

July 7, 2022

PRESENT: George A. Coyner, II, Chair
 Mark L. Glover, Vice Chair
 Thomas W. Bailey
 Thomas V. Thacker
 Justine D. Tilghman
 Sandra K. Bunch, Zoning Administrator and Secretary
 John R. Wilkinson, Director of Community Development
 Kathleen Keffer, Assistant County Attorney
 Beatrice B. Cardellicchio-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, July 7, 2022 at 9:30 A.M., in the County Government Center, Verona, Virginia.


The staff briefing was held at 9:30 a.m. in the Board of Supervisors Conference Room where the Zoning Administrator reviewed the staff report for each request on the Board's agenda. Copies of the staff reports can be found in the Community Development Department.

VIEWINGS

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

- TRAVIS LACOMBE, AGENT FOR 1 TRIBE, LLC - SPECIAL USE PERMITS
- MICHAEL DAWSON - SPECIAL USE PERMIT
- CARL K. AND KAREN R. SORENSEN - SPECIAL USE PERMIT
- JON STANLEY, AGENT FOR DOREEN DEBLOCK OR GARY MASON - SPECIAL USE PERMIT
- JOHN C., III OR ELIZABETH ANN BRAY MCCUE - SPECIAL USE PERMIT

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

 Chair Secretary

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ABSENT: None

VIRGINIA: At the Regular Meeting of the Augusta County Board of Zoning Appeals held on Thursday, July 7, 2022, at 1:30 P.M., in the County Government Center, Verona, Virginia....

MINUTES

Mr. Thacker moved that the minutes from the June 2, 2022, meeting be approved.

Mr. Bailey seconded the motion, which carried unanimously.

TRAVIS LACOMBE, AGENT FOR 1 TRIBE, LLC - SPECIAL USE PERMIT

This being the date and time advertised to consider a request by Travis Lacombe, agent for 1 Tribe, LLC, for a Special Use Permit to operate a special event facility, to have a food truck and serve food onsite, to have retail sales of meat and other items processed or grown offsite, to have short term rental within the existing dwelling, and to amend Operating Condition #3 of SUP#19-17 to allow the short term cabins to be rented other than during retreats on property owned by Kimball E. Stowers, located at 877 Todd Road, Mount Sidney in the North River District.

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Mr. Travis Lacombe stated with the farm store basically we are just selling a bunch of our meat items that we have processed. They get shipped to Harrisonburg and get federally inspected and then they come back. Most of our sales are online so there is not a huge impact with traffic. We plan to have special events one time a month including farm to table dinners with musicians and comedians. The food truck will be at our location for retreats and events.

Chair Coyner stated the Board visited the site this morning. Did the yurt ever get constructed?

Mr. Lacombe stated no. The greenhouse is where the yurt was supposed to go.

Chair Coyner stated the Board never received any complaints for this operation.

Mr. Lacombe stated we do talk with the neighbors and help them out. They tell us if we are doing something they don't like and we work it out.

Mr. Bailey asked if you contacted the Health Department about the septic?

Mr. Lacombe stated not yet.

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

Barth and Kimberly Berry, 2188 Roman Road, Staunton, spoke in opposition. We are adjacent and across the road from a property owned by 1 Tribe and we are not far from the properties mentioned in this application. Mr. Berry stated 1 Tribe owns the farm below us and we are concerned with it developing the same way. Mrs. Berry stated they have been having a whole series of summer events for over a year. They want to be a venue. They recently held a wedding with over 100 or more people which goes beyond the 50 people they are requesting. Their attitude is they can do whatever they want and then come to you and apologize later on. The character has changed in the area. We will see more traffic and these events have drinking. We are concerned about events at other locations. They have multiple farm workers living in a single family dwellings at other farms across from us. When they were having a recent bonfire, we had to shut our bedroom window. The other neighbors have voiced issues of that too but they could not be here today.

Mr. Berry stated the events involve alcohol and that is a big concern.

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Mrs. Berry stated we moved there to get peace and quiet and get away from traffic and the things that we were experiencing living in the city. The character of the area has changed.

Mr. Berry stated this will change the character of the area. They have conducted tubing trips down the river. Their church has held baptisms in the river and they have now stopped because of what has gone on or what might float by. Their lifestyle is conflicting with them. They do not have public water or sewer. Mr. Pisk was denied last year for a Special Use Permit for the same issues. The farm well and septic will not handle these uses. They are also improving the barns around 2099 Roman Road so we speculate they will want events there too.

