

April 7, 2016

PRESENT: G. A. Coyner, II, Chairman  
T. H. Byerly, Vice Chairman  
D. A. Brown  
S. F. Shreckhise  
J. D. Tilghman  
J. R. Wilkinson, Community Development Director & Secretary

ABSENT: None

VIRGINIA: At the Called Meeting of the Augusta County Board of Zoning Appeals held on Thursday, April 7, 2016, at 8:30 A.M., in the County Government Center, Verona, Virginia.

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The staff briefing was held at **8:30 a.m.** in the Board of Supervisors Conference Room where the Zoning Administrator reviewed the staff report for each request on the Board's agenda. Copies of the staff reports can be found in the Community Development Department.

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**VIEWINGS**

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

- **Dean Clemmer, Agent for Fairfield-Echols, LLC - Special Use Permit**
- **Garland D. or Diane Coffey - Special Use Permit**
- **George Anen, Sr. or Denise D. Campbell - Special Use Permit**
- **Larry A. Skillman - Special Use Permit**
- **Curtis E. Reed - Special Use Permit**
- **Michael A. and Jennifer A. Barrett - Special Use Permit**
- **Ken Fanfoni, Agent for Augusta County Service Authority - Variance**

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

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PRESENT: G. A. Coyner, II, Chairman  
T. H. Byerly, Vice Chairman  
D. A. Brown  
S. F. Shreckhise  
J. D. Tilghman  
Pat Morgan, County Attorney  
J. R. Wilkinson, Community Development Director & Secretary  
B. Cardellicchio-Weber, Executive Secretary

ABSENT: None

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VIRGINIA: At the Regular Meeting of the Augusta County Board of Zoning Appeals held on Thursday, April 7, 2016, at 1:30 P.M., in the County Government Center, Verona, Virginia....

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**MINUTES**

Vice Chairman Byerly moved that the minutes from the March 3, 2016, meeting be approved.

Ms. Brown seconded the motion, which carried unanimously.

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**DAVE BROOKS - SPECIAL USE PERMIT**

This being the date and time advertised to consider a request by Dave Brooks, for a Special Use Permit to have an electrical business on property owned by David P. or Pamela D. Ramsey, located at 2156 Lee Jackson Highway, Staunton, in the Riverheads District.

Mr. Dave Brooks stated he currently has a shop at 1519 Stuarts Draft Highway, Stuarts Draft. He stated if the Board approves his request he would like to move to the Lee Jackson Highway location.

Chairman Coyner stated the Board drove by the site in Stuarts Draft today. He said it looks like you have four (4) to five (5) trucks at the site.

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Mr. Brooks stated he has seven (7) vans, a bucket truck, two (2) trailers, and a couple of pieces of equipment.

Chairman Coyner asked if the applicant will have employees coming to the site?

Mr. Brooks stated yes. He stated his employees will come to the site at 7:30 a.m., meet to discuss the work for the day, and then the employees will leave to go to the jobsite.

Chairman Coyner asked if the materials are delivered to the shop?

Mr. Brooks stated materials are stored in the shop. He stated the employees pickup their materials. He stated there are no deliveries to the site.

Chairman Coyner stated the site will need to be kept neat and orderly.

Mr. Brooks stated at his current site there is a bank, therefore, it is hard to keep vehicles in the back of the property. He stated with this new location it will be easier for him to keep the site looking neat.

Chairman Coyner asked what areas are the jobs located?

Mr. Brooks stated they handle a 45 minute radius from his office. He noted they cover Rockbridge, Harrisonburg, Augusta County, Waynesboro, and Charlottesville.

Chairman Coyner asked if they work on residential homes?

Mr. Brooks stated they work on residential, commercial, and light industrial.

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

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

Mr. Wilkinson stated they did receive an email from the neighbor who had some concerns of the vehicles being parked behind the building if approved.

Chairman Coyner said the applicant has addressed that it will be easier for him to keep this site looking neat and orderly.

