

April 4, 2019

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

ABSENT: James R. Benkahla, County Attorney

VIRGINIA: At the Called Meeting of the Augusta County Board of Zoning Appeals held on Thursday, April 4, 2019 at 8:00 A.M., in the County Government Center, Verona, Virginia.

The staff briefing was held at **8:00 a.m.** in the Board of Supervisors Conference Room where the Board reviewed the staff report for each request on the 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:

- BERNARD LEE, III AND MELISSA A. CHRISTIAN - SPECIAL USE PERMIT
- HARRY A. OR SUSAN D. BALDWIN - SPECIAL USE PERMIT
- ZACHARY CLYMORE - SPECIAL USE PERMIT
- BOGDAN V. OR ALVINA V. SAKHNYUK - SPECIAL USE PERMIT
- PAMELA H. TAYLOR - SPECIAL USE PERMIT
- STACY JOHNSON, AGENT FOR 1 TRIBE, 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.


 Chairwoman


 Secretary

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ABSENT: James R. Benkahla, County Attorney

VIRGINIA: At the Regular Meeting of the Augusta County Board of Zoning Appeals held on Thursday, April 4, 2019, at 1:30 P.M., in the County Government Center, Verona, Virginia....

MINUTES

Mr. Byerly moved that the minutes from the March 7, 2019, meeting be approved.

Mr. Shreckhise seconded the motion, which carried unanimously.

SCOTT LANCEY, AGENT FOR STONEWALL JACKSON AREA COUNCIL OF BOY SCOUTS OF AMERICA, INC. - SPECIAL USE PERMIT

This being the date and time advertised to consider a request by Scott Lancey, agent for Stonewall Jackson Area Council of Boy Scouts of America, Inc., for a Special Use Permit to continue the existing operation and reconstruct and enlarge the nature pavilion, reconstruct existing docks and changing rooms, reconstruct and add new picnic shelters, add a new handicraft shelter, a new chapel shelter, staff and scout shower house and increase the size of the overflow parking area on property they own, located at 222 Boy Scout Lane, Swoope in the Riverheads District.

Mr. Scott Lancey stated the primary purpose is to demolish and replace the nature center because it is in disrepair. He said that is the only immediate project on the

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Special Use Permit planned over the next eighteen (18) months. He said they plan to setup solar on the property also.

Chairwoman Tilghman asked how large would the solar area be?

Mr. Lancey stated five (5) panels.

Chairwoman Tilghman stated many items on the list have not been completed yet. She asked if the majority of the items on the list are new?

Mr. Lancey stated majority was on the 2016 request and approved. He said there are a couple of other additions including the second handicraft shelter and replacing the nature center.

Chairwoman Tilghman asked if solar was on the other request?

Mr. Lancey stated no because the nature center is a new proposal on the Special Use Permit.

Ms. Bunch asked if solar would go onto the building of the nature center?

Mr. Lancey stated no, it is near the shooting sporting range.

Vice Chairman Coyner asked when would the demolition start?

Mr. Lancey stated they would like to start on the demolition tomorrow. He would like to have the facility done by Memorial Day.

Ms. Brown asked how many buildings have electricity?

Mr. Lancey stated four (4) buildings have electricity. He said the office, dining hall, stem center, and shower house all have electricity.

Vice Chairman Coyner stated the pre-conditions may take a little while to be completed.

Mr. Lancey stated the Health Departments comments should only reflect the shower house and they plan on rebuilding the shower house in 2021.

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Mr. Bunch stated the pre-conditions go with the permit and it is all under one request. She said Health Department approval needs to be submitted before you can do anything.

Mr. Lancey said yes.

Chairwoman Tilghman stated the pre-conditions will need to be completed and your permit issued before you do anything.

Ms. Brown asked how many Boy Scouts attend summer camp?

Mr. Lancey stated about 1,800 campers.

Vice Chairman Coyner asked how long has the Boy Scouts camp been at this location?

Mr. Lancey stated since 1950.

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

There being none, Chairwoman Tilghman declared the public hearing closed.