Chair Coyner stated the permit will all be contingent upon getting Health Department approval.

Mr. Berry stated they are not against business but I am concerned about the drinking and driving.

Chair Coyner asked how long have you been at this site?

Mr. Berry stated twelve (12) years.

Mr. Charles Bailey, 1617 Roman Road, Mount Sidney, stated I am not for or against this. The Stowers own a lot of pieces of property off Roman Road and Todd Road including the Switzer Farm. Is there any plans for any of those other parcels? I have the same concerns as the Berrys. What are the long term plans?

Mr. Robert Berger, II, 651 Mt. Pisgah Road, Mount Sidney, stated I live 100 yards from Todd Road and I have the same concerns as the Berrys. We already have traffic problems along the road with speeding. I have lived at the site for 20 years. I like to have my peace and quiet. I have had to listen to music festivals, traffic, and people drinking.

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

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

Mr. Lacombe stated Roman Road is three miles from this and we have four interns that live there. We do go and hang out there after work. We have 70 acres of hay, 75 cattle, 600 chickens, and 30 acres of hemp plants on Roman Road. We sponsor

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Friends of the Middle River for tubing, swimming, and fishing. We have given them a public access spot on our property for people to come out and enjoy the river. We have not had a music festival on this farm. The farm to table events are always over by 10:30 p.m. Musicians from the local area come out. We can certainly have bonfires on our property. We own 13 parcels.

Mr. Thacker asked if the music in the barn is amplified?

Mr. Lacombe stated very lightly but the music cannot be heard from the farmhouse, and I know they do not hear the music on the road. We have neighbors who live right next to use, and I have asked them if we are too loud, and they have no issues.

Chair Coyner declared the public hearing closed.

Chair Coyner stated the Board visited the site this morning. The property is well maintained. The permit would be contingent upon meeting all of the Health Department requirements.

Mr. Thacker stated the applicant has had a Special Use Permit since 2017 and we have not received any complaints. The applicant will be limited to 14 participants until they receive Health Department approval. He moved to approve the request with staff's recommended conditions.

The motion moved by Mr. Thacker was not considered, as it did not receive a second.

Ms. Tilghman stated at this point they are not allowed over fourteen (14) people so there is already a violation due to the number of people attending events.

Ms. Bunch stated the applicant cannot have more than fourteen (14) people onsite until the septic has received approval from the Health Department. The applicant was notified and they made application. They will not be able to exceed fourteen (14) attendees until the septic is upgraded.

Ms. Tilghman asked where will the applicant park vehicles?

Mr. Lacombe stated the big field to the left and the field passed the barn.

Ms. Tilghman asked if 14 attendees applies to anything in the barn?

Ms. Bunch stated it would apply to anything on the site. The septic needs to be upgraded to handle an increase in attendees. They still want to hold the workshops and retreats like they have been doing with not change, but also be allowed to have the monthly events when there are no retreats or workshops scheduled

Mr. Glover stated the applicant violated these conditions already.

Ms. Bunch stated the applicant has not violated the current Special Use Permits with regards to the number of attendees for the retreats.

Mr. Thacker moved to approve the request with the staff's recommended conditions.

James Benkahla, County Attorney, stated the Board had to vote on the motion whether there is a second or not.

The motion was denied with a 3-1 vote. Chair Coyner did not vote.

Mr. Lacombe stated besides the special event facility, I was also asking for a food truck, retail sales of meat and short term rentals.

Ms. Tilghman asked for a motion to reconsider, seconded by Mr. Bailey. The motion passed unanimously.

Ms. Tilghman moved to deny the special event facility and approve the food truck stored onsite and to service food onsite, to have retail sales of meat and other items processed or grown off site, to have short term rental within the existing dwelling and to amend operating condition #3 of SUP #19-17 to allow the short term cabins to be rented other than for retreats with the following conditions:

Pre-Conditions:

1. Submit updated Erosion & Sediment Control and Stormwater Management calculations.
2. Obtain Health Department Permit for the food truck and provide a copy to the Community Development Department.

