

1. Staff Briefing

- ## 2. Call to Order

- ### 3. Determination of Quorum

- #### 4. Minutes

- Vote was as follows:

Nays: None

5. Public Hearing

- Mr. Bailey stated the ordinance limits the number of animals at the site. This is a good

BZA Member Bailey moved, seconded by BZA Member Rutledge, that the Board approve the request with the following conditions:

None

1. Be limited to no more than one (1) animal unit per acre as defined in the Augusta County Zoning Ordinance excluding large poultry houses and swine.

3. Site be kept neat and orderly.

Vote was as follows:

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

b. A request by Cole Knight, for a Special Use Permit to have an auto body repair shop and impoundment yard on property owned by Cole Knight and Elizabeth Campbell located at 8 Jollett Drive, Grottoes in the Middle River District.

Mr. Cole Knight stated I would like to run an auto body repair shop. I have worked in one for 8+ years.

Chair Coyner asked if there would be any employees?

Mr. Knight stated no.

Chair Coyner asked if there would be painting done also?

Mr. Knight stated yes.

Chair Coyner asked are you aware of the state requirements?

Mr. Knight stated yes.

Chair Coyner asked do you plan on starting soon?

Mr. Knight stated yes.

Chair Coyner asked do you anticipate an employee in the future?

Mr. Knight stated no.

Chair Coyner stated now would be the time to request one if you think you would need it or else you would have to reapply.

Ms. Elizabeth Campbell stated the Health Department comments state they cannot have anyone that is not a member of the family working. If we need an employee we will move to another location.

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. We visited the site this morning. There is a need for this business.

Mr. Thacker stated this would not be out of character with the area. The maintenance building is a good buffer.

BZA Member Thacker moved, seconded by BZA Member Glover, that the Board approve the request with the following conditions:

Pre-Condition:

1. Construct the eight (8') foot high opaque privacy fence around the 40' x 50' impoundment area.

Operating Conditions:

1. Be permitted to use the existing 29.4' x 38.10' garage for auto body repair.
2. All vehicles waiting repair and all inoperable vehicles be kept inside the 40' x 50' screened impound area.
3. No junk or inoperable vehicles, equipment, or parts of vehicles or equipment be kept outside.
4. No employees other than family members.
5. Hours of operation be 8:00 a.m. to 5:00 p.m. Monday – Friday.
6. No Sunday work.
7. Site be kept neat and orderly.

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

Motion Passed.

- c. A request by Justin Talbott, agent for JBT Construction, LLC, for a Special Use Permit to have a contractor office with outdoor storage of commercial vehicles and equipment on property owned by Wall Residences, Inc. located at 13 Swartzel Shop Road, Staunton in the Riverheads District.

Mr. Justin Talbott stated I am a representative with JBT Construction.

Chair Coyner asked if this would be the office?

Mr. Talbott stated yes.

Chair Coyner asked if equipment would be stored onsite?

Mr. Talbott stated yes.

Chair Coyner asked if the board fence would remain?

Mr. Talbott stated yes and I plan to enclose it more.

Chair Coyner stated the Board visited the site this morning. Will you move to the site soon?

Mr. Talbott stated yes.

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

Mr. Raymond Gray, 2797 Lee Jackson Highway, Staunton, stated I am concerned about the number of pieces of equipment. I want to make sure the equipment is stored in the designated area. I live across the street.

There being no one else wishing to speak, Chair Coyner declared the public hearing closed.

Chair Coyner stated this property has had commercial activity for a long time.

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

Pre-Condition:

- ### Operating Conditions:

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

d. A request by Matthew J. Howell, for a Special Use Permit to use an entrance on an adjacent parcel in order to access an equipment and farm vehicle display area on property owned by Teresa H. Howell located at 1973 Indian Ridge Road, Stuarts Draft in the Riverheads District.

Chair Coyner stated this should work for the entrance. Is there anyone wishing to speak in favor, or in opposition to the request?

Chair Coyner stated since the original entrance was not adequate, the applicant has decided to use this property for the entrance.

Mr. Bailey stated this is a safer entrance.

Ms. Bunch stated you will need to talk to VDOT. The entrance is fine for residential use but for a commercial use it is different. There cannot be a building on the property for personal storage without a principal dwelling. VDOT will not support the commercial use. When we met he had plans to turn that portion of the dwelling into offices.

Anything commercial will need a Special Use Permit. No personal items onsite until the dwelling is built.

Mr. Ipina stated that was a misunderstanding.