Vice Chairman Coyner stated the Boy Scouts provide a valuable service and there has been no issues. He moved to approve the request with the following conditions:

Pre-Conditions:

1. Applicant submit a letter from an engineer certifying the existing septic system is adequate for the proposed shower expansion.
2. Obtain Health Department approval and provide a copy to Community Development.

Operating Conditions:

1. Applicant to have five (5) years to complete the new requests and to complete construction of projects on existing permits described on the attached list.
2. Applicant obtain all necessary building permits and inspections.

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Ms. Brown stated this request will improve the site and there will not be an increase in noise or traffic.

Chairwoman Tilghman stated the applicant plans on upgrading things that really need upgrading.

Mr. Byerly seconded the motion, which carried unanimously.

BERNARD LEE, III AND MELISSA A. CHRISTIAN - SPECIAL USE PERMIT

This being the date and time advertised to consider a request by Bernard Lee, III and Melissa A. Christian, for a Special Use Permit to construct a 24' x 24' addition to the existing motor vehicle repair operation and to amend Operating Condition #2 and #3 of Special Use Permit #18-25 to allow additional unlicensed dealer vehicles parked in front of the building on property they own, located at 2202 Tinkling Spring Road, Stuarts Draft in the South River District.

Ms. Melissa Christian stated their business is doing great. She would like to request a 24' x 24' additional bay in order to wash vehicles and store five (5) unlicensed vehicles. She would like additional parking spots to allow for additional vehicles. She said many car dealers give them a lot of work and they take the dealer tags with them after they drop off the vehicle for repair. She noted car dealers are not allowed to leave the tags on them. She would like to continue to do work for the car lots.

Vice Chairman Coyner asked if the vehicles being repaired will stay at the site long?

Ms. Christian stated no. She said vehicles do not stay long at their shop.

Chairwoman Tilghman asked if they leave the keys in the car for after hour pickup?

Ms. Christian said most of the time they lock the key in the vehicle and the owner has an extra set. She said if they do not, they can also meet their client after hours for the vehicle pickup.

Ms. Brown asked if the applicant has any employees?

Ms. Christian stated her husband and two (2) other people work in the business.

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

There being none, Chairwoman Tilghman declared the public hearing closed.

Vice Chairman Coyner stated the Board visited the site today and it was neat and orderly. He said they have never received any complaints. He said the shop cannot be seen on Route 608.

Chairwoman Tilghman stated the location is off the main road which is definitely an advantage.

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

Pre-Conditions:

- 1. Applicant obtain building permit and provide a copy to Community Development.
- 2. Obtain Service Authority approval and provide a copy to Community Development.

Operating Conditions:

- 1. Be permitted to construct a 24' X 24' addition to the existing building as shown on the BZA sketch.
- 2. No more than five (5) licensed and inspected vehicles and five (5) unlicensed dealer vehicles be kept outside the building.
- 3. All vehicles waiting repair more than thirty (30) days and all inoperable or unlicensed vehicles other than dealer vehicles be kept inside the building or in the impoundment area behind the building.
- 4. All operating conditions of Special Use Permit #18-25 remain in effect with the exception of operating condition #2 and #3.

Mr. Shreckhise seconded the motion, which carried unanimously.

HARRY A. OR SUSAN D. BALDWIN - SPECIAL USE PERMIT

This being the date and time advertised to consider a request by Harry A. or Susan D. Baldwin, for a Special Use Permit to have a motor vehicle and farm equipment repair business within the existing building on property they own, located at 170 Haytie Lane, Swoope in the Riverheads District.

Mr. Harry Baldwin stated they would like to have a fellow that lives down the road from them use their existing building for a motor vehicle and farm equipment repair business. He said this will be in one end of the barn. He said this is a good place for this type of operation inside the building.

Vice Chairman Coyner asked where do you live?

Mr. Baldwin stated he lives at the next farm up.

Vice Chairman Coyner stated there used to be a house at the site.

Mr. Baldwin stated it was inhabitable and was demolished. He will have the power put back on the barn only. He said the out buildings will be taken down.

Vice Chairman Coyner stated the Board visited the site this morning. He noted the Board saw that the fence row was cleaned. He asked which way do you think more traffic would be coming to the site?