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Operating Conditions:

- 1. Be permitted to lease the existing dwelling on the property for short term vacation stays when not being used for retreats and workshops.
- 2. To amend Operating Condition #3 of SUP #19-17 to allow the existing short term cabins to be rented other than during retreats. .
- 3. Be permitted to have outdoor storage of a food truck and to serve food on-site.
- 4. **Be limited to a maximum of fourteen (14) persons total** on the property for short term rentals **unless the applicant upgrades the existing septic system** to accommodate a larger number and provides a copy of the Health Department approval to the Community Development.
- 5. Site be kept neat and orderly.
- 6. All other operating conditions of SUP #17-32, #19-17, #21-6 remain in effect.

Mr. Glover seconded the motion, which carried with a 3-1 vote with Mr. Thacker being opposed to the motion. Chair Coyner did not vote.

TRAVIS LACOMBE, AGENT FOR 1 TRIBE, LLC - SPECIAL USE PERMIT

This being the date and time advertised to consider a request by Travis Lacombe, agent for 1 Tribe, LLC, for a Special Use Permit to operate a special event facility, to have a food truck and to serve food onsite on property owned by Kimball E. Stowers, Trustee of the Kimball E. Stowers Rev. Trust, located at 1082 Todd Road, Mount Sidney in the North River District.

Mr. Lacombe stated the current limit is eight (8) attendees. We operate October – April.

Chair Coyner asked if someone resides onsite?

Mr. Lacombe stated there is a property manager that lives in the apartment above the garage. We have people scattered everywhere on our properties.

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

Barth and Kimberly Berry, 2188 Roman Road, Staunton spoke in opposition. Mrs. Berry stated they have already had much larger events including weddings and other retreats that exceeded eight (8) people. I do not know what the ABC license requirements are. Are they selling alcohol? They go ahead and do whatever they want. Bottles and Brushes are drinking events.

Mr. Berry stated they should be respectable to the neighbors.

Mrs. Berry stated with it being six (6) events a month, they are open to rent it out all of the time.

Mr. Charles Bailey, 1617 Roman Road, Mount Sidney, stated there has been rafting down the Middle River and the access is on the Switzer Farm which is not included in this permit. They are doing so many things and dividing it up with their applications and on different properties. Are they doing it correctly?

Ms. Holly Bailey, 1617 Roman Road, Mount Sidney, stated I am concerned about the traffic. Many people walk down the road and there has been cars driving at high speeds.

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

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

Mr. Lacombe stated the retreats do not exceed the number of people. We rent both houses and cabins. We are allowed two (2) events without a Special Use Permit. A friend wanted to get married here. People do speed along the road but it is not our fault people speed, we wish they would stop as well.

Chair Coyner asked if they provide alcohol?

Mr. Lacombe stated no. They do allow people to bring their own food and drink. We do not sell alcohol and do not have an ABC license.

Chair Coyner stated the Board visited the site this morning. He declared the public hearing closed.

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

Pre-Conditions:

1. Applicant contact an AOSE/PE to determine if the existing septic system is adequate for the proposed use and number of attendees requested and submit Health Department approval to the Community Development Department.
2. Obtain Health Department Permit for the food truck and provide a copy to the Community Development Department.

Operating Conditions:

1. Be permitted to use the existing dwelling for indoor special events.
2. Be limited to two (2) events per month during the months of December through April.
3. Be permitted to have outdoor storage of a food truck and to serve food on-site.
4. **Be limited to a maximum of eight (8) persons total unless the applicant upgrades the existing septic system to accommodate a maximum of thirty (30) as requested and provides a copy of the Health Department approval to Community Development.**
5. No special events held on the property during workshops and therapy retreats.
6. Site be kept neat and orderly.
7. All other operating conditions of SUP #19-16 and #21-28 remain in effect.

Mr. Thacker seconded the motion, which carried unanimously.

MICHAEL DAWSON - SPECIAL USE PERMIT

This being the date and time advertised to consider a request by Michael Dawson, for a Special Use Permit to have a deer processing operation on property owned by Wilmer R. Phillips, located at 731 New Hope and Crimora Road, Fort Defiance in the Middle River District.

Mr. Michael Dawson stated there is a need for deer processing in the area. I plan to have ten (10) cars in and out a week. I do not see an issue with the entrance especially with the low impact of cars a week.

Chair Coyner stated the Board visited the site this morning. Will you have any employees?

Mr. Dawson stated no employees.

Mr. Glover asked how do you plan on advertising?

Mr. Dawson stated on Facebook. I will operate this part-time. There is a demand for this type of work in the area.

