little hard but there are a lot of neighbors in the area.

Mr. Dirk Gold stated that the lot has three (3) acres and they pushed everything back against the railroad tracks.

Mr. Swortzel stated that the site was very crowded today.

July 3, 2008

Mr. Jarrett Gold stated that there was a lot of traffic today because there was a lot of work going on. He stated that there were a couple of cars parked up front. He stated that they want to free up the front and have more vehicles in the rear.

Mr. Swortzel asked how many employees are working on these cars?

Mr. Jarrett Gold stated that they have two (2) mechanics and he runs the office. He stated that their goal is to grow this business and build off the back two bays to become more efficient with managing the workflow.

Mr. Wilkinson stated that there were several cars up front today and one had a smashed fender and there were some that were unlicensed. He stated that is one of the regulations of the permit that the applicant is operating on now that the inoperable vehicles be in the building or in the screened area.

Mr. Jarrett Gold stated that this will enable them to accommodate those requirements. He stated their goal is to clean, maintain, and to present themselves well. He stated that they cleaned up near the rental house.

Mr. Wilkinson stated that this is a residential neighborhood. He stated that at what point does it cease being a storage area and become a salvage area or a junkyard due to the number of vehicles even if they are screened. He stated that the size of the facility overall is what they are concerned about because the neighborhood is predominately residentially developed.

Mr. Coyner stated that the Volkswagon client could be a long term relationship. He asked if they considered holding the inventory down to five (5) instead of twenty-nine (29)?

Mr. Jarrett Gold stated that they are trying to accommodate the client.

Mr. Dirk Gold stated that it grew a little quicker than what they wanted. He stated that he would like to get to a number that is manageable so that they can accommodate the client.

Mr. Jarrett Gold stated that the customer is proposing to pay for the fence because he wants his vans sold.

Mr. Swortzel stated that if there is an unlicensed vehicle sitting there for a period of time is a junkyard.

July 3, 2008

Mr. Wilkinson stated anymore than five (5) inoperable vehicles for more than sixty (60) days it is a junkyard by definition. He stated that if staff drives by and the applicant is violating the conditions of the permit the applicant risks going before the Board to cancel the permit. He stated that whatever conditions the Board gives the applicant on the permit it would need to be adhered to.

Mr. Dirk Gold stated they are trying to accomplish that with the second fenced in area in order to deal specifically with the one customer. He stated that they can clean up the issue with the inoperable vehicles outside. He stated that they would like permission to deal with the one customer with the second lot.

Mr. Swortzel asked if the Board tabled the request for sixty (60) days could the applicant show the Board some improvement in the site?

Mr. Coyner stated that the applicant can talk with their client and say that twenty-five (25) cars are too much.

Mr. Jarrett Gold stated that they need to find out what is reasonable.

Mr. Swortzel stated that the applicant needs to explain the permit to the client. He stated that the applicant is in a position where they can either work or not.

Mr. Jarrett Gold stated that the risk for them is that the client can find another business that can accommodate his needs better. He stated that they want that business.

Mr. Swortzel stated that the applicant continues this they may not be able to accommodate anything.

Mr. Jarrett Gold stated that they will solve the problem regardless. He stated that they will commit to housekeeping the site. He stated that they will go through the vehicles and line them up in an orderly fashion. He stated that they would maintain a good presentation of the property. He stated that the Board can table the request so that the site can be brought into compliance.

Mr. Wilkinson stated that the client wants the applicant to be his storage lot. He asked how many cars fit on a car carrier?

Mr. Jarrett Gold stated that his truck hauls two (2) vehicles.

Mr. Wilkinson stated that the applicant has a years worth of work. He stated that the client needs to only bring four (4) at a time because that is restricting the ability to get the normal customers and hauling business taken care of.

July 3, 2008

Ms. Brown stated that the grass is very tall in the rear. She hopes the applicant will take care of that as well. She asked if the tires will also be removed from outside?

Mr. Jarrett Gold stated that they can use the storage areas to accommodate the tires as well.

Chairman Shreckhise stated that anything that the applicant can do to make the site look better would be great.

Mr. Jarrett Gold asked what the solution would be from the Board?

Chairman Shreckhise stated that first they would need to see if any of the neighbors are here to speak. He asked if there was anyone wishing to speak in favor, or in opposition to the request?