Mr. Baldwin stated looking from the barn east, it would come from the right.

Chairwoman Tilghman asked if they would install a sewage disposal system?

Mr. Baldwin stated if it is required, they can put it in but felt that a porta-john will do just as well. He said no customers will come to the site. He said Dave and his son would be the only people onsite.

Chairwoman Tilghman asked if the vehicles would be brought in and then left for repairs?

Mr. Baldwin stated it depends. He said either customers can bring it in or Dave can go and get it.

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Vice Chairman Coyner stated the applicant will need to install an approved sewage disposal system. He stated the applicant should be working on farm machinery and farm trucks.

Mr. Baldwin said this will not become a Jiffy Lube. He said it is just for farm equipment and vehicle repair.

Vice Chairman Coyner noted the site must be kept neat and orderly and not accumulate a lot of junk.

Mr. Baldwin stated he understands that the site needs to be kept neat.

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

There being none, Chairwoman Tilghman declared the public hearing closed.

Vice Chairman Coyner stated this type of facility is needed in an agricultural area and it is an advantage for the area.

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

Pre-Conditions:

1. Obtain letter of approval from Building Inspection.
2. Obtain Health Department approval and install an approved sewage disposal system within six (6) months.
3. Obtain VDOT approval and provide a copy to Community Development.
4. The 50' X 100' impound area adjacent to the building be screened by a six foot (6') high opaque privacy fence and be installed within six (6) months.

Operating Conditions:

1. Be permitted to use a 30' X 50' portion of the existing barn for motor vehicle and farm machinery repair.
2. No more than five (5) licensed and inspected vehicles be kept outside the building.

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3. All vehicles waiting repair more than thirty (30) days and all inoperable or unlicensed vehicles be kept inside the building or in the screened impoundment area adjacent to the building.
4. The opaque privacy fence must be maintained at all times.
5. Be limited one (1) operator and one (1) employee.
6. Hours of operation be 7:00 a.m. to 6:00 p.m., Monday thru Saturday.
7. No Sunday operation.
8. Site be kept neat and orderly.
9. No junk or inoperable vehicles, equipment, or parts of vehicles or equipment be kept outside.

Vice Chairman Coyner seconded the motion, which carried unanimously.

Ms. Bunch stated no work can be done at the site until all pre-conditions are met and the permit is issued.

ZACHARY CLYMORE - SPECIAL USE PERMIT

This being the date and time advertised to consider a request by Zachary Clymore, for a Special Use Permit to have offsite storage of business vehicles and equipment on property owned by Steven W. or Kimberly Harris, located at 585 Old White Hill Road, Stuarts Draft in the Riverheads District.

Mr. Zachary Clymore stated he purchased the business from Steven Harris. He would like to use the existing building to store equipment at this site.

Vice Chairman Coyner asked if the neighbors will see any difference at the property?

Mr. Clymore stated the site will be the same as it has been for twenty (20) years.

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Chairwoman Tilghman stated with this business of marking parking lots, a lot of the time the work needs to be done on Sundays.

Mr. Clymore stated it depends on the weather also.

Vice Chairman Coyner said all activities are done at the jobsite.

Ms. Brown asked if they will operate a paving business also?

Mr. Clymore stated no.

Vice Chairman Coyner asked if the applicant will have employees?

Mr. Clymore stated a maximum of two (2) employees.

Vice Chairman Coyner asked if there would only be two (2) vehicles coming in?

Mr. Clymore stated yes.

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

There being none, Chairwoman Tilghman declared the public hearing closed.

Vice Chairman Coyner stated this business has operated successfully for years. He moved to approve the request with the following conditions:

Pre-Conditions:

None

Operating Conditions:

1. Be permitted to use the 30' x 50' detached garage for the storage of business tools and materials.
2. Be limited to two (2) pickup trucks, one (1) utility trailer, and one (1) enclosed trailer stored outside adjacent to the garage.

