

November 3, 2016

PRESENT: George A. Coyner, II, Chairman  
Thomas H. Byerly, Vice Chairman  
Daisy A. Brown  
Steven F. Shreckhise  
Justine D. Tilghman  
Sandra K. Bunch, Zoning Administrator and Secretary

ABSENT: James R. Benkahla, County Attorney  
John R. Wilkinson, Community Development Director

VIRGINIA: At the Called Meeting of the Augusta County Board of Zoning Appeals held on Thursday, November 3, 2016, at 10:00 A.M., in the County Government Center, Verona, Virginia.

\*\*\*\*\*

The staff briefing was held at **10:00 a.m.** in the Board of Supervisors Conference Room where the Zoning Administrator reviewed the staff report for each request on the Board's agenda. Copies of the staff reports can be found in the Community Development Department.

\*\*\*\*\*

**VIEWINGS**

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

- **JOHN RENO, AGENT FOR FACTORY HOLDING COMPANY, LC - SPECIAL USE PERMIT**
- **TOM SHUMATE, SR., AGENT FOR ARTHUR W. OR CYNTHIA VIA SPROUSE - 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.

\*\*\*\*\*

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Secretary

November 3, 2016

PRESENT: George A. Coyner, II, Chairman  
Thomas H. Byerly, Vice Chairman  
Daisy A. Brown  
Steven F. Shreckhise  
Justine D. Tilghman  
Sandra K. Bunch, Zoning Administrator and Secretary  
Beatrice B. Cardellicchio-Weber, Executive Secretary

ABSENT: James R. Benkahla, County Attorney  
John R. Wilkinson, Community Development Director

\* \* \* \* \*

VIRGINIA: At the Regular Meeting of the Augusta County Board of Zoning Appeals held on Thursday, November 3, 2016, at 1:30 P.M., in the County Government Center, Verona, Virginia....

\* \* \* \* \*

**MINUTES**

Vice Chairman Byerly moved that the minutes from the October 6, 2016, meeting be approved.

Ms. Brown seconded the motion, which carried unanimously.

\* \* \* \* \*

**JOHN RENO, AGENT FOR FACTORY HOLDING COMPANY, LC - SPECIAL USE PERMIT**

This being the date and time advertised to consider a request by John Reno, agent for Factory Holding Company, LC, for a Special Use Permit to construct mini-warehouses on property they own, located on the north side of Lodge Lane, at the intersection of Laurel Hill Road (Route 612) and Lodge Lane in the Beverley Manor District.

Mr. John Reno stated he is the engineer with Countryside Service Company working on this project. He stated this business would be compatible with the area. He noted this is a low generator of traffic. He stated there is a need for mini-warehouses in the area especially with The Factory Antique Mall. He stated they will keep the existing tree line and be sure it is well screened from the residential properties.

Chairman Coyner asked how many mini-warehouse units will there be?

Mr. Reno stated 200.

Chairman Coyner asked if construction would be done in phases?

Mr. Reno stated all of the buildings will be done at one time.

Chairman Coyner asked if there will be different sizes?

Mr. Reno stated yes.

Chairman Coyner asked if they would have metal construction?

Mr. Reno stated yes.

Ms. Brown asked if there would be two ways in and out of the property?

Mr. Reno stated yes.

Chairman Coyner asked about security?

Mr. Reno stated the gates will be open during the day and the kiosk will be used during the night when the gates are closed. He stated the property will be fenced. He showed the Board the site plan which noted where the property will be fenced. He stated there will be two access points. He noted they plan on utilizing the buildings as fencing.

Chairman Coyner asked if the applicant plans on working on this project right away?

Mr. Reno stated yes. He stated they will submit their site plan, the project will go out to bid, and hope to be under construction by early summer.

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

Ms. Trina Cook, 21 Kenwood Place, Verona, stated her house is on the right side. She had some concerns about the height of the structures. She also is opposed to 24 hour access for the mini-warehouses. She hoped that there be limitations on hours at night. She is not sure why people would need to get into the site at night. She said teenagers cut

November 3, 2016

through that property all of the time. She asked if there would be additional lighting and surveillance cameras and if so, how long will the tapes be kept in the event of an issue. She would like to know how tall the fence would be. She requested that they do more with the berm and the trees for screening. She will be able to hear the noise and see the lights from her property.

Vice Chairman Byerly asked if teenagers are trespassing on this property?

Ms. Cook stated yes. She stated they cross through the rental property that PJ Wright owns. She said the kids will just look for another path to cut across. She hoped that it could be blocked all together.

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

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

Mr. Frank Root, 28 Imperial Drive, Staunton, stated he is one of the owners of the property. He stated the neighborhood kids are always going to cut through but these warehouses may curtail that. He would be happy to meet with the neighbors to discuss this. He stated they plan on keeping the existing trees. He noted the site will have additional lighting but they will adhere to all of the codes. He stated the only customers that will come to the site at night will be a renter that has card access and uses the key pad card system at night. He stated it will not be open to the public at night.

Chairman Coyner asked how much midnight activity will happen?

Mr. Root stated very little. He stated an antique dealer might unload in the evening hours. He stated the height of the mini-warehouses are standard sizes. He stated the smaller ones would be eight (8') feet to ten (10') feet and the larger ones would be big enough to fit a motor home in which is about fourteen (14') feet. He stated the fence will be about six (6') feet to eight (8') feet tall in order to keep people out.

Ms. Brown asked if some of the buildings will connect?

Mr. Root stated yes either connected or fenced. He noted where the connection breaks he would have a fence in place.

Vice Chairman Byerly asked if there would be security cameras with tapes?

November 3, 2016

Mr. Root stated they already have security cameras for the entrance but it only records the license plate of the vehicle coming in. He noted they will look at the security system of the entire site. He stated the cameras will give them an idea of who comes in and out.