Ms. Tina Bickley, 589 East Side Highway, stated that she lives directly across from the site. She stated that they are nice people but she does not want a junkyard at the site. She stated that the applicant wants to add on to the outside storage and sell motor vehicles. She stated that she has no problem with them selling vehicles but with everything that he has going on, there is not enough room to do it all. She stated that they will take parts off one van and put it on the other ones. She stated that after you get done fixing the vehicle it will sit there for quite some time until someone comes in and asks that the site get clean. She stated that she does not want a junkyard across from her. She stated that Tony Edwards' business was small. She stated that he did not have that many cars at the site. She stated that they have been there for over a year. She stated that it should not take that long to take care of getting the title for the vehicles. She stated that she does not want people coming in late at night. She stated that people are stealing parts even from dealerships. She stated that if the business stays like it was that is fine but not with salvage vehicles and junkyards. She stated that maybe they need to focus on one aspect instead of going from automotive car lot to storage. She stated that out front there are three (3) vehicles with no license plates on them and vehicles on the side that have been there for over a month. She stated that when she got this letter in the mail she was hoping that they would come over like Tony did when he lived there because that is neighborly.

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

Mr. Richard Morris stated that he lives across the road from them. He stated that he had no problem with the business as long as they did not make it a junkyard. He stated that when he left today there were sixteen (16) damaged cars in the front with no

July 3, 2008

licenses on them. He stated that the property looks really rough. He stated that Mr. Edwards did everything he could and he was not allowed to have any vehicles off in the grass. He stated that he never did that except for what was in the storage area. He stated that the Board can see what the applicant did without permission so he is afraid what is going to happen from here on. He stated that he is totally against the permit.

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

Mr. Raleigh Fitzgerald, 597 East Side Highway, stated that he is diagonally across the road from Goldwrench. He stated that he agrees with what the Board was talking about earlier about there being too much at the site and how much is too much. He stated that once you start cannibalizing a vehicle they stay at the site for a long time. He stated that he is afraid that this site will turn into that. He stated that he does not have a problem with four (4) or five (5) vehicles and taking off what is salvageable and hauling the rest of it to Stumps and brining in another one to replace it. He stated that anything more than five (5) or six (6) is too much. He stated that he does not want the property to turn into a junkyard.

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

There being none, Chairman Shreckhise asked if the applicant would like to respond?

Mr. Jarrett Gold proposed that the Board table the request for sixty (60) days. He stated that they will commit to a housekeeping issue now that they have been made aware. He stated that they are learning the ups and downs of this business. He stated that the viability of the business helps serving the one customer. He stated that all of the cars up front will be licensed and if they are not they will make sure that they are off the front part of the parking lot.

Mr. Swortzel stated that in some cases the Board has seen where a site was visited and it was in compliance and the applicant took the vehicles and placed them somewhere else. He stated that the Board does not want to see this happen.

Mr. Jarrett Gold stated that as far as manipulation or removing the vehicles it will not happen. He stated that he will discuss a set number of vehicles with his client and propose to build an accommodating area. He stated that he has not heard any of the issues from the neighbors. He stated that they are always willing to help the neighbors. He stated that as they learn the process of disposing the vehicles they will have a better system.

July 3, 2008

Mr. Wilkinson stated that there is a fine line between a car repair and a junkyard or salvage yard. He stated that the permit is for automotive repair but this permit before the Board would not be one for a junkyard where you would have a certain number of cars that are being salvaged. He stated that the neighbor was concerned that the car could be there for a year which would require a separate application. He stated that with motor vehicle repair staff would expect vehicles to be repaired and off the site. He stated that if the applicant strips one down to make the other one drivable then it needs to go to the salvage yard and not on the property for an extended amount of time.

Chairman Shreckhise declared the public hearing closed.

Mr. Coyner stated that twenty-nine (29) vehicles will not be acceptable. He stated that the Board wants to encourage young people to be in business but their part is to comply with the conditions on the permit. He stated that the County is willing to work with the applicant. He stated that the applicants should want to start off on the right foot.

Chairman Shreckhise stated that the Board will view the site in the next sixty (60) days. He stated that the Board is not leaning toward the applicant having a number of vehicles at the site. He stated that the applicant is trying to do so much in the one area. He stated that applicant is in a residential area. He stated that this use is only permitted as long as it does not interfere with the neighbors.

Mr. Swortzel stated that the fact that he is bringing in vehicles and putting them on other vehicles is a junkyard. He stated that is not car repair.