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3. All equipment, machinery, and materials for the business be kept inside the 30' x 50' detached garage.
4. Be limited to two (2) employees coming to the site.
5. Hours of operation be 7:00 a.m. to 9:00 p.m. Monday – Friday and on Saturday and Sunday 7:00 a.m. to 6:00 p.m.
6. No junk or inoperable vehicles, equipment, or parts of vehicles or equipment be kept outside.
7. Site be kept neat and orderly.

Mr. Byerly seconded the motion, which carried unanimously.

BOGDAN V. OR ALVINA V. SAKHNYUK - SPECIAL USE PERMIT

This being the date and time advertised to consider a request by Bogdan V. or Alvina V. Sakhnyuk, for a Special Use Permit to have a construction business and to construct a 2,000 square foot building for business use on property they own, located at 87 Levshyn Lane, Churchville in the North River District.

Mr. Bogdan Sakhnyuk stated he would like to have a building for his business.

Chairwoman Tilghman stated the Board visited the site this morning. She asked if the applicant will keep the small building?

Mr. Sakhnyuk said he will demolish that building.

Vice Chairman Coyner asked if the new shop will be where the trees were cut?

Mr. Sakhnyuk stated yes.

Vice Chairman Coyner asked if the applicant will store equipment in the building?

Mr. Sakhnyuk stated he has two (2) vans, materials, and some household items.

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

Ms. Becky Barlow, 211 Enterprise Road, Churchville, stated she has concerns that have to do with runoff. She said her property borders Levshyn Lane and receives most, if not all runoff. She said any additional impervious surfaces, trees, and soil being removed will result in additional runoff. She stated 2018 has been a very wet year. She said there has been wet and submerged areas in her pastures.

There being no one else wishing to speak, Chairwoman Tilghman declared the public hearing closed.

Vice Chairman Coyner stated this has been the wettest year that we have had in quite some time. He stated the applicant wants to construct the building and it is not a huge building. He said there is property in between the two (2) landowners.

Chairwoman Tilghman stated they are not asking for any pavement or paved parking area.

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

Pre-Condition:

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

Operating Conditions:

1. Be permitted to construct a 40' x 50' detached building to store three (3) business vehicles and tools.
2. All equipment, machinery, and materials for the business be kept inside the 40' x 50' detached accessory building.
3. Be limited to two (2) employees coming to the site.
4. No junk or inoperable vehicles, equipment, or parts of vehicles or equipment or building materials be kept outside.
5. Site be kept neat and orderly.

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Ms. Brown seconded the motion, which carried unanimously.

Ms. Bunch stated the County Engineer commented that the structure is less than 10,000 square feet and there should be no runoff issues.

PAMELA H. TAYLOR - SPECIAL USE PERMIT

This being the date and time advertised to consider a request by Pamela H. Taylor, for a Special Use Permit to have a cleaning business with outdoor storage of company vehicles on property owned by Chester A. Riley or Pamela H. Taylor, located at 1382 Hermitage Road, Waynesboro in the Middle River District.

Ms. Pamela Taylor stated she would like to park three (3) vehicles at the site. She said the vehicles are licensed and titled in her cleaning business name.

Chairwoman Tilghman asked if there is anyone coming to the property?

Ms. Taylor stated no.

Chairwoman Tilghman asked if the vehicles would be in the garage?

Ms. Taylor stated one (1) vehicle will be in the garage and the other two (2) are in the driveway near the house.

Vice Chairman Coyner asked if the applicant has employees coming to the site?

Ms. Taylor stated no. She said anything the employees need they get from the storage unit in Harrisonburg so they do not have to come to the home.

Vice Chairman Coyner stated the applicant has made improvements to the site since they have purchased it.

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

There being none, Chairwoman Tilghman declared the public hearing closed.

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Vice Chairman Coyner stated the applicant has really improved the property. He said the neighbors will not notice any difference from the applicant storing vehicles at this site.

Ms. Brown stated the cleaning supplies are kept at another location.

Chairwoman Tilghman stated you would not even know that a business was there.

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

Pre-Conditions:

None

Operating Conditions:

1. Be limited to three (3) business vehicles at this site parked in the driveway and the attached garage.
2. No employees coming to the site.
3. No junk or inoperable vehicles, equipment, or parts of vehicles or equipment be kept outside.
4. Site be kept neat and orderly.

