



Notes from the BOS meeting 6/09/22

Notes for the PC AGENDA FOR 6/16/22

BOS

- 1. A Resolution to Approve Special Permit SPPT-22-017105 - Lock-It-Up Self Storage - An Application for a Category 15 Special Permit to Allow a Self-Storage Facility (PIN 6990-71-0007-000, Lee District) (Global Way, LLC/Little Falls Run, L.C., Owner/Applicant; Kara Marshall, Planner III, Staff)**

The Applicant is proposing to construct six self-storage buildings, totaling 65,750 square feet. The individual storage buildings range from 4,400 square feet to 21,750 square feet. Approximately 1,050 square feet within one of the buildings will be dedicated for office space for the facility. The Applicant has shown a landscape buffer along the western and southern boundary lines, including a combination of existing vegetation and new plantings. There is an existing access easement to PIN 6990-61-3090-000 that the Applicant plans to vacate. The Owner and Applicant have indicated that PIN 6990-61-3090-000 will be combined with the Great Marsh Estate property (PIN 6990-50-4480-000) and that access will no longer be needed.

The Applicant, Little Falls Run, L.C. (d/b/a Lock-It-Up Self Storage), is a family-owned business which will be the operator of the facility. This company currently owns two other self-storage

facilities. Their Fredericksburg, Virginia location contains 25,550 square feet of storage and has been operating for 18 years. Their King George, Virginia location contains 57,510 square feet of storage and has been in operation for 13 years.

Planning Commission Action on May 19, 2022:

On May 19, 2022, the Planning Commission conducted a work session and public hearing on the application. During agenda review, staff updated the Commission on a letter received from the Owner indicating his plans to perform a boundary line adjustment between PIN 6990-61-3090- 000 and PIN 6990-50-4480-000 to address concerns about the existing 200-foot easement and any potential future access to Catlett Road (Route 28). Additionally, staff informed the Planning Commission of the revised conditions that address the Owner's letter.

VOTE: 5-0 IN FAVOR

2. A Resolution to Approve Special Permit SPPT-22-017261 - Midland Outlaws - An Application for a Category 8 Special Permit to Host an Equestrian Trail Ride as a Temporary Event (PIN 7809-41-5259-000 and 7809-41-3330-000, Cedar Run District) (Bruce A. Jenkins/Ervin Jenkins, Owner/Applicant; Rebecca Acland, Planner, Staff)

The Applicant is requesting to allow the Midland Outlaws Organization to host an equestrian trail ride as a temporary event. The proposed three-day event would take place on June 10, 2022 through June 12, 2022. Approximately 75 to 80 attendees participate in the annual trail ride. The trail ride starts and ends on the subject property. Most of the trail ride takes place on

neighboring properties with the permission of property owners.
The property is located at 11264 Rogues Road, Midland.

VOTE: 5-0 IN FAVOR

- 3. A Resolution to Consider Rezoning Amendment
REZN-21-015939 - Wexford Village - An Application to
Amend Portions of a Previously Approved Proffer Statement
and Concept Development Plan Associated with
REZN-18-008683 (PIN 6899-24-0759-000 and
6899-25-0237-000, Lee District) (Wexford Partners, LLC,
Owner/Applicant, Owner/Applicant; Adam Shellenberger,
Chief of Planning, Staff)**

The Planning Commission voted unanimously to recommend denial of Rezoning REZN-21-015939. It believes that the application is inconsistent with the Comprehensive Plan, unable to meet the applicable 3 provisions of the Zoning Ordinance and does not adequately address impacts.

**POSTPONED FOR 30 DAYS AT THE REQUEST OF THE
APPLICANT**

PC

- 1. Special Permit - SPPT-22-017469 - Bacon's Garage - An
Application for a Category 2 Special Permit to Allow an
Auto Repair Garage as a Major Home Occupation (PIN
6992-92-0127-000, Cedar Run District) (William E. (Jr.) and
Heather M. Bacon/William E. Bacon, Jr. , Owner/Applicant;
Kara Marshall, Planner III, Staff)**

The Applicant, William Bacon Jr., is seeking approval of a Category 2 Special Permit to operate an auto repair garage as a Major Home Occupation. The proposed auto repair garage will operate out of an existing 1,500 square foot, three-bay garage on the property. The proposed use will include working on vehicles and light-duty trucks, averaging three to six vehicles daily. The vehicles will be dropped off at the property and then picked up from the property once the work has been completed. Repairs vary from light bulb replacement to complete engine replacement. The business currently operates as a mobile business. The Applicant is hoping to change the business operations to be based out of the garage, rather than driving to the vehicles in need of repair.

The Applicant has installed a six-foot tall privacy fence around the proposed parking and vehicle storage area to minimize the visual impact of the proposed use to adjoining properties, as well as for the security of vehicles.