Ms. Bunch stated we advertised that you would like to convert a portion of the dwelling into a contractor office and to construct a 20' x 30' addition for commercial storage. It was not to build a separate building. Either way there is not adequate sight distance there that VDOT would support.

Mr. Ipina stated a lot of it is misconstrued because English is my dad's second language. This was a misunderstanding.

Ms. Bunch stated in the plans it showed the addition.

Mr. Ipina stated it was a misunderstanding.

Ms. Price stated the applicant can withdraw the application at this time so that they can come back and reapply at a later date.

Mr. Ipina stated I would like to withdraw the request.

Ms. Bunch stated the applicant should contact VDOT regarding the entrance, the Building Official and the Health Department. The Health Department stated they have no record of the septic system.

- f. A request by Teri Sumey, agent for Pleasant Valley Church of the Brethren, for a Special Use Permit to have a nursery school within the existing church on property owned by Pleasant Valley Church of the Brethren c/o Treasurer located at 91 Valley Church Road, Weyers Cave in the Middle River District.

Ms. Teri Sumey stated there has been a preschool at the church since 1974. In 2000, the church took it over. The Department of Education is wanting a license for the preschool. A Special Use Permit was never obtained for the preschool.

Chair Coyner asked will the preschool continue as it has been?

Ms. Sumey stated yes.

Chair Coyner stated this is a nice facility. The Board visited the area this morning.

Ms. Sumey stated a lot of people have gone through the preschool.

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

Mr. Taylor Pounds stated there will be 20 filling stations closer to Route 11 and there will be six (6) filling lanes for large commercial vehicles. We will also have 12 parking spaces which is much smaller than the surrounding competitors. Tractor trailers take a while to refill so that is why we provide the parking spaces so that once they are done filling they can park and go inside the store. The store will be a grab and go store. The access is appealing because it is adjacent to I-81. The traffic counts meet what our real

estate team finds desirable not only for tractor trailers but automobiles. There will be two entrances, one for automobile traffic and the other for commercial vehicles. We like the traffic counts. This is a major artery for the State of Virginia. We are corporately owned. Racetrac has reached out to state representatives for corridor study initiatives.

Mr. Carl Hultgren stated we provided the TIA for VDOT. I am the traffic engineer on the project. VDOT did look at the TIA.

Chair Coyner asked what is the typical size of this type of facility?

Mr. Pounds stated about 8,100 square feet for a travel plaza. This is smaller than what we have done in the past. We felt any larger the community would not support it.

Chair Coyner asked if approved, how long would it take to build?

Mr. Pounds stated about 10-12 months.

Chair Coyner asked if there are any other facilities in Virginia?

Mr. Pounds stated not a Racetrac but Raceway is our franchisee model. The first one will be in South Hill, Virginia the first of the year. We are excited to get Racetrac in Virginia.

Chair Coyner asked about jobs?

Mr. Pounds stated they will be filled with mostly local people. We may transfer a General Manager and train staff but our goal is that they all are local.

Chair Coyner asked if there was anyone wishing to speak in favor?

There being none, Chair Coyner asked if there was anyone wishing to speak in opposition?

Chair Coyner stated the Board received 50+ emails and letters. If we have a spokesperson so that we do not have to hear the same issues again and again. We will put a three minute time limit on each speaker.

Mr. Kevin Burke, 222 Stuarts Draft Highway, Staunton, stated I have lived here since December 2018. I have lived here and work here. I am the caretaker of the proposed property. There is a spring fed creek that runs right through it where the building is going to be built. There is a swampland that has a bunch of cattails that are protected under EPA and DEQ. My concern is the traffic on Route 340. This will be so close to the school. This is a Chesapeake Bay watershed and it is also protected. What will we do with 10,000 gallon diesel fuel tanks right beside swampland and beside the spring fed creek. I see cars passing tractor trailers. There is a crest of the hill and there is not

enough time for people to turn. They had traffic studies done but what about 4:30 a.m. when people are going to work or when people get out of work, not including the three schools in the area and all that traffic. What will this do to the property values? I have offered to see if they want to buy my property. How are we going to keep people working when they cannot even keep people working in the gas stations that are there already?

Mr. Michael Shull, 6173 Lee Jackson Highway, Raphine, stated 11,000 people have homes in this area and not one person is in favor of this. We are trying to do a small area plan for Riverheads. We need input from citizens. We need the input from citizens and we would like to try to get that done before we move forward with this. We look at Pilot and the trucks are backing out onto the road. What is going to happen here when they go in the wrong entrance which is a problem. Come down to the school, tractor trailers pull right in front and you have to come to a complete stop. All of this creates a traffic hazard. The trucks use the turn lanes and back out on Route 11. There are multiple reasons not to do this. We are trying to get funds from Congressman Ben Cline to conduct a traffic study. We would like to get all of this in place before moving forward with the business. This area is the Riverheads community because they travel through this daily. There is a lot of traffic during peak times when school is in and lets out.