Ms. Brown seconded the motion, which carried unanimously.

OLD BUSINESS

STACY JOHNSON, AGENT FOR 1 TRIBE, LLC - SPECIAL USE PERMIT

A request by Stacy Johnson, agent for 1 Tribe, LLC, for a Special Use Permit to operate a short term campground and to construct short term cabins and a yurt for weekend retreats and workshops and to continue to use the dwelling for workshops and therapy on property owned by Kimball E. Stowers, Trustee, located at 877 Todd Road, Mt. Sidney in the North River District. – **TABLED AT THE MARCH 7, 2019 MEETING**

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Ms. Brown moved to bring the request forward.

Vice Chairman Coyner seconded the motion, which carried unanimously.

Ms. Stacy Johnson stated she would like to have ten (10) cabins on the farm in order to host learning opportunities. She will teach in the home but use the 10' x 10' cabins for guests to sleep.

Chairwoman Tilghman asked if there will be electric or water in the cabins?

Ms. Johnson stated no.

Vice Chairman Coyner asked if there would be restroom facilities in the cabins?

Ms. Johnson stated the Health Department said she can have an outdoor privy or two (2) porta-potties. She said they are not required to offer running water but she does want to have outdoor showers and a sink.

Vice Chairman Coyner asked if the applicant can tie into the sewer system?

Ms. Johnson stated yes but she wanted to offer a primitive experience. She said the Health Department is fine with a privy.

Vice Chairman Coyner stated he would be in favor of the applicant hooking into the septic system. He asked why can't the applicant use the restrooms in the house?

Ms. Johnson stated the Health Department will not permit her to use the house restrooms.

Chairwoman Tilghman asked if the septic system is large enough to accommodate ten (10) people?

Ms. Johnson stated the septic is new. She said they will not allow the toilet in the same space as the shower. She wants to keep it very primitive.

Vice Chairman Coyner asked what type of facility do you envision?

Ms. Johnson said she will have porta-potties until she gets the privy built. She said it would be hidden in the cedar trees, not near the road.

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Vice Chairman Coyner asked if she will have an outside hydrant?

Ms. Johnson stated yes. She would like to have an outdoor shower with solar lighting.

Vice Chairman Coyner stated if you are plumbing the grey water, why not have a sewage system too.

Ms. Bunch stated the ordinance does not allow for a privy or porta-potties for any type of use. She stated the ordinance specifically states that they need an approved septic system. She said restrooms would need to be installed. She said the ordinance does allow the temporary use of porta-potties until the septic system is installed.

Chairwoman Tilghman asked if the guests can use the shower in the house?

Ms. Johnson stated no because we are called a campground. She said the Health Department regulations are different now.

Vice Chairman Coyner stated it should be done right the first time. He said the Board visited the site this morning and the proximity to the neighbor is a good distance away. He does not see the cabin location a problem.

Ms. Johnson stated they have not had any complaints. She said they have had 15-20 people at the site at the same time.

Vice Chairman Coyner asked if they would only operate on the weekends?

Ms. Johnson stated they will have guests stay two (2) to three (3) nights. She would like to open it up for classes during the week. She would like to keep the groups small in order to provide a good experience and to give the opportunity for the group to learn. She does a lot of work with animals and eco-therapy.

Chairwoman Tilghman stated the Board cannot approve the request until the applicant makes a decision on the bathroom facilities.

Vice Chairman Coyner stated the applicant needs to have plumbed bath facilities and not a privy.

Ms. Bunch stated the applicant will need to specify a size for the bathhouse to be added to the conditions.

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Ms. Johnson stated she would like to construct a 20' x 20' bathhouse and be given the opportunity to use porta-potties until completed. She said the bathhouse would be near the cedar trees.

Chairwoman Tilghman asked if there was anyone wishing to speak?

Mr. Travis Lacombe, 4187 Spring Hill Road, Staunton, stated he is a veteran that has PTSD. He said this gives people the opportunity to be one with nature. He said this is an asset to the community. He said this program has done wonders for him.

