

Staff Briefing

- Motion Passed.

Motion Passed.

a. By-Laws

BZA Member Bailey moved, seconded by BZA Member Glover, that the Board approve the amendment of the by-laws.

Motion Passed.

BZA Member Thacker moved, seconded by BZA Member Bailey, that the Board approve the resolution.

Motion Passed.

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The applicant is not present, therefore, the Board moved this request to the end of the

Chair Coyner stated the applicant is not here today.

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

- b. A request by Joe Partington, agent for Waynesboro North 340 Property Owner, LLC, for a Special Use Permit to continue the campground as a short term campground and short term recreational vehicle park and an extended stay campground and extended stay recreational vehicle park on property they own located at 1125 East Side Highway, Waynesboro in the Middle River District.

Chair Coyner asked if they will operate as they have in the past?

Chair Coyner stated the Board visited the site this morning. He asked if the extended stay sites are for people who work in the area?

Chair Coyner asked if they are in one spot at the campground or are they scattered throughout?

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

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

Pre-Conditions:

1. Applicant submit a complete Erosion and Sediment Control Plan and Stormwater Management Plan per the Engineering Department comments.
2. Applicant submit a copy of the campground permit issued by the Health Department.

Operating Conditions:

1. The facility will comply with all conditions required in Section 25-74N and Section 25-74Q.
2. Site be limited to one hundred sixty-five (165) campsites due to the office of drinking water restrictions.
3. Any new campsites, structures, or expansions must meet the perimeter setback requirement and be approved by the Board of Zoning Appeals.
4. Site be kept neat and orderly.
5. No junk or inoperable vehicles, recreational vehicles, equipment, or parts of vehicles or equipment be kept outside.
6. No outdoor music after 11:00 p.m.

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

Motion Passed.

- c. A request by Dr. Julie A. Bullock, DVM, for a Special Use Permit to have a personal dog kennel on property she owns located at 1144 Lee Highway, Verona in the North River District.

Dr. Julie Bullock stated I would like to have twelve (12) foxhounds and two (2) dogs that are pets. I fox hunt with friends.

Chair Coyner stated the Board visited the site this morning. The barn will need to be moved in order to meet the setbacks.

Dr. Bullock stated the barn will be moved.

Chair Coyner asked if anyone helps take care of the dogs?

Dr. Bullock stated I have a couple of volunteers that help sometimes from the club.

They are my dogs so they will be my responsibility.

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. No one will be able to see or hear the dogs. We have received letters from the neighbors.

Mr. Glover stated this is a good location.

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

Pre-Conditions:

None

Operating Conditions:

1. Applicant relocate the 10' x 10' structure to the designated area shown on the site plan.
2. Maximum of fifteen (15) 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 exercise area or inside the structure at all times.
5. Site be kept neat and orderly.
6. No dogs be kept in the outside exercise area more than two (2) hours in a twenty-four (24) hour period.
7. Animal Control inspect the site yearly.

Vote was as follows: Yeas: George Coyner, II, Mark Glover, Thomas Bailey,
Thomas Thacker

Nays: None

Motion Passed.

- d. A request by Janna Grapperhaus, for a Special Use Permit to have a midwifery birth cottage on property owned by JL Rentals, LLC located at 3375 Stuarts Draft Highway, Waynesboro in the South River District.

Ms. Janna Grapperhaus stated I would like to operate a midwifery birth cottage in

Stuarts Draft. I will offer prenatal visits and perhaps a couple of births here and there.

Chair Coyner asked if clients usually have their birth at home?

Ms. Grapperhaus stated yes but if the home is under construction, they live with their parents, or the power is out, the client may want to deliver at another location.

Chair Coyner asked what are the office hours for prenatal care?

Ms. Grapperhaus stated I have an office in Charlottesville. I will be at this location every other week for about six (6) hours.

Chair Coyner stated this is a good location.

Mr. Bailey asked if there will be overnight stays?

Ms. Grapperhaus stated no.

Mr. Bailey asked if there will be employees?

Ms. Grapperhaus stated I do have a couple of ladies who volunteer. If I have prenatal visits there could be one other person there with me.

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

Ms. Janelle Hensley, 5474 Hopkins Gap Road, Fulks Run stated Janna attended births of my children. She is a great midwife. I am in favor of this.

Ms. Amanda Showalter, 854 Old White Hill Road, Stuarts Draft, stated it would be lovely to have this in Stuarts Draft. I have known Janna the last couple of years. This is a great option for the area.

Ms. Mariah Owen, 841 Tye River Turnpike, Vesuvius, stated I am in favor of this. I am having my first baby and Janna is going to deliver the baby. This would be closer to where we live and it would be a big blessing. Charlottesville is a long ride for us. This would be convenient from where we are.

There being no one else wishing to speak, Chair Coyner declared the public hearing closed. This is a good business and it will be nice to have this in our area. The Board visited the site this morning and it is well attended.

BZA Member Thacker 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, Thomas Thacker
Nays: None

e. A request by Brian Manley, agent for Valley Contracting, LLC, for a Special Use Permit to have a construction/excavating and hauling business with outdoor storage of commercial vehicles and equipment on property owned by Crosby Farm, LLC located at 436 Hankey Mountain Highway, Churchville in the Pastures District.

Chair Coyner stated this is a good location and difficult to see from the road.