There have been many incidents there. There are at least 1-2 accidents every couple of months on Route 340. Most people in the area are fine with them going in the Mint Spring corridor. We are not saying no to the business and it is not the business we need in that area until we get the traffic study and the exits fixed.

Ms. Nancy Sorrells, 3419 Cold Springs Road, Greenville, stated I share the concern about the entrance that will affect the entire Riverheads community. The emails have not been exaggerated. This is a rural farming community. I-81 dumps directly on Route 11. Since Pilot came in 2000, we have been living this problem on the whole corridor with heavy truck traffic with illegal U-turns, trucks overturning on the exit ramp all bringing frustration and danger to the citizens. When an accident happens on I-81 which happens several times a week gridlock happens for miles in both directions. The situation is more than just frustrating for emergency services especially to the Riverheads Fire Department which cannot respond to any situation of any sort of any part of the district. That moves things to frustrating to life threatening. Since 2000, Pilot went in and the schools have been expanded without any road improvements or plans to address the growing issues. The number of students and staff are staggering. There are about 1,500 students, 160 staff and about 580 additional cars driven by parents, staff and new student drivers, 19 school buses, and 7 special needs cars every day two times a day. The Comprehensive Plan has called for intense planning and transportation studies, since 2007, nothing has come of the goals of the plan until now.

The newly passed Comprehensive Plan has the Greenville Small Area Plan as a top priority. The Board of Supervisors has authorized County planning staff to begin working on that. I am disappointed in the less than stellar staff report for this application. The report did mention the truck turn around issues and it did not mention the three schools and there was no comment from the schools. Schools are asked on solar Special Use Permits which is a little less impactful. Staff did not ask Emergency

Services Department for a comment on this application. The project will directly impact this. If this request is not denied outright today, I ask that you ask the school and Fire and Rescue be included in an amended staff report for the next meeting. Racetrac will not enhance the community. At the meeting they had at Riverheads High School, they dismissed our concerns and threatened the community and said a gas station could be done by right and do a large subdivision on the remaining acreage. The Riverheads community is asking that you deny the Special Use Permit request that will negatively and dangerously affect our community, having more truck traffic to an already congested area, creating safety concerns for our schools, delaying fire and rescue responders and most importantly gets in the way of the positive community planning between the citizens and the County.

Mr. Chapman Williams, 5544 Lee Jackson Highway, Raphine, stated I am one of the owners of Williams Brothers Tree and Lawn Service. I am one of the businesses most affected by the tractor trailers. We have dealt with this problem and worked with VDOT for 20+ years now and we are still in the same spot that we were 20 years ago. Taylor, have your real estate team contact me and I can show you a lot better sites. The traffic study that VDOT put their faith in and 20 years later there is still the same problem. There are a lot better places that would fit. As a County we need to figure out what will happen in this area in the future.

Ms. Dianna Johnson, 3540 Cold Springs Road, Greenville, stated the schools are my biggest concern because human trafficking exists. Please take that into consideration. Trucks getting back on the interstate heading south, they are in a hurry and they do not care about you. They just get back on the road and slow down for no one. I have seen trucks miss the Pilot entrance and they went straight across the median to make a U-turn. They said it would bring millions of dollars to the area but I am here to tell you that it will not replace one life taken by a truck at the wrong place and wrong time. This has been happening way before hearing of the drivers not having a license or being able to read the signs. Please consider all of the children.

Ms. Deborah Shickel, 1782 Lee Jackson Highway, Staunton, stated I was rear ended at Pilot all because of an accident that already happened and truck drivers not paying attention to what they were doing. I was in another car that got hit by someone else turning out of the Pilot station. The truck drivers do not read the signs. They do not have the ability to read the signs and pay attention. I assume most of them do not read English. We do not need another business with tractor trailer traffic. We have a water problem. There are 40 acres developable behind Pilot. Route 340 is a two lane road and a very short area and very tight at that corridor. Will they widen that intersection? This will be a glorified truck stop. We do not need any more. We have three gas stations at Mint Spring and we have the truck stop at Raphine. Every week there is an accident along Route 11 and Route 340. Please do not look at this until the planning in Riverheads is done.

