

Staff Briefing

The staff briefing was held at 9:00 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.

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- MATTHEW W. AND ANISSA D. POWERS - SPECIAL USE PERMIT
- KAREN S. AND KIM R. MAUGANS - SPECIAL USE PERMIT
- GERALD W. AND BECKY S. KNICELY - SPECIAL USE PERMIT
- CHRIS CYRUS, AGENT FOR CASEY MATHEWS - VARIANCE

1. Call to Order

2. Determination of Quorum

3. Minutes

Nays: None

4. Public Hearing

a. A request by Matthew W. and Anissa D. Powers, for a Special Use Permit to

construct a kennel for dog boarding and grooming on property they own, located at 123 Walnut Grove Drive, Verona in the North River District.

Mrs. Anissa Powers stated the property adjoins ours. We would like to construct a kennel for boarding and operate dog grooming at the site.

Chair Coyner stated the Board visited the site this morning. What type of building will the kennel be?

Mr. Matthew Powers stated it will be a modular building with a pier and footer foundation.

Chair Coyner asked will there be outside runs?

Mr. Powers stated yes. We plan on having a nice run on each side.

Chair Coyner asked if an HOA maintained the lane?

Mr. Powers stated no.

Mrs. Powers stated when we bought the property there was an agreement amongst the four (4) owners.

Chair Coyner asked is there a right-of-way?

Mrs. Powers stated yes.

Chair Coyner stated this is a quiet spot. What kinds of dogs will be at the site?

Mr. Powers stated all kinds but we will have meetings prior to accepting the dogs.

Chair Coyner asked if the business will be family run or will you have employees?

Mrs. Powers stated our son will be the kennel manager. It will depend on how busy we get. In the operating conditions it lists three (3) employees.

Mr. Glover stated the applicant should check with the Health Department regarding their comments.

Chair Coyner asked do you plan on starting to operate this year?

Mrs. Powers stated yes. We are hoping to start operating by Memorial Day.

Mr. Bailey stated the pre-conditions will need to be completed prior to operating.

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

There being none, Chair Coyner declared the public hearing closed. The Board visited the site this morning. This is a remote place and an ideal place for a kennel.

BZA Member Glover moved, seconded by BZA Member Rutledge, that the Board Approve the request with the following conditions:

1. Obtain Health Department approval and provide a copy to the Community Development Department.
2. Obtain all Building Permits and inspections.

1. Be permitted to construct a 40' X 70' kennel for dog boarding and grooming.
2. Maximum of twenty (20) adult dogs kept at this site at any time.
3. Dogs be kept inside from 10:00 p.m. until 6:00 a.m.
4. All dogs be confined within the fenced area or inside the 40' X 70' kennel.
5. Be limited to three (3) employees other than family members once Health Department approval is obtained.
6. Site be kept neat and orderly.
7. Animal Control to inspect the site yearly.

Vote was as follows:

Yeas:	George Coyner, II, Mark Glover, Thomas Bailey, Monica Rutledge, Thomas Thacker
Nays:	None

- b. A request by Karen S. and Kim R. Maugans, for a Special Use Permit to construct a building to expand the existing basket supply business and to have classroom space and retail sales associated with the business on property owned by Karen S. Maugans, located at 254 Pine Bluff Road, Waynesboro in the Middle River District.

Mr. Kim Maugans stated I would like to expand the existing basket supply business in the home on the second floor. I have had requests to shop at the house and the existing permit does not allow that. We do majority of the business online. We do not want to keep going up and down the stairs. I would like to expand and construct a building for this also. I am aware of all of the requirements that need to be met.

Chair Coyner asked if the operation would be expanded and moved to the building?

Mr. Maugans stated yes. We do not intend to have the operation in the house after the building is built.

Chair Coyner asked if there would be employees?

Mr. Maugans stated I will not have employees.

Chair Coyner asked if there would be many customers coming to the site?

Mr. Maugans stated no.

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

Mr. Bruce Rogers, 412 Pine Bluff Road, Waynesboro, stated I have known the Maugans for ten (10) years. They are good citizens and good neighbors.

There being no one else wishing to speak, Chair Coyner declared the public hearing closed. The Board visited the site this morning. It is well maintained and it is great the business is growing and needs to expand.

BZA Member Thacker moved, seconded by BZA Member Bailey, that the Board Approve the request with the following conditions:

Pre-Conditions:

None

Operating Conditions:

1. Be permitted to construct a 56' X 44' building and to use the existing 30' X 42' building for the basket making business, classrooms, and limited retail sales.
2. Be limited to two (2) basket making classes per month for up to ten (10) persons maximum unless Health Department approval is obtained for additional persons.
3. No designated store hours. Retail sales by appointment only.