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Mr. Shreckhise stated staff's recommended conditions addresses these issues. He moved that the request be approved.

Vice Chairman Byerly asked if nine (9) full-time employees is enough for the applicant?

Mr. Brooks stated he has eight (8) full-time employees and one (1) part-time employee. He does not see a need for more employees but 2-3 years down the road, he may want to hire one (1) or two (2) more employees. He stated it would help him if the Board granted him eleven (11) employees.

Ms. Tilghman asked if Mr. Brooks has a secretary in the office full-time?

Mr. Brooks stated they actually have their office in their home in Mint Spring. He stated his wife works in the office there.

Chairman Coyner asked if the home office will remain at the house?

Mr. Brooks stated yes. He noted during the day there would not be anyone at the 2156 Lee Jackson Highway location. He stated they only meet in the morning in order to dispatch the jobs for the day. He stated he will keep the site neat and orderly.

Mr. Shreckhise amended his motion to include the follow conditions:

**Pre-Conditions:**

None

**Operating Conditions:**

1. Be permitted to have eleven (11) full-time employees.
2. Be permitted to have six (6) vans, one (1) bucket truck, three (3) trailers, one (1) tractor, and one (1) skid steer, and they all are to be parked behind the building.
3. Be permitted to add one 12' x 15' storage building.
4. Hours of operation be Monday – Friday 7:00 a.m. to 5:00 p.m. Saturday or Sunday for emergencies.
5. All materials for the business be kept inside the building or storage building.

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- 6. Any new outdoor lights over 3,000 lumens require site plan submittal and must meet the ordinance requirements of Article VI.A Outdoor Lighting.
- 7. Site be kept neat and orderly.
- 8. No junk or inoperable vehicles, equipment, or parts of vehicles or equipment be kept outside.

Vice Chairman Byerly seconded the motion, which carried unanimously.

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**DEAN CLEMMER, AGENT FOR FAIRFIELD-ECHOLS, LLC - SPECIAL USE PERMIT**

This being the date and time advertised to consider a request by Dean Clemmer, agent for Fairfield-Echols, LLC, for a Special Use Permit to have a concrete crushing operation on property owned by Fishersville Realty, LLC, located at 85 Construction Lane, Fishersville, in the Beverley Manor District.

Mr. Robert Boccock stated Dean Clemmer is at a meeting and was not able to attend. He is here on behalf of Fairfield Echols. He stated they are a licensed bridge builder in Virginia. He mentioned with the job they have in Waynesboro for us, it is closer for them to bring the material to this site to crush it. He stated they will use this material on future VDOT projects.

Mr. Shreckhise asked how much dust is created?

Mr. Boccock stated there is very little dust if we spray it.

Mr. Shreckhise asked if there is less dust than a gravel road?

Mr. Boccock stated his home is within site of the operation and he has had no issues with it.

Chairman Coyner asked how much noise is involved with the crushing operation?

Mr. Boccock stated very minimal noise is involved with this operation.

Chairman Coyner asked if they separate the concrete from the rebar?

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Mr. Bocock stated the rebar is already removed before it comes to the site. He stated it is required by VDOT to do that onsite.

Chairman Coyner asked what amount of volume can process through the machine in an eight (8) hour period?

Mr. Bocock estimated about 100 tons.

Chairman Coyner asked if they will run all day every day?

Mr. Bocock stated they will operate about four (4) months or less.

Chairman Coyner asked if the old bridge will be crushed in increments?

Mr. Bocock stated yes.

Mr. Shreckhise asked how many days will they crush the material?

Mr. Bocock stated approximately fifteen (15) working days and it will be done over a period of time.

Chairman Coyner asked if the finished product will be gravel?

Mr. Bocock stated the finished product will be a little larger than gravel.

Ms. Tilghman stated the biggest concern is dust. She stated the applicant should be able to wet the material down so that it does not affect the neighbors. She stated the applicant will need to be sure the amount of dust is minimized. She asked if they would operate on a windy day?

