



Shenandoah County

Office of Community Development
Joyce Fadeley, Zoning Administrator
600 North Main Street, Suite 107
Woodstock, VA 22664
www.shenandoahcountyva.us/planningzoning

Phone
540.459.6194
Fax
540.459.6193

MEMORANDUM

To: Planning Commission & Board of Supervisors
From: Joyce Fadeley, Zoning/Subdivision Administrator
Date: November 23, 2016
Subject: Planning Commission Meeting – Thursday, December 1, 2016

Enclosed is the proposed Agenda for the next Planning Commission meeting to be held on Thursday, December 1, 2016 at 7:00pm in the Board Room at the Shenandoah County Government Center.

We have one Level II Home Business/Special Use Permit request. If you are interested in visiting the site, we will be taking a site tour at 10:00 am on December 1st.

Please call or email the Office of Community Development by December 1st to let us know whether you will be able to attend the tour and/or the meeting.



AGENDA
SHENANDOAH COUNTY PLANNING COMMISSION
BOARD ROOM, SHENANDOAH COUNTY GOVERNMENT CENTER
Thursday, December 1, 2016

SITE TOUR – 10:00 a.m.

CALL TO ORDER – 7:00 p.m.

- Invocation
- Pledge of Allegiance
- Approval of Minutes
September 1, 2016
- Approval of Agenda

PUBLIC HEARINGS

Special Use Permit No. 16-12-01: A Special Use Permit/Level II Home Business requested by Marian Windel, to operate a Dog Training & Boarding Center. The property address is 5783 Orkney Grade Road, Mt. Jackson, VA 22842, and is located approximately 650' northwest of the intersection of Orkney Grade Road and Mill Creek Road, Mt. Jackson, VA. The parcel is zoned Agriculture A-1 and contains 17.213 acres, Tax Map # 078-A-023.

NEW BUSINESS - No new business.

OTHER BUSINESS – No other business.

OLD BUSINESS – No old Business

STAFF COMMENTS

ADJOURNMENT

Minutes
SHENANDOAH COUNTY PLANNING COMMISSION
September 1, 2016, 7:00 P.M.
Board Meeting Room
Shenandoah County Government Office

PRESENT: Gary Lantz, Chairman Russ Adams, Vice Chairman
(Planning Commission) Leon Smith Hilda Vann
Amy Voss-Devito

PRESENT: Steven Baker Conrad Helsley
(Board of Supervisors) Cindy Bailey Dick Neese
Marsha Shruntz Richard Walker

ALSO PRESENT: Bradley Polk, Community Development Director
Joyce Fadeley, Zoning / Subdivision Administrator
Crystal Copenhaver, Community Development Building Inspector

Chairman Gary Lantz called the meeting to order at 7:00 p.m. followed by an invocation and the recitation of the Pledge of Allegiance.

APPROVAL OF MINUTES

The minutes for the August 4, 2016 Planning Commission meeting were unanimously approved as presented.

AGENDA

Gary Lantz requested a motion to approve the agenda as presented. A motion was made and seconded and carried with all members of the Planning Commission in favor.

PUBLIC HEARINGS

Special Use Permit No. 16-09-01: A Special Use Permit/Level II Home Business requested by Sandra F. Rinker, to operate a Bookkeeping & Tax Services business. The property address is 2471 Wissler Road, Mt. Jackson, VA 22842, located approximately 1000' south of the intersection of Georgetown Road and Wissler Road, Mt. Jackson, VA. The parcel is zoned Agriculture A-1 and contains 14.711 acres, Tax Map # 090-A-131G.

Sandra Rinker stated that she has applied for a Special Use permit to operate a bookkeeping / tax service business out of her home. Attended college obtained a degree in business administration and accounting, went to the banking industry and currently is a book keeper for Shenandoah County public schools. Decided to start a side business of book keeping for individuals in her home. Right now just getting started, trying to look into the future anticipates approximately 10 customers a week coming and going. May not be that many, as she also plans to offer courier services; going to individuals picking up their book work and taking it back to them. When customers do come it will be a short visit, approximately 10-15 minutes for their

dropping off material and picking it up. There is adequate parking for the customers as well. Most of the activities will be happening in the evenings or on the weekends as she plans to keep her regular job as well.

Gary Lantz thank you very much, we were at your house and everything looked very nice. You keep your house and lawn very immaculate. You are probably very particular with your books and has rubbed off on the outside of your house. It looks very nice.