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

Ms. Jessica Ribelin, 497 Niswander Road, Staunton, stated Mr. Dawson will do great and honest work. He does the processing correctly. The traffic in the area will not be heightened in any way. This is a rural business that is family run.

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

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

Chair Coyner stated this is an excellent use of a former milk house.

Mr. Bailey stated this is a great location. This will not be a negative impact on the surrounding area. He moved to approve the request with the following conditions:

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Pre-Conditions:

- 1. Obtain VDOT approval and provide a copy to Community Development.
- 2. Applicant obtain all necessary permits, inspections and Certificates of Occupancy in accordance with the Uniform Statewide Building Code.

Operating Conditions:

- 1. All meat processing be done inside the existing 15' X 50' structure.
- 2. No employees other than family members
- 3. No Sunday work
- 4. Site be kept neat and orderly.

Mr. Glover seconded the motion, which carried unanimously.

CARL K. AND KAREN R. SORENSEN - SPECIAL USE PERMIT

This being the date and time advertised to consider a request by Carl K. and Karen R. Sorensen, for a Special Use Permit to continue to have a short term vacation rental on property they own, located at 879 Frog Pond Road, Staunton in the Pastures District.

Mr. Carl Sorensen stated we have recently acquired this property. We want to do basically what the previous owner did.

Chair Coyner asked if the applicant plans on advertising?

Mr. Sorensen stated this will be a property listed through Airbnb.

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

There being none, Chair Coyner declared the public hearing closed. The applicant plans on operating exactly like the previous owner. The Board has not had any issues in the past at this site.

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

Pre-Conditions:

None

Operating Conditions:

1. Be permitted to use the existing four hundred forty (440) square foot accessory dwelling unit for short term rental.
2. Be limited to a maximum of four (4) persons occupying the principal dwelling and accessory dwelling unit.
3. Applicant or a facility operator must reside on the premises.
4. Site be kept neat and orderly.

Mr. Bailey seconded the motion, which carried unanimously.

JON STANLEY, AGENT FOR DOREEN DEBLOCK OR GARY MASON - SPECIAL USE PERMIT

This being the date and time advertised to consider a request by Jon Stanley, agent for Doreen Deblock or Gary Mason, for a Special Use Permit to have a short term vacation rental on property owned by Doreen Deblock, located at 237 Baynes Road, Waynesboro in the Wayne District.

Mr. Jon Stanley stated I live adjacent to this parcel and would like to operate a short term rental. I plan on renting it out through word of mouth as well as Airbnb. The Health Department is fine with the septic system with a maximum of six (6) occupants.

Chair Coyner asked if this would be rented out a week at a time?

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Mr. Stanley stated as long as it is rented less than thirty (30) days, a Special Use Permit is needed. No stipulations on the amount of time. The rental could be a weekend or a week at a time.

Chair Coyner asked if the applicant will oversee the site?

Mr. Stanley stated yes.

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

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

Chair Coyner stated the Board visited the site.

Mr. Glover stated this use should not have a negative impact to the neighbors and it would be a good fit for the area. He moved to approve the request with the following conditions:

Pre-Condition:

None

Operating Conditions:

1. Applicant be permitted to lease the three (3) bedroom dwelling for short term rentals.
2. The total occupancy shall not exceed six (6) persons maximum.
3. The facility operator must reside on the adjoining parcel and be available when the property is rented.
4. Site be kept neat and orderly.

Ms. Tilghman seconded the motion, which carried unanimously.

MARK W. OR MANDI L. SIMMERS - SPECIAL USE PERMIT

This being the date and time advertised to consider a request by Mark W. or Mandi L. Simmers, for a Special Use Permit to amend Operating Condition #1 of SUP#22-13 to allow for a larger accessory dwelling unit to be used for short term rental on property they own, located at 1617 Laurel Hill Road, Verona in the Beverley Manor District.

Mr. Mark Simmers stated we went before the Board for a Special Use Permit for a short term rental a few months ago but we realized we needed to have more space in the accessory dwelling unit. It will still be one (1) bedroom and one (1) bathroom but fifty (50) plus more square feet is needed in the dwelling unit.

Chair Coyner asked if the applicant planned on moving forward with this within the next year?

Mr. Simmers stated yes.

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

There being none, Chair Coyner declared the public hearing closed. The applicant is requesting to increase the size of the structure.