Mr. Bocock stated no.

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

Mr. Steve Boyer stated that he is the Vice President of Operations at Penny Plate. He noted that he is not opposed but does have concerns on dust. He would like to be ensured that they will wet the material down when it is being crushed so that there is not an issue.

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Mr. Wilkinson stated staff received a letter from Crescent Development, an adjacent property owner. He noted in their letter it addresses that they plan on developing their land as multi-family residential uses. He further stated that Crescent Development does not have any opposition towards this request but a long term crushing operation would impact their future residential development and they have no concerns with this being a one-time project.

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

There being none, Chairman Coyner declared the public hearing closed. He stated this project is being done locally. He stated the Board can make the use of wetting the material a stipulation on the permit.

Vice Chairman Byerly stated that Fairfield Echols has been around for quite some time. He would like to increase the timeframe to twelve (12) months in order to give the extra time to complete the project. He moved that the request be approved with the following conditions:

**Pre-Conditions:**

None

**Operating Conditions:**

1. Be permitted to store concrete sections from the Waynesboro Bridge and crush the concrete into gravel.
2. All materials must be watered prior to crushing in order to control dust.
3. This permit is valid for twelve (12) months.
4. All crushing operations will be done Monday – Friday between 7:30 A.M. and 5:00 P.M.
5. No Saturday or Sunday operation of the crusher.
6. Site be kept neat and orderly.

Ms. Tilghman seconded the motion, which carried unanimously.

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**GARLAND D. OR DIANE COFFEY - SPECIAL USE PERMIT**

This being the date and time advertised to consider a request by Garland D. or Diane Coffey, for a Special Use Permit to have motor vehicle sales on property they own, located at 1787 Mt. Torrey Road, Lyndhurst, in the South River District.

Mr. Garland Coffey stated he would like to have a permit to get rid and dispose of vehicles. He stated that he already does work on vehicles at the site and he would now like to have sales. He stated that the Department of Motor Vehicle (DMV) requires him to have a license. He mostly sells wholesale to other dealers and surrounding people. He stated that the DMV requires parking for at least ten (10) vehicles. He tries to keep the property clean and has never received any complaints.

Chairman Coyner stated the vehicles need to be parked in the parking area. He stated the Board visited the site this morning. He stated there is an unlicensed vehicle at the site.

Mr. Coffey stated the vehicle will be removed this afternoon.

Ms. Tilghman asked if most of the vehicles at the site are being worked on?

Mr. Coffey stated he does buy a few to resell for his business.

Ms. Brown asked if there is an impound yard at the site?

Mr. Coffey stated yes.

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

Mr. Donald Stephens, 2867 Lyndhurst Road, Waynesboro, stated Mr. Coffey has done many things to help people in the area. He has no complaints. He stated Mr. Coffey always keeps the property looking clean and said the permit should be granted.

Mr. Michael Coffey, 132 Meadowdale Drive, Stuarts Draft, stated his family has always worked on vehicles. He stated they have never had any issues with the neighbors. He noted they keep things neat and try to make an honest living.



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Paula and Malcolm Monroe, 1786 Mt. Torrey Road, Lyndhurst, stated they have no problems with it and they are good neighbors.

Mr. Harry King, 59 Brittny Lane, Lyndhurst, stated he has lived at this site for seven (7) years and have had nothing but problems. He stated just before the zoning sign was placed at the site, there was a disappearance of vehicles along the road to other properties. He expressed his concern about curbstoning going on at the site. He noted this is very damaging to the community. He suggested that before the Board grants this request, they look up the backgrounds on these people. He mentioned that he has not been able to sleep due to the howling that they are doing to intimidate him and other illegal activities. He is devastated about what is going on at the site. He stated that Mr. Coffey has sold cars since he has been at the site.