Ms. Alondra Gonzalez, 422 Harriston Road, Grottoes, stated there are gas stations and two truck stops in the area. I grew up in the area and went to Fort Defiance and live off

of Route 340. I see car accidents all of the time. When there is an accident on I-81 the traffic is backed up in Verona with tractor trailer drivers. This impacts all. This will lead to more traffic and more accidents. There are so many better options that will work for the community. This will cause a struggle for the farmers with the tractors trying to drive around. This will not help the community at all. There are better things we can do with this land.

Ms. Lois Harvey, 77 Howardsville Road, Staunton, stated I am one of the only ones here beside the school. I sit on front of my porch and see the tractor trailers come along Howardsville Road and then drive around the high school. They back up and make people sit and wait on them. Other times they go in the subdivision and turn around and people wait on them also. The signs have not helped. The no turn signs have been knocked over. There will be more traffic if approved. The traffic will be backed up along to the school. I see it every day.

Ms. Rachel Ashby, 265 Summerdean Road, Middlebrook, stated the wetland area will be gone and destroyed. This area gets icy in the winter months. If Route 340 is widened it will affect the property owners. My dad lives on Route 11 and when there is an accident or traffic on I-81, I may not be able to get to him or even the emergency services trying to get him. The night of the community meeting, there was a chemical spill in the area as well as an accident. The trucks came off of the interstate. The average length is 75' and there were at least ten trucks in the left lane. They wanted to go right and then left. We do not need another truck stop. If they decide to take out the two (2) diesel lanes and develop it by right, we will hate them forever in doing that.

Ms. Tammy Rowe, 4636 Lee Jackson Highway, Greenville, stated I have never been around such a passionate group. Other locations that RaceTrac went in they have met with opposition as well. They face multiple zoning violations in other areas as well. I have videos of them going out into impeding traffic. One tractor trailer and three passenger cars and the average length is 73' and once you get two of those and a couple of cars you will already be full and will already be out impeding traffic. When Pilot came and got their Special Use Permit they submitted a smaller plan and then came back to ask for more. This is a smaller venue and they may do the same.

Ms. Gail Tankesley, 39 Pine Chapel Lane, Greenville, stated there are three memorials that remind us of the dangers of construction on a busy road. We have four gas stations in a row and we do not need a fifth. There will be more possibilities of accidents. There are 450 children at Riverheads High School, 425 at the middle school which is maximum density, and 725 at the elementary school. My concern is for them. They go through this mess every morning. I have two daughters employed there and a grandson that goes there. We pray for their safety. I cannot think of another fatality being worth a fifth facility. Please deny RaceTrac.

Mr. Walter Moore, 65 Edelweiss Lane, Staunton, stated I represent Edelweiss Restaurant. The entrance will be right across Edelweiss Lane. If the Board approves this venture, my opposition would be the entrance across from Edelweiss. People will

not be able to get out of the parking lot. Please consider this.

Mr. Andy Beasley, 165 Meadow Knolls Lane, Staunton, stated I live a mile away. The root of this is money. We do not want to lose the vision of what means something to the County. What is the threshold for the County with the money and the people of our County.

Mr. Chuck Reed, 227 Spottswood Road, Greenville, stated there are issues with the truck traffic all over the area. Everyone is waiting longer and longer to get onto Route 340. They will have a lot of part-time jobs which will carry no benefits. We do not need another place to sell Dr. Pepper and potato chips for three times the price of the grocery store.

Ms. Leah Robertson, 3438 Cold Springs Road, Greenville, stated I went to the community meeting. We had a fire and luckily all the fire departments were able to get into the property to take care of it for us. In those minutes, if there is a delay it could be life or death in a fire situation. Young drivers do not have the experience to deal with tractor trailers that could be crossing over and it will be putting them at risk. This would be far too much. We are not against the truckers but we do not want this business here. We have four already. Raphine is up the road and that is a mess. No one needs this here in Greenville. Please protect us and our kids.

Ms. Tonya Miller, 13 Palmer Street, Greenville, stated the entire area is full with trash due to the truckers. I am tired of seeing it. We have to clean it up. We do not want another truck incident. The area is very noisy. There will be safety issues, please address them. This should be moved to Exit 217. The jobs offered will be part-time which will not help. The one restaurant closed at the Pilot and McDonalds cannot keep people employed. What is the purpose of bringing in another low income employer to our area.

Mr. Douglas Proffitt, 46 Wright Lane, Greenville, stated there has been many accidents with people that got killed. There are a bunch of signs in the area. When I went to school, A came before B. The exits should follow the same. 213A should be the first exit before 213B.