Richard Walker wanted to point out the value of good accounting and book keeping services.

Gary Lantz Stated with hearing all comments and no additional questions, the public hearing is now closed. Staff will do their presentation.

Joyce Fadeley – Sandra Rinker applied for a Level II home business/Special Use permit. The home business will occupy 100 sq feet of living space of the home. There is adequate parking, at least 8 spaces or more. With the activity, for tax season, there are plenty of places for people to come and drop off their paperwork. There will be no display of signs, products or goods; however, if she should decide to display an identification sign, she may apply for a zoning permit at a later date. VDOT has indicated that the intersection site distance at the entrance and Wissler Road is short of the 390' required for 35 MPH posted speed limit looking north but of no consequence because VDOT can approve a low volume commercial entrance with an acceptable stopping sight distance of 287'. Health Department has no issues with regard to the septic system. The building department will work with the applicant on ADA standards which must be met for person with disabilities, should they come to the site. The zoning aerial contour map indicates surrounding neighbors are zoned agriculture.

Gary Lantz asked if they had to be ADA compliant before someone shows up with handicap disabilities up at their door.

Joyce Fadeley stated yes Michael Dellinger will be working with the applicants to explain what they need to be ADA compliant. Basically a parking space, wheel chair ramp, doors wide enough for a wheel chair and anyone who comes to the house with a disability is able to get to a restroom.

With hearing all comments and no additional questions **Gary Lantz** requested how the commission would like to act on this request.

Leon Smith recommended the commission to consider this positively and vote to accept the SUP #16-09-01.

Russ Adams seconded the motion.

Chairman Lantz asked if there were any additional comments or discussion, hearing none, the motion carried with the Commission voting unanimously to send this request with a recommendation of approval to the BOS.

NEW BUSINESS

None.

OTHER BUSINESS - Citizens Advisory Committee 2015 Annual Report

Russ Adams stated Veto Gentile (CAC Chairman) has suggested that the 2015 and 2016 annual reports be combined because he just gave the 2014 report in September. They are basically the same every year; he recommends that we combine the two.

Gary Lantz asked if this required action from the Planning Commission.

Bradley Polk stated the CAC was looking for consensus from the PC that it would be acceptable to combine the two years.

Gary Lantz stated it was agreed by everyone on the board to combine the reports.

OLD BUSINESS

None.

STAFF COMMENTS

None.

ADJOURNMENT

Gary Lantz adjourned the meeting.

Respectfully submitted,

Joyce Fadeley, Zoning/Subdivision Administrator

Chairman Gary Lantz



SPECIAL USE PERMIT #16-12-01:

Marian Windel, Level II Home Business/Special Use Permit – Dog Training & Boarding (Paws Mountain Training & Boarding Center)
Staff Report – Joint Hearing of the Planning Commission & BOS
Prepared: November 23, 2016
Staff Contacts: Bradley Polk, Director of Community Development
Joyce Fadeley, Zoning & Subdivision Administrator

This report is prepared by the Shenandoah County Office of Community Development to provide information to the Planning Commission and Board of Supervisors to assist them in making a decision on this request.

AGENDA DATE: December 1, 2016

CONSENT:

REGULAR: X

CLOSED SESSION:

ACTION: X

INFORMATION:

PUBLIC HEARING: X

ITEM TITLE: Marian Windel, Level II Home Business/Special Use Permit – Dog Training & Boarding (Paws Mountain Training & Boarding Center)

LOCATION: 5783 Orkney Grade, Mt. Jackson, VA 22842

TAX MAP #: 078-A-023

SIZE: 17.213 acres

MAGISTERIAL DISTRICT: Ashby

ELECTORAL DISTRICT: 2

PROPERTY ZONING & PRESENT USE:

Zoned: Conservation (C-1)

Present Use: Residential

ADJACENT LAND USE & ZONING:

North: Conservation (C-1)

Land Use: Wooded & Residential

South: Conservation (C-1)

Land Use: Agriculture & Residential

East: Conservation (C-1)

Land Use: Wooded & Residential

West: Conservation (C-1)

Land Use: Wooded

IN VICINITY OF:

Historical Properties: No

Floodplain: No (Straight Run across roadway)

Virginia Byway: Yes, Orkney Grade

Protected Land: No
Ag & Forest District: In vicinity of Mill Creek AFD.