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

There being none, Chairman Coyner asked Mr. Coffey to speak in rebuttal. He noted that some of the concerns mentioned are civil matters amongst the neighbors.

Mr. Coffey stated he is not curbstoning.

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

Mr. Shreckhise stated some of Mr. Kings' concerns are things handled by law enforcement.

Vice Chairman Byerly appreciated the neighbors coming out to speak in support. He stated Mr. Coffey needs to adhere to the policies of DMV.

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

**Pre-Conditions:**

None

**Operating Conditions:**

1. Be permitted a maximum of ten (10) vehicles displayed for sale.
2. Site be kept neat and orderly.

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3. No junk or inoperable vehicles, equipment, or parts of vehicles or equipment be kept outside.
4. All other conditions of SUP#03-73 shall remain in effect.
5. Permit be reviewed in a year and renewed if all of the conditions are met.

Ms. Brown seconded the motion, which carried unanimously.

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**GEORGE ANEN, SR. OR DENISE D. CAMPBELL - SPECIAL USE PERMIT**

This being the date and time advertised to consider a request by George Anen, Sr. or Denise D. Campbell, for a Special Use Permit to add a building to be used as an office for the vehicles sales lot on property they own, located at 304 East Side Highway, Waynesboro, in the Wayne District.

Mr. George Anen stated he has a Special Use Permit for vehicle sales and repair at the site. He stated DMV requires him to have a separate building to use as the office for his sales lot. He stated he cannot use the house for his vehicle sales lot office. He stated it needs to be a separate building.

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

There being none, Chairman Coyner declared the public hearing closed. He stated the applicant needs to comply with DMV regulations.

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

**Pre-Condition:**

1. Applicant obtain a building permit.

**Operating Conditions:**

1. Be permitted to place or construct a 14' x 20' building in the backyard for a sales office.

- 2. Site be kept neat and orderly.
- 3. All other conditions of SUP#15-37 remain in effect.

Mr. Shreckhise seconded the motion, which carried unanimously.

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**LARRY A. SKILLMAN - SPECIAL USE PERMIT**

This being the date and time advertised to consider a request by Larry A. Skillman, for a Special Use Permit to have an engine shop within an existing building on property he owns, located at 3212 East Side Highway, Grottoes, in the Middle River District.

Mr. Larry Skillman stated he would like to open a small operation engine shop. He stated he has worked in Waynesboro rebuilding engines. He has had seven (7) or eight (8) employees in Waynesboro but now he wants to move into the garage at his property and work for himself. He will do antique restoration work. He will not run any engines at the site. He stated that he is only doing assembly work and machining at the site. He noted that everything will be contained within the building. He will not have any vehicles coming to the site. He stated he will only have parts inside the building.

Chairman Coyner asked if he will work by himself?

Mr. Skillman stated yes. He will not have any employees. He stated the building in Waynesboro is too big for his operation. He asked that the Board modify some of staff's conditions. He said sometimes he may have customers drop by and bring items to his shop. He requested that the hours of operation be from 7:00 a.m. until 8:00 p.m. He stated all of the work is done indoors. He noted that he would not want to break any stipulations that is placed on his permit.

Chairman Coyner asked if there is any noise generated from the shop?

Mr. Skillman stated there is almost no noise. He stated that he does all work inside the building.

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

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There being none, Chairman Coyner declared the public hearing closed. He stated the applicant has had a business in Waynesboro.

Mr. Shreckhise stated this is a good use of the building. He does not have an issue with the applicant operating from 6:00 a.m. until 9:00 p.m.

Mr. Skillman stated if he has ten (10) people a week that is a lot.

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

**Pre-Conditions:**

None

**Operating Conditions:**

1. Garage doors to remain closed during engine testing.
2. Hours of operation be Monday – Saturday 6:00 a.m. to 9:00 p.m.
3. No Sunday work.
4. No employees other than family members.
5. Site be kept neat and orderly.
6. No junk or inoperable vehicles, equipment, or parts of vehicles or equipment be kept outside.