ANALYSIS:

The proposed use appears to be in accordance with the applicable zoning district regulations and the applicable provisions of the adopted Comprehensive Plan. The proposed auto service portion of the use will be entirely contained within the Applicant's existing detached garage. Storage of vehicles waiting for service will either be in the garage or within an adjacent fenced storage area. As such, county staff does not believe the use will hinder or discourage the appropriate development and/or use of adjacent or nearby land and/or buildings or impair the value thereof.

2. Special Permit - SPPT-22-017545 - Sharon's Miniature American Shepherds - An Application for a Category 13

Special Permit to Allow a Minor Kennel (PIN 6926-64-1336-000, Marshall District) (Rodney W. and Sharon J. Cannon/Sharon J. Cannon, 1 Owner/Applicant; Kara Marshall, Planner III, Staff)

The Applicant, Sharon Cannon, is seeking approval of a Category 13 Special Permit to allow a Minor Kennel to show dogs and breed and sell puppies. All of the dogs are her personal pets. She intends to relocate her existing kennel, permitted on 20 acres by Special Permit (SPPT-16-004567) and located across the street at 11612 Putnams Mill Road, to the subject property where she is constructing her home. The new property being 50 acres, provides an even greater distance between the kennel facility and abutting landowners. It also offers suitable natural buffering in the form of existing trees and vegetation. Currently, the Applicant has 23 dogs of which 15, seven males and eight females, are used for breeding. These will be the only dogs boarded at the kennel. The Applicant also intends to continue 3 to breed her dogs and anticipates no more than six litters per year. Each litter has between one and eight puppies. The Applicant will retain puppies which have potential to become show dogs, and the remainder will be sold. These practices are the same as her existing kennel.

ANALYSIS:

The proposed use appears to be in accordance with the applicable zoning district regulations and the applicable provisions of the adopted Comprehensive Plan. The proposed kennels are located more than 500 feet from the closest residence with mature vegetation on three sides. Due to the size of the property, the location of the kennel use areas, and the generally limited scale of breeding, county staff does not believe the use will hinder or discourage the appropriate development

and/or use of adjacent or nearby land and/or buildings or impair the value thereof.

3. Special Permit - SPPT-22-017546 - Mount Independence Tourist Home - An Application for a Category 3 Special Permit to Operate a Tourist Home (PIN 6042-17- 9718-000, Marshall District) (Curtis R. and Shelia A. Hansen, Owner/Applicant; Rebecca Acland, Planner I, Staff)

The Applicants, Curtis and Shelia Hansen, are seeking approval of a Category 3 Special Permit to operate a Tourist Home. The proposed use will utilize an existing two-story, two-bedroom tenant home. The Tourist Home is proposed to have a four guest and a two-car limit with parking available behind and next to the Tourist Home. The Applicants have indicated that they anticipate the average usage of the Tourist Home to be anywhere between eight (8) to sixteen (16) nights a month or as low as two (2) nights a month. There would be a three-day, two-night minimum stay, with a check-in time of 3:00 p.m. and a check-out time of 11:00 a.m. The Applicants have indicated that they will be onsite to serve as a caretaker for guests in the event of an emergency.

ANALYSIS:

The proposed use appears to be in accordance with the applicable zoning district regulations and the applicable provisions of the adopted Comprehensive Plan. The Applicants will be using an existing accessory dwelling for the Tourist Home, which is consistent in character with other rural residences in the area. Additionally, the parking area was previously established and is not visible from the road. Therefore, county staff does not believe the use will hinder or discourage the appropriate development and/or use of adjacent or nearby land and/or buildings or impair the value thereof.

Staff has included a condition requiring a notice of prohibited activity be posted or displayed in a prominent location to advise any occupants of State and local laws governing certain uses of the property, as well as be included in any online listings advertising the property for rent.

4. Special Permit - SPPT-22-017547 - Turkey Creek Lodge - An Application for a Category 3 Special Permit to Allow a Tourist Home (PIN 6947-16-2968-000, Marshall District) (Renee Kuenster O'Connell, Owner/Applicant; Kara Marshall, Planner III, Staff)

The Applicant, Renee O'Connell, is seeking approval of a Category 3 Special Permit to operate a Tourist Home. The proposed Tourist Home will have a two-guest limit and will use an existing onebedroom apartment in the home's lower level. The Applicant resides on the property and has indicated that she will be there whenever the Tourist Home is open for guests. The Applicant has indicated that there will be a limit of one guest vehicle, which can be accommodated in the driveway.

ANALYSIS:

The proposed use appears to be in accordance with the applicable zoning district regulations and the applicable provisions of the adopted Comprehensive Plan. The Applicant will be using an existing residence for the Tourist Home; therefore, it is consistent in character with other rural residences in the area. Additionally, the parking area was previously established for the home and is not visible from the road. Therefore, county staff does not believe the use will hinder or discourage the appropriate development and/or use of adjacent or nearby land and/or buildings or impair the value thereof.

KEN ALM

LAND USE DIRECTOR