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

Pre-Conditions:

1. Obtain Health Department approval and provide a copy to Community Development.
2. Applicant obtain all necessary permits, inspections, and Certificate of Occupancy for the accessory dwelling unit and provide a copy to Community Development.

Operating Conditions:

1. Applicant be permitted to construct a five hundred fifty-two (552) square foot dwelling attached to a five hundred fifty-nine (559) square foot accessory carport to be used for short term vacation rental.

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2. All other Operating Conditions of SUP#22-13 remain in effect.

Ms. Tilghman seconded the motion, which carried unanimously.

LARRY HOSTETTER - SPECIAL USE PERMIT

This being the date and time advertised to consider a request by Larry Hostetter, for a Special Use Permit to amend Operating Condition #1 on SUP#22-24 in order to construct a larger garage for motor vehicle repair on property he owns, located on the south side of Parkersburg Turnpike (Route 254) approximately .3 of a mile east of the intersection of Parkersburg Turnpike and Buffalo Gap Highway (Route 42) in the Pastures District.

Mr. Larry Hostetter stated I would like to have a larger building for my business. I am requesting a 65' x 30' building.

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

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

Mr. Bailey stated the increase in the square footage will give the applicant more room for storage. He moved to approve the request with the following conditions:

Pre-Conditions:

1. Obtain VDOT approval and provide a copy to Community Development.
2. Applicant obtain a Building Permit and provide a copy to Community Development.

Operating Conditions:

1. Be permitted to construct a 65' x 30' garage for automobile repair.
2. All other Operating Conditions of Special Use Permit #22-24 remain in effect.

Mr. Glover seconded the motion, which carried unanimously.

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JOHN C., III OR ELIZABETH ANN BRAY MCCUE - SPECIAL USE PERMIT

This being the date and time advertised to consider a request by John C., III or Elizabeth Ann Bray McCue, for a Special Use Permit to have retail and wholesale sales of processed hemp on property they own, located at 506 Mill Race Road, Verona in the Beverley Manor District.

Mr. John McCue stated at the back of the house is a four (4) acre hemp patch that my son started growing in 2019. I inherited the patch from my son. The raw hemp gets taken to Elkton for processing (Pure Shenandoah) and they extract the hemp for the CBD oil. I plan to sell to family and friends. The GIS aerial photo is incorrect for his property lines. This morning the map was updated showing the correct lines. The Virginia Department of Transportation (VDOT) said the entrance is on someone else's property but it was incorrect on the GIS map.

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

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

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

Pre-Condition:

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

Operating Conditions:

1. Be permitted to have retail and wholesale sales of hemp products processed offsite.
2. No employees.
3. Site be kept neat and orderly.
4. Applicant meet all applicable state and federal laws.

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Ms. Tilghman seconded the motion, which carried unanimously.

OLD BUSINESS

CHRISTOPHER SCOTT, AGENT FOR STOKESVILLE OWNERS GROUP & LLC - SPECIAL USE PERMIT

A request by Christopher Scott, agent for Stokesville Owners Group & LLC, for a Special Use Permit to have weddings, a bicycle touring business, bicycle rental, bicycle training, bicycle trails, bicycle riding events, construct an accessory building, and to use an existing dwelling on the property for short term rental at the Stokesville Campground on property they own, located at 464 Stokesville Road, Mount Solon in the North River District. – **TABLED AT THE JUNE 2, 2022 MEETING**

Mr. Thacker moved to bring the request forward.

Mr. Bailey seconded the motion, which carried unanimously.

Mr. Christopher Scott stated we had a meeting with about forty (40) people at the campground at our pavilion, not at the church. Jeff Slaven was there along with community members and bicyclists. The noise is not an issue and the bicycles heading off into the mountains to ride on the trails is not an issue. The bikes riding along the road are the issues based on what people said at the meeting. At other events people painted markers on the road which is illegal. We will network with bike promoters to stop the painting on the roads. We can post the routes and have better notification. Some neighbors were upset because they did not know it was happening. It would be approved by Augusta County and VDOT. Mr. Slaven told him it would not get approved but the community did not voice the issues for the mountain bike events. For the weekend, we have an average of 500 people, about 200 cars and it is within the realm of our regular operating capacity of our campground. There are 106 sites with two (2) cars per site with an average of five (5) people. During bike events we close camping reservations for the weekend.