Vice Chairman Byerly seconded the motion, which carried unanimously.

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**CURTIS E. REED - SPECIAL USE PERMIT**

This being the date and time advertised to consider a request by Curtis E. Reed, for a Special Use Permit to have a cleaning business within a portion of a garage to be constructed on property he owns, located at 39 Harriston Road, Grottoes, in the Middle River District.

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Mr. Curtis Reed stated he would like to operate the business out of the house and use half of his proposed 30' x 30' garage for his equipment and supply storage for his business.

Chairman Coyner asked if there is any work done at the site?

Mr. Reed stated no.

Chairman Coyner asked if there will be employees coming to the house?

Mr. Reed stated he will not have any customers or employees coming to the site. He stated he picks up employees and takes them to the jobsite. He noted that he has part-time employees.

Chairman Coyner stated the Board visited the site and the property looks neat and orderly. He asked if the building will be built this summer?

Mr. Reed stated he would like to build it as soon as he can.

Vice Chairman Byerly asked if he anticipates expanding the business?

Mr. Reed stated he has operated this business for sixteen (16) years in July. He would like to downsize his business. He stated that he has one (1) full-time and two (2) part-time employees. He does not see his business expanding but it could happen down the road. He would not have any more than three (3) full-time employees because he prefers to hire part-time instead.

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

There being none, Chairman Coyner declared the public hearing closed. He stated the Board may want to add more employees.

Mr. Wilkinson stated the applicant does not want the employee traffic coming to his property. He stated this would be the same limitation as with a Home Occupation Permit where the applicant is limited to one (1) employee that comes to the dwelling. He stated Mr. Reed will either pick up the employees or they meet him at the jobsite.

Vice Chairman Byerly moved that the request be approved with the following conditions:

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**Pre-Conditions:**

None

**Operating Conditions:**

1. Be permitted to use one-half of the 30' X 30' garage for the business.
2. Only one (1) employee permitted to come to this site.
3. Site be kept neat and orderly.
4. No junk or inoperable vehicles, equipment, or parts of vehicles or equipment be kept outside.

Ms. Brown seconded the motion, which carried unanimously.

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**JEANETTE T. GUNTHER - SPECIAL USE PERMIT**

This being the date and time advertised to consider a request by Jeanette T. Gunther, for a Special Use Permit to have an aviary within existing buildings on property she owns, located at 143 Ridge Road, Mt. Solon, in the North River District.

Ms. Jeanette Gunther stated she is requesting a Special Use Permit to raise parrots on the property.

Chairman Coyner asked if they are raised in the buildings on the property?

Ms. Gunther stated yes.

Chairman Coyner asked if there are any sales or customers coming to the site?

Ms. Gunther stated no customers will come to her property. She only sells to pet shops. She also sends birds on airplanes.

Chairman Coyner asked if the applicant will have any employees?

Ms. Gunther stated she will not have employees. She stated her friend helps as needed.

Chairman Coyner asked how many birds does the applicant have?

Ms. Gunther stated she has twenty-one (21) pairs of birds. She stated the birds produce two (2) times a year.

Chairman Coyner asked if the applicant advertises?

Ms. Gunther stated she already has her customers established.

Ms. Tilghman asked if thirty (30) pairs would be an adequate number?

Ms. Gunther stated yes.

Ms. Tilghman asked if the buildings need to be upgraded?

Ms. Gunther stated yes. She is planning on insulating the buildings.

Vice Chairman Byerly asked if she takes the birds to schools?

Ms. Gunther stated no because the liability is high and the birds could bite.

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

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

Ms. Tilghman stated there are no negative impacts with this request, therefore, she moved that the request be approved with the following conditions:

**Pre-Conditions:**

None

**Operating Conditions:**

1. Be limited to a maximum of thirty (30) breeding pairs of birds.

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2. Birds will be delivered to pet stores.
3. No customers to this site.
4. Site be kept neat and orderly.