Ms. Jaqueline Sheets, 688 Mt. Pisgah Road, Mount Sidney, stated at the last meeting nothing was mentioned about a bathhouse and now she wants to add more.

Chairwoman Tilghman stated the Health Department informed the applicant that she cannot use the restroom facilities in the house.

Ms. Sheets stated the applicant is proposing ten (10) buildings and a bathhouse now. She said she keeps growing. She said every neighbor but one signed the petition. She said the neighborhood does not want it. She said none of them know about the bathhouse. She said with the Health Department saying she cannot use the house shouldn't it go back to square one and start the application process all over. She said a building with concrete pads will cause runoff. She asked if a retention pond is needed?

Ms. Bunch stated the applicant will need to submit a full site plan and our staff will review the site plan and look at all land disturbance. She said the site plan process is handled administratively. She noted before any dirt is moved, the site plan will need to be approved by all departments.

Ms. Sheets asked if the neighbors will be notified?

Ms. Bunch stated the public hearing is to establish the use. She said when a site plan is submitted the public is not notified. She said it is all done administratively. She noted all departments will look at the plans before any buildings are built. She said once the site plan is approved, a building permit can be applied for. She noted our Building Inspector will inspect all buildings at the site. She said it will be monitored during construction. She mentioned that any campground will need to have some kind of restroom facility.

Chairwoman Tilghman stated if the applicant wants to change things that would be a different request but with this, it is the Health Department. She said the Health

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Department told them they needed to install restrooms. She said the applicant did not request the bathhouse, it is a requirement.

Ms. Bunch stated we never advertised that they were only using the house for restrooms.

Chairwoman Tilghman said if the porta-potties are used temporarily, they should be out of sight.

Ms. Johnson stated they will only improve the property. She said everything will blend in and their view will be improved.

Vice Chairman Coyner asked if they need some time to install the restrooms?

Ms. Johnson stated she plans on getting started right away.

Mr. Byerly would like to give the applicant six (6) months to install the restroom.

Vice Chairman Coyner stated this would be a good addition to the neighborhood. 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. Applicant be given six (6) months to use portable restroom facilities until the bathhouse is constructed.
2. An approved sewage disposal system be installed within six (6) months.
3. Be permitted to construct ten (10) 10' x 10' short term cabins for retreats and to provide overnight accommodations.
4. Be permitted to construct a thirty (30') foot round yurt on a thirty-five (35') foot platform.

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- 5. Be permitted to construct a 20' x 20' bathhouse for the campground.
- 6. Be limited to ten (10) persons, including coaches, per event unless the applicant provides Community Development with Health Department approval for more.
- 7. Retreats be limited to three (3) per month for no more than three (3) consecutive days.
- 8. Site be kept neat and orderly.
- 9. No junk or inoperable vehicles, equipment, or parts of vehicles or equipment be kept outside.

Ms. Brown seconded the motion, which carried unanimously.

MATTERS TO BE PRESENTED BY THE ZONING ADMINISTRATOR

JON ENGLEMAN, AGENT FOR DESTINY FAMILY CENTER - EXTENSION OF TIME REQUEST

A request by Jon Engleman, agent for Destiny Family Center, for a Special Use Permit to install lighting to an existing ballfield and playground and to have active recreation on property they own, located at 36 Rose Avenue, Stuarts Draft in the South River District.

Ms. Bunch stated the applicant is trying to raise money to install the lights on the ballfield. She said they are requesting a one (1) year Extension of Time.

Ms. Brown moved to approve a one (1) year Extension of Time.

Vice Chairman Coyner seconded the motion, which carried unanimously.

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EVERETTE W. OR JANICE E. OREBAUGH – EXTENSION OF TIME REQUEST

A request by Everette W. or Janice E. Orebaugh, for a Special Use Permit to have a welding and machine shop and equipment repair within an existing building, construct an addition for the machine shop, and have a farm waste hauling business on property they own, located on the west side of Knightly Mill Road (Route 778), approximately .4 of a mile south of the intersection of Knightly Mill Road (Route 778) and Westview School Road (Route 773) in the North River District.