Chair Coyner asked if there will be employees?

Chair Coyner asked if the employees come to the site in order to get their assignment?

Mr. Manley stated no. They already have their assignments. They come to the site to

drop off their vehicle and get with their foreman to ride together to the jobsite.

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

Mr. Harold Munson, 69 Entrée Way, Churchville, stated Mr. Manley cares for his property. This is a nice piece of property and he takes good care of it. I am in favor of this.

Mr. Cameron Powell, PO Box 302, Churchville, stated I am a long time resident. Mr. Manley came in and made the 600 acre farm something to be proud of. We own the farm across from the property. I have no problem with any activity or equipment. He is always making improvements to the farm. This is an important asset to the community. He should be granted the Special Use Permit.

Mr. Ray Kisamore, 155 Jerusalem Chapel Road, Churchville, stated I am here speaking in favor. My property adjoins the land. Mr. Manley has made it real nice. I do not have any objections.

Mr. Darrell Campbell, 483 Jerusalem Chapel Road, Churchville, stated he made a showpiece for Augusta County. My property adjoins his. This place was neglected. Mr. Manley kept a neat parking area. We cannot tell that this is a construction business. This provides employment for the area. He has to make money in order to pay for the farm. We do not have a subdivision here which I am happy about. I am totally in favor of this.

Mr. Chapman Williams, 5544 Lee Jackson Highway, Raphine, stated I am not a member of the Churchville community but I pulled into his place of business and I admired the work he has done. I was very impressed with how clean the site was. He takes pride in the farm operation and the business. It is hard to find land that is zoned business to operate out of. It is important for the County to support this. There will not be many employees coming to the property on a daily basis. Most equipment stays on the jobsite. The County will receive tax income on the equipment. I would like to see it approved.

Mr. Nick Collins stated I agree with everyone. I ask that the conditions do not handcuff him tremendously.

Mr. J.D. Robinson, PO Box 88, Churchville, stated the property looks good. They will offer employment and support to the community. This is a no brainer for all.

There being no one else wishing to speak, Chair Coyner declared the public hearing closed. The Board visited the site this morning. This will be a good asset to the County.

Mr. Thacker stated I do not see any reason to screen the site with a fence or trees.

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

f. A request by Mark Kincaid, for a Special Use Permit to continue to have motor vehicle and tractor repair in a larger structure on the property and to relocate

the impoundment area on property he owns located at 1870 Calf Mountain Road, Waynesboro in the Wayne District.

Mr. Mark Kincaid stated we want to move from our small two stall garage over to our bigger building on the property. The power company replaced the power line through there where my current impound lot was and we cut the trees down. Our cars are now parked in the other area.

Chair Coyner asked if the vehicles have been moved there already?

Ms. Rebecca Kincaid stated yes.

Chair Coyner stated we noticed that you are on the other side of the creek from where you were before. He asked if the stream holds water?

Mr. Kincaid stated it has never been out of the banks. We have been there for 25 years.

Chair Coyner asked if he works on automobiles and farm equipment?

Mr. Kincaid stated both.

Chair Coyner asked if he would like to continue what you have been doing?

Mr. Kincaid stated yes.

Chair Coyner asked if there would be employees at the site?

Ms. Kincaid stated I am his employee. We run it together.

Chair Coyner asked did you put the bridge in?

Mr. Kincaid stated yes. I put that in a few years ago. There used to be one years ago for walking and four-wheelers. You could not drive through it. We wanted to put in a bigger bridge and be able to drive over the creek.

Ms. Kincaid stated we have always drove across the water before.

Mr. Bailey stated there will need to be a permit and inspection for the bridge.

Ms. Kincaid stated I have called a couple engineers. She asked what kind of inspections need to be done?

Ms. Bunch suggested speaking with the Building Official to find out what all is required for the permits. It would be the same for the farm structure. Ernest Sadler can lay that out for you.

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

Mr. John Agathos, 1890 Calf Mountain Road, Waynesboro, stated I have no problem with what the Kincaids are doing. I can see part of the progress they have made from my land. This is not a hinderance. Once spring comes around the trees will be back in bloom and I will not see much.

Ms. Debbie Brown, 97 Marys Lane, Waynesboro, stated we own the property with the powerline. The creek has flooded. There is flooding out there. We run cattle through there and we do not want to see a bunch of vehicles. Will there be a privacy fence around the area? If something were to happen or come up missing I do not want to be accused. As far as the business, they have done a great job. I do not mind the big building but I do have a problem with the impound lot.

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

Ms. Kincaid stated we have trees on the property as well as fencing. We want to keep the site clean.

Chair Coyner stated the Board looked at the property today. Permits will need to be applied for. This is a needed facility for the area. He declared the public hearing closed.

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

Pre-Conditions:

1. Obtain all permits and inspections to change the farm building to business use and provide a copy to Community Development.
2. Obtain permits and inspections for the bridge serving as access to the business and provide a copy to Community Development.

Operating Conditions:

1. Be permitted to operate the motor vehicle and tractor repair business within the 30' x 70' building and to relocate the 40' x 150' vehicle impound area adjacent to the new building.
2. The 40' x 150' impound area be screened by the existing trees, natural vegetation and privacy fencing.

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Mr. Young discussed the court cases with the Board.

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12. **Adjournment**

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