Mr. Shreckhise seconded the motion, which carried unanimously.

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#### **MICHAEL A. AND JENNIFER A. BARRETT - SPECIAL USE PERMIT**

This being the date and time advertised to consider a request by Michael A. and Jennifer A. Barrett, for a Special Use Permit to have outside storage of RV's, vehicles, utility trailers, and boats on property they own, located at 1430 East Side Highway, Waynesboro, in the Middle River District.

Ms. Jennifer Barrett stated she is requesting a permit to park vehicles outside on the property. She stated some items that her customers have are too big for a mini-storage unit.

Chairman Coyner stated the Board visited the site this morning and saw unlicensed vehicles. He stated the vehicles will need to be licensed.

Ms. Barrett stated she will talk to her tenants and let them know the vehicles will need to be licensed or they need to be removed. She noted that she did have security issues and would not want to screen the property. She stated they did install cameras at the site. She mentioned they keep the doors wide open during the day and the gate is closed at night.

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

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

Chairman Coyner stated the Board visited the site this morning.

Mr. Shreckhise said screening would not be required as long as the property is kept neat and orderly. He moved that the request be approved with the following conditions:



**Pre-Conditions:**

None

**Operating Conditions:**

1. Maximum of twenty-eight (28) spaces for RV's, vehicles, utility trailers, and boats.
2. All vehicles and trailers must be licensed and in operable condition.
3. No semi-tractors or trailers.
4. All vehicles, boats, and trailers are to be kept in the designated spaces shown on the site plan, and nothing may be parked beyond the front of the building.
5. Site be kept neat and orderly.
6. No junk or inoperable vehicles, boats, equipment, or parts of vehicles, boats or equipment be kept outside.
7. There shall be no repairs, servicing, or sales of vehicles, boats or trailers at this site.

Ms. Brown seconded the motion, which carried unanimously.

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**KEN FANFONI, AGENT FOR AUGUSTA COUNTY SERVICE AUTHORITY - VARIANCE**

This being the date and time advertised to consider a request by Ken Fanfoni, agent for Augusta County Service Authority, for a Variance from the Floodplain Ordinance to expand an existing wastewater treatment plant on property they own, located at 356 Chapel Hill Lane, Weyers Cave, in the Middle River District.

Mr. Ken Fanfoni stated they have plans in the future on expanding the plant.

Chairman Coyner stated the Board visited the site this morning.

Mr. Fanfoni stated the facility was built in 1972. He stated the capacity is 500,000 gallons a day for the treatment facility. He stated they have 100,000 gallons left of

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capacity to use for future development. He noted with that they may be able to serve about 250 homes but after that there would be no capacity left. He stated if the rezoning gets approved for Blue Mountain it will overload their treatment plant. He stated the plant does go underwater during floods. He stated they did look at relocating the facility out of the floodplain but that was not feasible because of the cost and other difficulties acquiring property. He stated they have already acquired some property up the hill for the expansion. He stated if the request gets approved they will move several buildings out of the floodplain. He noted the non-critical buildings will either be left in the floodplain or the tanks will be raised. He mentioned that they will not be able to move the entire facility out of the floodplain. He said the design phase is complete. He stated they have spent \$900,000 on studies and acquiring additional land. He stated the facility is designed to handle 500,000 to 1,000,000 gallons a day and down the road they would like to go to 3,000,000 gallons a day. He noted this will cost approximately \$15 million but they do not have the funding currently. He mentioned that the Service Authority would like to start some site work until they have a specific user. He stated the Service Authority could use the 1,000,000 gallons per day for 10-15 years but the 3,000,000 gallons a day is the ultimate design in a 15-30 year window. He stated they have received their permits from the Department of Environmental Quality.

Chairman Coyner asked if they have acquired some acreage up the hill?

Mr. Fanfoni stated they bought the property up to the backside of the barn.