Chair Coyner asked how many weekends will the campground operate at capacity?

Mr. Scott stated twenty (20) weekends a year and six (6) of those are bike events.

Chair Coyner asked if the bike events are all your events?

Mr. Scott stated yes.

Chair Coyner asked if the mountain bikes will be riding on your property?

Mr. Scott stated not necessarily. Some events leave directly from our property into the National Forest through an access road and the fire road off the back of the property but not on a public highway. Other bike events do use 1.5 miles of rural roads before they get into the National Forest. Those are what citizens are not happy with. We would get approval from Augusta County to do specific riding on the road for bicycling events. During some events they will ride bikes in large groups on roads in the Mount Solon area.

Chair Coyner asked if he plans on letting the neighbors know about the events?

Mr. Scott stated the neighbors embrace mountain bike events but not on the roads. The traffic that is coming and going from the property is going to be the same regardless of whether we are holding bicycle events or not. That is why we are asking for capacity of 500 people for the weekend. We are not trying to be a wedding facility but we have had requests to have weddings at the site. Our housekeeper asked if her daughter can be married on the property so we wanted to help them out which then brought forth a complaint.

Mr. Glover asked how did you go about advertising the community meeting?

Mr. Scott stated I advertised at the Stokesville Market and on Facebook.

Mr. Glover asked how much notice did you give out to the citizens?

Mr. Scott stated we sent out about 200 invites about a week in advance of the meeting.

Chair Coyner asked if the adjacent property owners were visited?

Mr. Scott stated no, although some did come to the meeting and voice their concerns.

Chair Coyner asked if the meeting was held elsewhere instead of the church?

Mr. Scott stated we held the community meeting on this property at the pavilion so that the community can see the campground.

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Chair Coyner stated there is an event advertised on your website that will take place in September.

Mr. Scott stated majority of that takes place in the National Forest but they will have to use a small section of Route 250. We will have an Augusta County Sheriff to man that section of the road. We will work with them to be sure there is no impact. They will camp at our place during the event. We are working with the Forest Service to have less of an impact.

Mr. Thacker asked if you are withdrawing the request to have bike races?

Mr. Scott stated no. All of the dialogue from the citizens is that they all had concerns with the bikes on the roads but not in the National Forest. I plan to work with the citizens in the future. The mountain bikes seem to have the community blessing.

Chair Coyner asked if the events will be announced somewhere maybe with a poster?

Mr. Scott stated yes a poster will be at the Stokesville Market.

Chair Coyner asked what is the lead time for an announcement of an event?

Mr. Scott stated a month. There is also an event in October that starts on the campground property and will not be on the roads. The Grindstone is an event that does not use the roads. We are not sure if we want to do that event because they will only be on our property for a little bit and it would count as an event for them.

Chair Coyner asked if the mountain bike events are throughout the year?

Mr. Scott stated March, April, May, September, and October.

Ms. Tilghman asked who cleans the trails?

Mr. Scott stated a volunteer group and I clean the trails.

Chair Coyner asked if the applicant is requesting thirteen (13) events a year?

Mr. Scott stated we are advocating for better trails and better connections to the National Forest so we do not have to use the 1.5 miles of road. Can we change the stipulations to say, six (6) mountain bike events and other miscellaneous events totaling thirteen (13) for the year, but again, these events are not over the capacity of the

campground's normal capacity. We do have a legal right to reach that capacity. The community sees this as a quick entrance to the National Forest. Mountain biking is very popular in our area.

Chair Coyner asked why would you not arrange so that it starts on your property without going on the road?

Mr. Scott stated many riders enjoy riding on the road. Through the campground there are steep forest trails. People have been riding the roads for 25 years. The bikers like to ride the road slowly to warm up.

Chair Coyner asked if the riders ride single file?

Mr. Scott stated no. They plan to do traffic control with Augusta County Police. The segment is less than a mile. The vehicle will lead everyone out. We have never had an accident.

Mr. Thacker asked if the applicant has met with the Health Department and the Virginia Department of Transportation (VDOT)?

Mr. Scott stated they cleaned up the road and I have spoken with the Health Department. If I cannot get septic approval and an entrance this is a moot point.

Ms. Tilghman asked will all uses at the site use the existing driveway? What will the accessory building be used for?