Mr. Coyner stated that he would encourage the applicant to speak with the County to make sure they are heading down the right path. He stated that if it looks like a junkyard then he may need to pursue another permit.

Mr. Swortzel stated that the Board is not trying to put the applicant out of business.

Chairman Shreckhise stated that the Board expects to see something better than what it looked like today.

Mr. Coyner moved that the request be tabled for sixty (60) days to get the site into compliance.

Mr. Swortzel seconded the motion, which carried unanimously.

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OLD BUSINESS

July 3, 2008

JESSIE WILMER, AGENT FOR NTELOS - SPECIAL USE PERMIT

A request by Jessie Wilmer, agent for Ntelos, for a Special Use Permit to co-locate telecommunications equipment on the existing tower and expand the compound area on property owned by VOX Communications Group, LLC, located on the north side of Hewitt Road (Route 703), just east of the intersection of Hewitt Road (Route 703) and Scott Christian Road (Route 705) in the Pastures District. - TABLED FROM THE JUNE 5, 2008 MEETING

Mr. Coyner moved that the request be brought forward.

Ms. Brown seconded the motion, which carried unanimously.

Mr. Wilkinson stated that he has received a letter from VOX Communications. He met with Ntelos and with the General Manager of VOX Communication addressing the issues that came up at the previous meeting. He stated that they have agreed to bush hog the property now and the letter states they will also maintain the grass below the 14" level that the neighbor was concerned about. He stated that it also states in the letter that they will remove the trailer and the other buildings that are vacant, however, they need Ntelos to do their work first. He stated that in the revised comments he did add a pre-condition that the lot be mowed and the Board could add the trailer removal to the operating condition.

Ms. Jessie Wilmer stated that she does not have any additional comments. She stated that they are using the same contractor to do the work.

Mr. Wilkinson stated that Ntelos modified their request to a privacy fence around the entire compound instead of trees. He stated that he is confident that all of the concerns of the neighbor have been met. He stated that the letter will be included within the file.

Chairman Shreckhise asked if Mr. Condyles has any more comments on this request?

Mr. Condyles stated no.

Mr. Coyner stated that it sounds like the issues the Board wanted to be addressed are going to happen. He moved that the request be approved with the following conditions:

Pre-Conditions:

July 3, 2008

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. The applicant will submit the \$25,000 removal bond described in (3) below.
3. The owner will have the grass mowed below 14" prior to construction.

Operating Conditions:

1. All tower modifications as recommended by Malouf Engineering International, Inc., be implemented.
2. The existing fence to be removed and a six (6') foot high wood privacy fence will be installed as shown on the site plan.
3. The applicant will notify the Augusta County Community Development Department within thirty (30) days of the date the tower is no longer used for telecommunications purposes. The tower shall be disassembled and completely removed from the site within ninety (90) days of such notification. Pursuant to Section 15.2-2309, paragraph 6 of the Code of Virginia: "The applicant shall provide bond with appropriate surety in the amount of \$25,000 to insure compliance with this stipulation. The applicant will ensure the bond shall remain in effect until at least six (6) months following notice to the Augusta County Community Development Department that wireless telecommunications have been discontinued.
4. The applicant will comply with all FCC regulations.
5. The existing manufactured home will be removed once Ntelos has installed their new equipment.

Ms. Brown seconded the motion, which carried unanimously.

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STAFF REPORT

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|-------|------------------------------|
| 07-66 | Gardner, David L. |
| 07-67 | River Hill Properties, Inc. |
| 07-68 | Sizemore, James W. Family LP |
| 07-69 | Leavell, John C. |
| 07-70 | Coeyman, Gladys A. |

July 3, 2008

07-71 Sizemore, James W. Family LP

Mr. Wilkinson stated that SUP#07-66 is working on their site plan. He stated that the footers have been started for SUP#07-67. He stated that SUP#07-68 had several vehicles outside. He stated that staff sent them a letter and they agreed to take care of that right away. He stated that they did not have their fence up and he told them they needed to take care of that. He stated that the VDOT entrance permit has been finalized and the applicant is working on his site plan for SUP#07-69. He stated that SUP#07-70 and SUP#07-71 are both in compliance.

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Mr. Wilkinson handed out the zoning enforcement cases that Mr. Morgan has been working on.

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

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Chairman

Secretary