Mr. Scott Bortz, Peed and Bortz, LLC, stated he is a Civil Engineer working on the project. He noted with the expansion, they plan on getting as many structures out of the floodplain as possible. He stated they will make sure there are minor impacts with the floodway. He stated Doug Wolfe, County Engineer, has reviewed the plans and is in concurrence.

Ms. Tilghman asked if the applicant will have a certain time limit to complete the project?

Mr. Wilkinson stated there is no timeframe. He noted a Variance is placed on the land.

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

There being none, Chairman Coyner declared the public hearing closed. He stated it is nice that the applicant is thinking ahead to the future.

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Mr. Shreckhise stated expanding the existing wastewater treatment plant will provide an essential service to the area and enhance the ability of the County to provide services to its citizens. He also noted that the County Engineer, based upon the hydraulic study, feels the facility will cause no appreciable increase to the floodplain and would recommend approval of this request. He moved that the Variance be approved with the following conditions:

**Pre-Conditions:**

1. Submit site plan meeting the requirements of Section 25-673 "Site Plan Contents" of the Augusta County Zoning Ordinance to be approved by all appropriate departments and/or agencies.
2. Submit a Floodplain Development Plan to Community Development.

**Operating Condition:**

1. Follow all design and recommendations listed in the hydraulic analysis by Peed & Bortz, LLC, dated December 16, 2015.

Ms. Brown seconded the motion, which carried unanimously.

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**EMMETT W., JR. OR SHARON M. HANGER - EXTENSION OF TIME**

A request by Emmett W., Jr. or Sharon M. Hanger, for a Special Use Permit to have a real estate office and a political office on property they own, located at 928 Natural Chimneys Road, Mt. Solon, in the North River District.

Mr. Wilkinson stated Mr. Hanger has been busy with his political duties. He has since purchased the adjacent property. He stated the applicant is requesting a one (1) year Extension of Time.

Vice Chairman Byerly moved that the one (1) year Extension of Time be approved.

Ms. Tilghman seconded the motion, which carried unanimously.

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**RODNEY S. AND CAROLYN S. KNIGHT - EXTENSION OF TIME**

A request by Rodney S. and Carolyn S. Knight, for a Special Use Permit to have weddings and special events on property they own, located at 125 Berry Farm Road, Staunton, in the Beverley Manor District.

Mr. Wilkinson stated the applicants had some extensive upgrades with the Health Department and they needed to widen their entrance. He noted the applicants have a bond for the driveway improvements and are hoping to move forward with their permit. He stated they are asking for a one (1) year Extension of Time.

Mr. Shreckhise moved that the one (1) year Extension of Time be approved.

Ms. Brown seconded the motion, which carried unanimously.

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**REVEREND JIM CORBIN, AGENT FOR WAYNESBORO CHURCH OF THE NAZARENE - EXTENSION OF TIME**

A request by Reverend Jim Corbin, agent for Waynesboro Church of the Nazarene, for a Special Use Permit to have a child care center on property they own, located at 2959 Hermitage Road, Waynesboro, in the Wayne District.

Mr. Wilkinson stated the applicant will need to expand the drainfield on the property. He stated they are requesting a one (1) year Extension of Time.

Vice Chairman Byerly moved that the one (1) year Extension of Time be approved.

Mr. Shreckhise seconded the motion, which carried unanimously.

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**STAFF REPORT**

- 15-24 Samir Baramki
- 15-25 Rodney S. and Carolyn S. Knight
- 15-26 Allen B. Simmons, Jr. Estate
- 15-27 Huey W. or Mary L. Mullins

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Mr. Wilkinson stated SUP#15-24 has been inspected and is in compliance. He stated the Board approved an Extension of Time for SUP#15-25. He stated SUP#15-26 was cancelled. He stated staff has sent the applicant a letter asking if they would like to cancel their permit because the business has never opened for SUP#15-27.

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Mr. Morgan passed out the court cases for the Board to review.

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

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Chairman

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Secretary