Ms. Bunch stated the applicant is operating at the site. She stated the Board has granted eight (8) extensions on the Special Use Permit. She is recommending that the applicant reapply when they are ready to construct the building. She said this extension is only for the applicant to have additional time to construct the building. She noted no building permits applied for yet. She said the applicant has had financial difficulties as well as a farming accident.

Vice Chairman Coyner stated nine (9) years is a long time to keep that part of the permit active. He said the applicant is operating at the site. He feels the applicant should reapply when they are ready to construct the new building.

Ms. Brown moved to deny the Extension of Time request.

Vice Chairman Coyner seconded the motion, which carried unanimously.

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STACEY PAYNE - EXTENSION OF TIME REQUEST

A request by Stacey Payne, for a Special Use Permit to have a dog training facility for therapy and service dogs on property owned by Pilgrim Christian Fellowship, located at 822 Churchmans Mill Road, Stuarts Draft in the Riverheads District.

Ms. Bunch stated the wet weather has made it difficult for the applicant to install the fence. She said the posts are in the ground already.

Vice Chairman Coyner moved to approve the sixty (60) day Extension of Time.

Mr. Byerly seconded the motion, which carried unanimously.

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IRA BIGGS, AGENT FOR COUNTRY LANDMARKS, LLC - EXTENSION OF TIME REQUEST

A request by Ira Biggs, agent for Country Landmarks, LLC, for a Special Use Permit to modify operating conditions of Special Use Permit #15-35 to allow additional storage area and to increase the number of trips per day on property it owns, located on the north side of Skyview Circle adjacent to the railroad, just east of the intersection of Lee Highway (Route 11) and Skyview Circle, Verona in the Beverley Manor District.

Mr. Shreckhise stated he has business dealings with the applicant, therefore, he is abstaining from the discussion and vote on this site due to a conflict of interest.

Ms. Bunch stated our Engineering Department needed more information on the plans and they felt this could be done within thirty (30) days. She said that is the reason staff put thirty (30) days so we can get the property into compliance.

Mr. Ira Biggs stated he thought it passed when he was in the last time.

Ms. Bunch stated yes, the plans were submitted once but they were not approved. She said it is a pre-condition to get the plans in and approved. She said engineering needs updated plans.

Chairwoman Tilghman stated at this point the County does not have an approved plan. She said the Board needs to approve an extension because the site plan has not passed.

Ms. Bunch stated since the site expanded, the engineers need to review new plans.

Mr. Byerly moved to approve a ninety (90) day Extension of Time.

Vice Chairman Coyner seconded the motion, which carried with a 4-0 vote. Mr. Shreckhise abstained from the vote.

PATRICIA A. LONG - EXTENSION OF TIME REQUEST

A request by Patricia A. Long, for a Special Use Permit to have a kennel for personal dogs on property she owns, located at 1031 Hundley Distillery Road, Churchville in the North River District.

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Ms. Bunch stated the applicant has not moved the RV to the field because of the wet weather. She said they are asking for a thirty (30) day extension.

Chairwoman Tilghman stated due to the time of year, she felt the Board should either grant a sixty (60) or ninety (90) day extension.

Mr. Shreckhise moved to approve a ninety (90) day Extension of Time.

Ms. Brown seconded the motion, which carried unanimously.

STAFF REPORT

18-30	John C. Leavell
18-31	Richard and Sharon Ovenshire
18-32	Shen Acres Realty, LLC

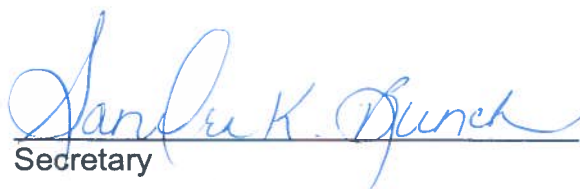
Ms. Bunch stated the building has not been constructed for SUP#18-30, therefore, staff has sent a letter asking if the applicant needs an Extension of Time. She said the business has not opened yet for SUP#18-31 but the site is in compliance. She noted the applicant has not applied for building permits for SUP#18-32. She said staff has sent the applicant a letter.

Ms. Bunch discussed the court cases with the Board.

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



 Chairwoman



 Secretary