Mr. Scott stated riders can get in onto our property and off the road. The check-in down by the road will cause congestion. We will check them in at the building and store rental gear in the permanent structure. We cannot move the firewood resell because it is part of our ongoing daily operations.

Ms. Tilghman asked where will the weddings take place?

Mr. Scott stated the weddings will take place at the pavilion already constructed. The weddings are not my primary concern. They want to be legally allowed to have them.

Mr. Thacker stated the VDOT comments state the site distance is not likely to be obtained. I do not see why the applicant has not met with VDOT to get it approved.

Mr. Scott stated they have cleared the brush at the site and the community is excited to have the Depot House rehabilitated. If not approved, it will just be a campground. Two

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cars per campsite is normal and it averages about five (5) people. Over 500 people are in the regular campground capacity. We will close the campground on the weekend of the bike events which will be at regular camping capacity.

Chair Coyner asked if campers pre-register online?

Mr. Scott stated yes there is an online portal and at the Stokesville Market.

Chair Coyner asked if the limit is reached, do you cut it off?

Mr. Scott stated yes.

Ms. Tilghman asked if people stay all summer?

Mr. Scott stated no. We are a short term campground.

Chair Coyner stated the bikes riding along the road should not happen. If there is a steep hill with a road problem there should be a way to alleviate that.

Mr. Glover stated the Board has received emails and calls about bike traffic. The Board saw the narrow road and blind spots in the area. The refurbishing and restoration of the Depot as a short term rental would be great. The community is still opposed to the bikes along the road. VDOT has an issue with the entrance. I am not sure if the site distance will be obtained. He moved to deny the Special Use Permit to have weddings on site and approve the Special Use Permit to have a bicycle touring business office, bicycle rental, bicycle training, trails, mountain bike events not utilizing the public highway, to construct an accessory building, and to use the existing dwelling on the property for short term rental with the following conditions:

Pre-Conditions:

1. Obtain VDOT approval and provide a copy to Community Development.
2. Obtain Health Department approval and provide a copy to Community Development.
3. Obtain approval from the Virginia Department of Health's Office of Drinking Water and provide a copy to Community Development.

Operating Conditions:

1. Be permitted to have mountain bike events **not utilizing the public highway only.**
2. **No bicycle events utilizing the public highway at this site.**
3. **No wedding events at the site.**
4. Be limited to thirteen (13) mountain bike events **not utilizing the public highway** per year but no more than one (1) per weekend.
5. Be limited to a **maximum of two hundred fifty (250) people** for mountain bike events **once Health Department approval is obtained and a copy submitted to Community Development.**
6. **No mountain bike events until Health Department and VDOT requirements are completed.**
7. Mountain bike events to cease by 10:00 p.m. and all persons not renting designated campsites to be off the property by 11:00 p.m.
8. Emergency Medical Services be on site during all mountain bike events.
9. Be permitted to construct a 30' X 30' accessory building for bicycle storage.
10. Applicant obtain building permit and provide a copy to Community Development.
11. Be permitted to lease the existing two (2) bedroom depot/dwelling for short term vacation rentals.
12. Be limited to a maximum of four (4) persons occupying the depot/dwelling.
13. Site be kept neat and orderly.
14. No junk or inoperable vehicles, equipment, or parts of vehicles or equipment be kept outside.

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15. Any new outdoor lights over 3,000 lumens require site plan submittal and must meet the ordinance requirements of Article VI.A Outdoor Lighting.

16. Permit be issued for one (1) year.

Mr. Thacker seconded the motion, which carried unanimously.

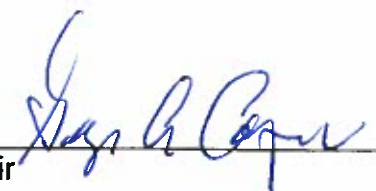
STAFF REPORTS

- 21-42 Walnut Hills Property Owner, LLC
- 21-44 Lighthouse an Independent Church
- 21-45 Kermit A. or Grace Styer - **Withdrawn**
- 21-46 Shenandoah Shiloh Christian Center, Trustees – **Cancelled**
- 21-47 Michael Wayne Chapman
- 21-48 Joseph or Lynn Hill
- 21-49 Sam or Amos Showalter
- 21-50 Sun Shenandoah Acres
- 21-51 Sharon Conner

Ms. Bunch stated all Special Use Permits are in compliance.

Ms. Keffer discussed the court cases with the Board.

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

Chair 

Secretary 