REVIEW EVALUATIONS:

BUILDING INSPECTIONS: See agency comment sheet dated November 7, 2016. *P&Z Comments:* Applicant must meet ADA standards to meet accessibility standards.

EROSION & SEDIMENT CONTROL: See agency comment sheet dated November 23, 2016. *P&Z Comments:* No E&S control permit is required.

HEALTH DEPARTMENT: See agency comment sheet dated November 23, 2016. *P&Z Comments:* The Health Department has no issue with the proposed request.

VDOT: See the attached comment sheet dated November 21, 2016. *P&Z Comments:* A low volume commercial entrance can be approved. VDOT recommends a condition be placed on the SUP requiring the Applicant to upgrade the entrance to meet Low Volume Commercial Entrance Design Standards.

FIRE MARSHAL: See agency comment sheet dated November 8, 2016. *P&Z Comments:* The Fire Marshal has no concerns regarding the proposed business.

PLANNING & ZONING:

Introduction: Marian Windel has applied for a Level II Home Business/Special Use Permit to operate a dog training and boarding center with a family member from their home located at 5783 Orkney Grade, Mt. Jackson. The business will offer dog-training services to the public as well as a boarding facility. The business will operate during daytime hours. The applicant expects 3-5 individuals and their dogs will come to the property for dog training during the week. Individuals utilizing the boarding facility will pick up and drop off. Dog waste will be collected in a container and disposed of at the landfill. The applicant plans to install 1200-1500 feet of fencing, 6' in height with 6" underground surrounding the training area and the kennel area.

The home business will occupy 25 square feet of floor area in the residence, far less than the maximum of 25% floor space of the 750 square foot home. Accessory structures will be used for boarding. The applicant has 3 kennels and expects to add 3 additional kennels, expecting a boarding maximum capacity of 10 dogs, 15 if some of the dogs are small, compatible, and able to share a kennel space. There will be no display of products or goods; however, an identification sign will be erected in the future. At least five parking spaces are available for patrons.

Zoning Ordinance: Level II Home Businesses require a Special Use Permit approved by the Board of Supervisors. The Applicant must be the owner of the property and may employ up to two employees; a parking space must be made available for employees. The home business shall not occupy more than 25% of the floor area of the residence and no evidence of nonresidential

use other than the use of an approved sign shall be allowed. These requirements may not apply to all Level II Home Businesses and is set forth in this document to provide code information only.

Comprehensive Plan: The Comprehensive Plan 2025, Chapter 3, Land Use, promotes business and economic development in appropriately zoned area.

Traffic/Roads: VDOT issues low volume entrance permits for small commercial businesses generating less than 50 trips per day.

Regulatory Oversight: The Office of Community Development administers local oversight in relation to the issuance of a special use permit.

Environmental Issues: The Health Department indicated that the use of the property as proposed would not have an adverse impact on the sewage handling system or the well water supply.

Safety Issues: Applicant will install fencing to secure the training and kennel areas.



Shenandoah County
Office of Community Development
600 N. Main St., Suite 107
Woodstock, VA 22664
540-459-6185

Special Use Permit Application

PROJECT NAME: PAWS MOUNTAIN
TRAINING AND BOARDING CENTER

APPLICANT / OWNER

Applicant Name MARIAN WINDEL Address 1782 VANCEVILLE ROAD

Daytime Telephone 540-223-2769 LOUISA, VIRGINIA

E-Mail MARIAN_1782@CVLINK.COM 23093

Owner Name SOPHIA HOUSE Address PO BOX 710

Daytime Telephone 540-223-2769 LOUISA, VA

E-Mail SOPHIA@CVLINK.COM 23093

PROPERTY

Address / Location 5783 ORKNEY GRADE ROAD MT. JACKSON, VA 22842

Tax Map Numbers 78-A-23 Parcel size 16.854 ac \ sf

PROJECT

Use Applied for TRAINING & BOARDING CENTER

Describe the proposed use TRAINING DOGS & OWNERS TO PARTICIPATE
IN ADAPTIVE AGILITY COMPETITIONS. AND - BOARDING DOGS.

Current use of property AUXILIARY BUSINESS LOCATION FOR SOPHIA
HOUSE (A 501C3 CORPORATION)

Proposed additions/improvements to existing buildings FENCING FIELDS WHERE KENNEL
ARE LOCATED AND TRAINING WILL TAKE PLACE.