Mr. Adam Robb, 110 Main Street, Greenville, stated I am not against the development of the area. A grocery store would be awesome. They mentioned they want to be a good neighbor so they should go to exit 217. If they offer the potbelly sandwiches at 217 I would go, if they go to 213 I would not go. Tractor trailers do illegal U-turns in the area. They try and merge along 213B from the shoulder. Their pros list says something will be built here and that this is smaller than the other truck stops. Anything is better than another truck stop. I am not against the development of the area and it is just the wrong thing for this community. This is the wrong thing for this County.

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

Mr. Pounds stated we have done an environmental study on the site and are aware of the wetlands and water that runs at the site. We will work with the Army Corp. of Engineers. Wish we had time to wait on the small area plan but we are held to the real estate contracts. I do not have forever to wait for the study to be performed. Assistance with a corridor study is something that RaceTrac would be open to. Safety and traffic mitigation is a benefit to the community and it also benefits RaceTrac. We are not here to create accidents or pollute. None of that is in our best interest. We have 800 stores in 14 states. We built a brand on a great reputation. The traffic and existing issues are existing today regardless of the decision. A lot of these problems will not go away.

RaceTrac is here to be a community member and hope to find solutions to shed light and hope to bring future improvements to the area. We all share the burden when an accident happens and all exits suffer from that. This area experiences a lot less traffic than on some other similar roads. We do not support human trafficking. We have safety measures to ensure that does not happen. We are not a business built on training truck drivers. We provide a use for them to refill and go on their way. Hotels and grocery stores and other commercial development seem to be wanted but that will provide a higher traffic count than us. Racetrac is trying to become a part of the Greenville community. We have interest in an existing I-81 location that has traffic counts to meet our business profile. We are trying to serve those that pass by on Interstate 81.

Chair Coyner declared the public hearing closed. The timing is just not right with this request.

Ms. Rutledge stated I will echo that comment. One of the notes from the Comprehensive Plan is to conduct an Operational Safety Analysis report. While it may not be ideal to wait, it is important for the community to have that done.

Mr. Glover stated signage was put up and there were comments that the problem continues to exist. A study is important at this time due to the sheer volume of accidents and the daily events that take place. A study is crucial and I would like to see it done.

Chair Coyner stated we had one request that was not approved today due to the entrance not being good. We went there today and saw that this entrance is on a hill which is not good.

Mr. Bailey stated the comments on the current condition and safety problems are an issue. If approved, this would be adding more to it.

Mr. Thacker stated we heard the community and realize there is a problem and this will add to it. This is not the answer. A study should be done with the interchange.

Chair Coyner stated the community is not in favor of this request.

Ms. Rutledge stated a study will need to take place in order to make sure this request is appropriate for the community.

BZA Member Rutledge moved, seconded by BZA Member Thacker, that the Board deny the request.

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

Motion Passed.

6. Old Business

7. Matters to Be Presented by the Public

8. Matters to Be Presented by the Zoning Administrator

- a. A request by Bernard Lee Christian, III, for a Special Use Permit to construct a new building to have a motor vehicle repair operation including body and fender work on property he owns, located on the east side of Tinkling Spring Road (Route 608), Stuarts Draft in the South River District– **One Year Extension of Time Request**

Mr. Bernard Christian stated in 2022 I applied to build a building next door. I hired Lotts and Associates to do our site plan and we are waiting for them to finish that.

Chair Coyner stated three (3) years later and we do not have anything.

Mr. Christian stated I am in the process of hiring another firm.

Ms. Bunch asked are you working with the Health Department?

Mr. Christian stated no. We did the VDOT approvals. It says four (4) pre-conditions but I know there is more than that.

Ms. Bunch stated the four (4) pre-conditions need to be completed before you construct the building. The rest were operating conditions. I have not received anything yet.

Mr. Christian stated I was going to turn everything in at the same time.

Chair Coyner stated three (3) years have gone by and there has been zero activity.

Mr. Christian stated the soil consulting was done. There has been activity. I did the site plan but it was not approved. Lotts and Associates also did a plan and they were denied. I can go through and hire another company to do another site plan. We would like to proceed with the building but if you feel like we shouldn't, we do not have to. My

Ms. Bunch stated no.

BZA Member Thacker moved, seconded by BZA Member Bailey, that the Board approve the one year Extension of Time request.

Motion Passed.

- Motion Passed.

- Motion Passed.

Ms. Bunch stated SUP#25-1 is in compliance. The applicant for SUP#25-2 has not started yet, therefore, staff sent them a letter. SUP#25-3 was cancelled. Staff will send

SUP#25-4 a letter asking if they would like to cancel their permit due to a different company making application for a new Special Use Permit.

10. **Adjournment**