- Vote was as follows: Yeas: George Coyner, II, Mark Glover, Thomas Bailey, Monica Rutledge, Thomas Thacker
Nays: None

c. A request by Gerald W. and Becky S. Knicely, for a Special Use Permit to have an excavating business and storage of equipment and commercial vehicles on property they own, located at 977 Bunker Hill Road, Mount Solon in the North River District.

Mr. Bailey stated the operating conditions do require screening in the front where the old bays were. It does not have to be a door but maybe blinds to enclose that in the

front. Screening would be a requirement.

Ms. Rutledge asked if the screening can be waived since they enclosed the back part. Do we have to require them to put in a door? Is that a requirement or staff preference?

Mr. Bailey stated all outside storage will need to be adequately shielded from view.

Ms. Knicely stated if it is in the shed it is not outside storage. I am confused about the regulations.

Mr. Bailey stated it would fall under that if it can be seen from public view.

Chair Coyner stated the Board can give them a year (1) to complete the screening.

Mr. Benkahla stated I am doing research to see if it is required.

Mr. Wolfe stated the question is whether or not it is screened from public view with the angle that it is without having doors on it. The Zoning Administrator states that it is not screened so it needs to have doors. As far as a timeframe, we do have timeframes for other items.

Ms. Rutledge stated if they need time, we can do what we do similar to installing a septic system. Could it be a two (2) year timeframe?

Mr. Benkahla stated the problem is whether it is required or not.

Mr. Glover stated the site looked nice today. The requirement is that it is adequately screened or shielded from view.

Ms. Knicely stated the equipment will rarely be there.

Mr. Benkahla stated that it does not necessarily need garage doors.

Mr. Wolfe stated Sandy can be flexible on what constitutes proper screening.

Mr. Benkahla stated it needs to be screened from view per the code.

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. Benkahla asked the Board to come back to this request so that he could do some research before the vote.

Mr. Benkahla stated the ordinance states that the equipment storage area needs to be adequately screened from view. It will be up to the Zoning Administrator to determine that.

Mr. Thacker asked about a tarp or poultry covers?

Mr. Wolfe stated we have had issues with a tarp. Draping something over a container would not work. It really needs to be adequately screened. Per Ms. Bunch, a year would be fine to give the applicant time to come up with a plan to screen the equipment.

Ms. Price stated I would like to refer the Board to the definition of screened and shielded from view – Section 25-4 and it outlines the various ways that would be acceptable versus unacceptable. All equipment or materials shall be kept in a fully enclosed building or screened by an opaque privacy fence, walls, berms with landscaping or trees of appropriate height and density so that the items are not visible from any side.

Opaque fences shall be constructed of good quality materials such as vinyl, pressure treated lumber or stone or similar materials, etc. I wanted to bring that to the Board's attention.

Ms. Bunch can look at that and can assess that with the applicant. Tarps, car covers, and tents are not be acceptable.

Mr. Wolfe stated our Zoning Administrator's recommendation is to fully enclose and completely screen the equipment within one (1) year.

Ms. Knicely stated the tarps that I am talking about are velcro and they are on a track. There would not be anything flapping. The poultry house doors are a cheaper alternative to overhead doors.

Mr. Thacker stated the applicant should decide what they want to do and contact Ms. Bunch to approve it before it is installed.

BZA Member Thacker moved, seconded by BZA Member Rutledge, that the Board Approve the request with the following conditions:

Pre-Condition:

None

Operating Conditions:

1. Be limited to three (3) employees coming to the site.
2. No employees other than family members working on site.

- Vote was as follows:
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| Yeas: | George Coyner, II, Mark Glover, Thomas Bailey, Monica Rutledge, Thomas Thacker |
| Nays: | None |

d. A request by Chris Cyrus, agent for Casey Mathews, for a Variance from the lot area and lot width in order to separate two non-conforming dwellings on property owned by Casey Mathews, located at 1325 and 7 Mathews Lane, Lyndhurst in the South River District.

Chair Coyner stated this is to settle an estate. The Board visited the site this morning. The County Code has changed over the years. Chair Coyner asked if there was anyone wishing to speak in favor, or in opposition to the request?

Chair Coyner asked if she maintains the fence on their side?

There being no one else wishing to speak, Chair Coyner asked the applicant to speak in rebuttal.

Mr. Cyrus stated I plan on moving there because I want the kids closer to the Stuarts

Mr. Wolfe stated the pre-conditions are not complete for SUP#24-16. Staff sent the applicant a letter. They are working with their engineer to complete the requirements. SUP#24-18 – SUP#24-22 are all in compliance. SUP#24-24 is in compliance. The pre-conditions are not complete for SUP#24-25. Staff sent the applicant a letter.

SUP#24-26 is in compliance.

9. **Adjournment**