Proposed new buildings 3 ADDITIONAL PREFABRICATED KENNEL
BUILDINGS.

Has a previous application been made for this use? Yes / No If Yes, give date: _____

Additional Comments _____

I (we), the undersigned, do hereby certify that the information provided in this application and associated documents is complete and correct. I (we) understand that in granting approval of an application for special use, the Board of Supervisors may require compliance with certain conditions and that such approval shall not be considered valid until these conditions are met.

Owner Signature Judy K. Parrish Date October 13, 2016
Sophie House Board President

Applicant Signature Mark Wilson Date 10/13/16

OFFICE USE ONLY

SUP # 16-12-01 Fee \$400.⁰⁰ Date Rec'd 10/31/2016

Public Hearing Ad Dates 11/16/2016 & 11/22/2016 PC/BOS Public Hearing Date 12/1/2016

Planning Commission recommendations _____

Board of Supervisors Action _____

BOS action date: _____ Clerk of the Board _____

SHENANDOAH COUNTY, VIRGINIA
SUPPLEMENTAL APPLICATION FOR LEVEL II HOME BUSINESS PERMIT

This application is to accompany the Special Use Permit Application

Date: 10/31/2016

(1) The applicant is the XX owner

(2) **Owner:**

Name: Marian Windel

Name: Sophia House

Address: 5783 Orkney Grade Road

Address: 1782 Yancyville Road,

Mt. Jackson, VA 22842

Louisa, VA 23093

Phone: 540-223-2769

Phone: _____

Email: marian_1782@cvalink.com

Email: Sophia@cvalink.com

(3) Type of occupation: Dog Training & Boarding Center
(Attach a written statement describing the occupation)

(4) Has a previous application been made for the occupation? NO

(5) Is the applicant the operator of the home occupation? YES

(6) How many people other than the applicant will be engaged in the occupation? 2

(7) How many are members of your family? Myself and 1 family member.

(8) How many reside in your dwelling? 2

(9) How many off-street parking spaces are provided on the lot? 5

(10) Total living area* in dwelling: 750 s.f.

(11) Total floor area to be used for home occupation: 25 s.f.

(12) Will an accessory building be used with this occupation? YES, kennels for boarding

(13) Will clients or customers come to the residence for business? YES

(14) Will the exterior of the dwelling show any evidence of this occupation? YES, IDENTIFICATION SIGN

(15) If so, what? _____

(16) Will there be any outside display of products, goods or commodities? NO

(17) Will there be any advertising signs? NO

I (we) do hereby certify that the above information is true and correct to the best of my (our) knowledge and that I (we) have read and understand the Regulations for Level II Home Businesses.

Signature of Applicant _____ Date _____

Signature of Owner _____ Date _____

* - Read "Regulations for Level II Home Businesses" for explanation of these terms.

Office Use Only

Approved _____ Disapproved _____

Zoning Administrator _____ Date _____

Permit # _____ Fee Paid _____ Receipt # _____

ADDITIONAL INFORMATION:

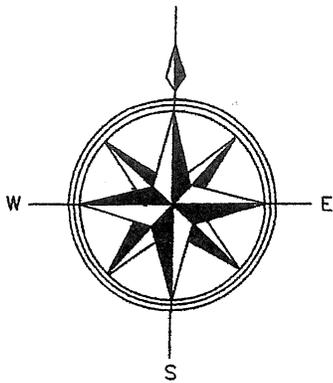
Maximum # of dogs for boarding = 10 dogs (15 if small dogs share a kennel).

Training will take place during the day and on weekends. Dog training is with individual clients and their dogs.

Hours of operation: Day only.

Dog waste disposal: Collect in container, dispose at landfill.

Number of expected trips per week: 10 at most.