Ms. Brown asked about lighting?

Mr. Root stated they will supplement the lights they already have. He stated the lighting will be code compliant and attractive.

Ms. Tilghman asked where would the taller buildings be?

Mr. Root stated the taller buildings will be across the rear and right side of the property. He stated the left side has the shorter buildings which would have limited impact to the residential area.

Ms. Tilghman stated the height cannot exceed twenty (20') feet tall.

Mr. Root stated they would not exceed twenty (20') feet tall.

Ms. Tilghman asked if the parking would be impacted with these additional buildings?

Mr. Root stated typically vendors and customers park in the front and it should not impact the parking at all. He noted they have adequate parking and enough for future expansion. He stated they added additional parking this year.

Ms. Tilghman asked if the gates are closed to the storage area 24 hours a day/7 days a week?

Mr. Root stated the gates will have to be open during the day. He stated when the Factory is not open the gates will be closed.

Chairman Coyner declared the public hearing closed. He stated the Board visited the site today. He stated this is a good use of the site.

Vice Chairman Byerly stated this is a good use and an ideal place for this type of business.

Chairman Coyner suggested adding to the operating condition that the existing trees be maintained.

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

November 3, 2016

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

**Operating Conditions:**

1. No activities such as sales, repairs, painting, or servicing of goods, equipment, or vehicles shall be permitted inside or outside the mini-warehouse units.
2. Site be kept neat and orderly.
3. No junk or inoperable vehicles, equipment, or parts of vehicles or equipment be kept outside.
4. Any new outdoor lights over 3,000 lumens require site plan submittal and must meet the ordinance requirements of Article VI.A Outdoor Lighting.
5. The existing trees along the eastern property line remain and be maintained.

Ms. Brown seconded the motion, which carried unanimously.

\* \* \* \* \*

**TOM SHUMATE, SR., AGENT FOR ARTHUR W. OR CYNTHIA VIA SPROUSE - SPECIAL USE PERMIT**

This being the date and time advertised to consider a request by Tom Shumate, Sr., agent for Arthur W. or Cynthia Via Sprouse, for a Special Use Permit to expand a non-conforming dwelling on property they own, located at 30 Sprouse Lane, Waynesboro in the Wayne District.

Mr. Tom Shumate, Sr. stated the Sprouse family would like to build a deck and a walkway on the rear of the house. He stated they plan on taking the window out and installing a door. He stated six (6') foot of the walkway is beyond the twenty (20') foot toward the road. He stated the deck is not in question because that does meet the setback. He stated if the Board approves this permit it would make it easier for the Sprouse family.

November 3, 2016

Chairman Coyner stated this is a logical request. He 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 property this morning.

Ms. Tilghman stated this will not impede anyone. She does not have a problem with granting this request. She stated the deck is meeting the setbacks and this is simply a walkway. She moved that the request be approved with the following conditions:

**Pre-Conditions:**

None

**Operating Conditions:**

1. Applicant obtain a Building Permit for the deck expansion.
2. Applicant construct the addition no closer than the current survey shows.
3. Applicant submit a foundation survey to Community Development.

Mr. Shreckhise seconded the motion, which carried unanimously.

\* \* \* \* \*

**LESTER P. AND MARY A. WITMER - EXTENSION OF TIME REQUEST**

A request by Lester P. and Mary A. Witmer, for a Special Use Permit to construct a new building and use a portion of it for a concrete pumping business on property they own, located at 188 Coffman Road, Weyers Cave, in the North River District.

Ms. Bunch stated the applicant built their house first. She noted they are requesting additional time to construct the new building. She stated it will be spring before they get started on the building.

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

November 3, 2016

Ms. Brown seconded the motion, which carried unanimously.

\* \* \* \* \*

**BILL HENSON, AGENT FOR MEADE MOBILE HOME PARK LC - EXTENSION OF TIME REQUEST**

A request by Bill Henson, agent for Meade Mobile Home Park LC, for a Special Use Permit to replace non-conforming manufactured homes within a manufactured home park with larger units on property owned by J.R. Ridenour, located at 79 and 85 Meade Park Circle, Verona, in the North River District.

Ms. Bunch stated one of the manufactured homes was replaced but the applicant needs additional time to replace the other one.

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

Mr. Shreckhise seconded the motion, which carried unanimously.

\* \* \* \* \*

**PAUL R. AND THERESA G. JOHNSON – EXTENSION OF TIME REQUEST**

A request by Paul R. and Theresa G. Johnson, for a Special Use Permit to enlarge an accessory building resulting in the aggregate area exceeding 1,200 square feet on property they own, located at 43 Bradford Street, Swoope, in the Pastures District.

Ms. Bunch stated the applicant has applied for a building permit but they have not started construction on the structure.

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

Ms. Brown seconded the motion, which carried unanimously.

\* \* \* \* \*



**STAFF REPORT**

- 15-46 Lester P. or Mary A. Witmer
- 15-47 Paul R. and Theresa G. Johnson
- 15-48 Crosco Co., LC – **Withdrawn**
  
- 16-1 Beverley Manor Orchard – **Cancelled June 2, 2016**
- 16-2 Gregory and Nancy Cash
- 16-3 Joyce B. Wheeler
- 16-4 J.R. Ridenour

Ms. Bunch stated the Board of Zoning Appeals approved an Extension of Time for SUP#15-46 and SUP#15-47. She has sent the applicant a letter asking if they will need an Extension of Time for SUP#16-2. She stated SUP#16-3 is in compliance. She stated the Board approved an Extension of Time for SUP#16-4.

\* \* \* \* \*

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

\* \* \* \* \*

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Secretary