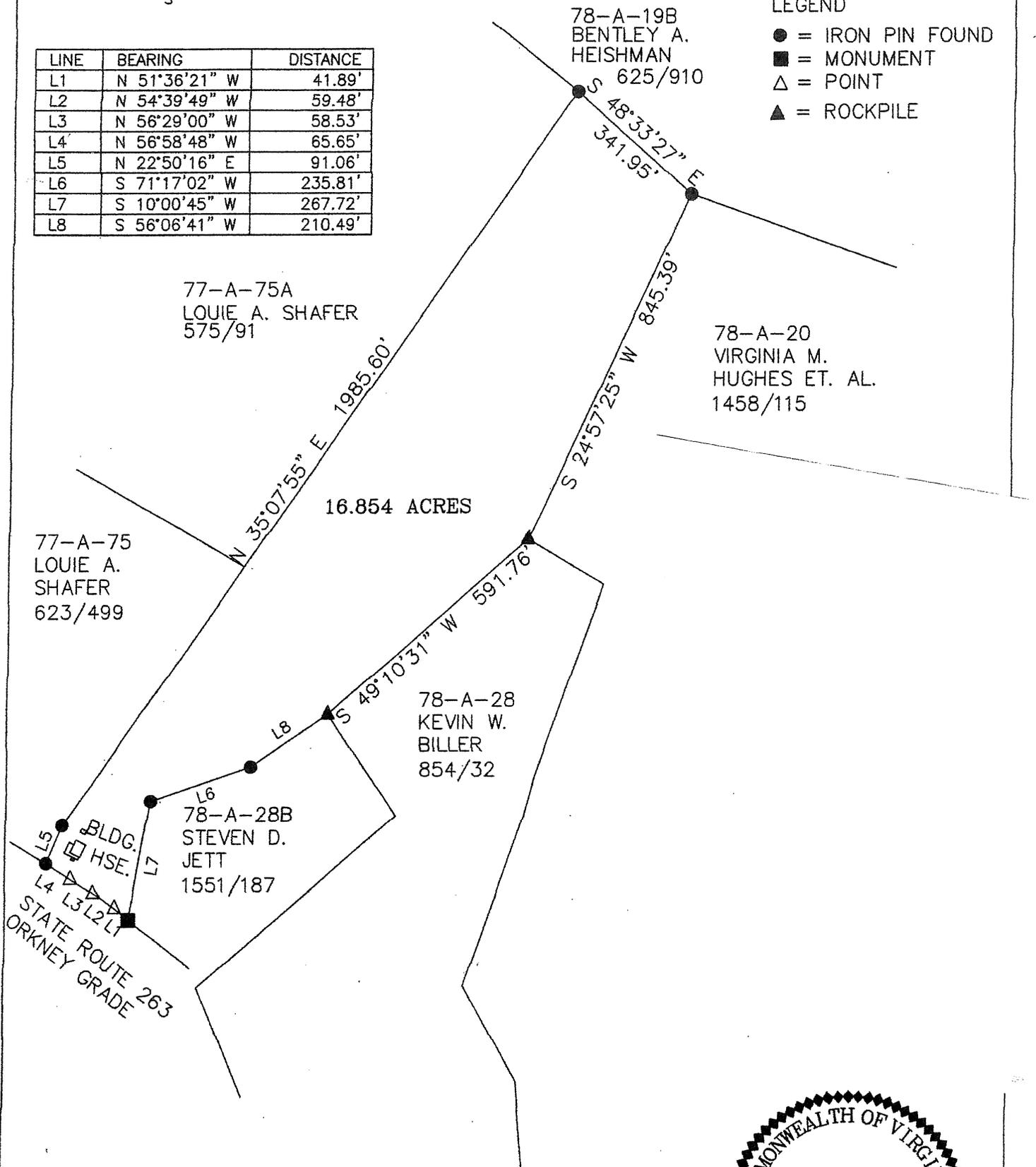


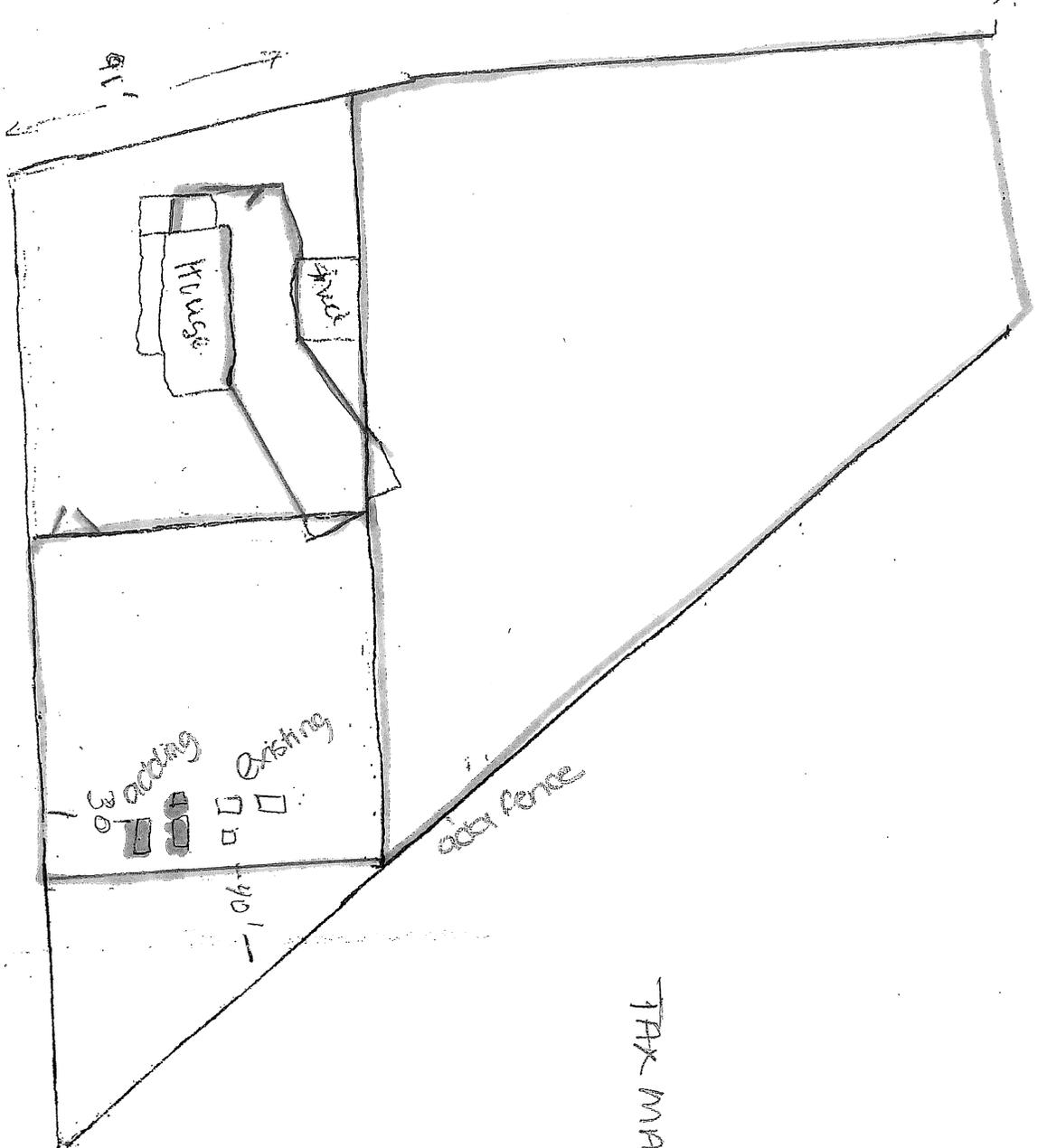
- 1 = BEARINGS ARE MAGNETIC
- 2 = SCALE 1" = 300'
- 3 = TAX MAP = 78-A-23
- 4 = DATUM AS SHOWN HEREON IS ACCORDING TO RECORDED INFORMATION AND IS A CURRENT FIELD SURVEY.
- 5 = NO TITLE REPORT FURNISHED
- 6 = OTHER RIGHTS OF WAY AND EASEMENTS IF ANY, ARE NOT SHOWN

LEGEND

- = IRON PIN FOUND
- = MONUMENT
- △ = POINT
- ▲ = ROCKPILE

LINE	BEARING	DISTANCE
L1	N 51°36'21" W	41.89'
L2	N 54°39'49" W	59.48'
L3	N 56°29'00" W	58.53'
L4	N 56°58'48" W	65.65'
L5	N 22°50'16" E	91.06'
L6	S 71°17'02" W	235.81'
L7	S 10°00'45" W	267.72'
L8	S 56°06'41" W	210.49'





APPROX. 1200-1500 FT. OF FENCING
 (6' with 6" inside ground)

TAX MAP - 18-A-23

County of Shenandoah

OFFICE OF COMMUNITY DEVELOPMENT

600 N. Main Street, Suite 107
WOODSTOCK, VA 22664



Michael Dellinger
Building Code Official

Inspectors:
Tim Ferguson
Don Williams
Crystal Copenhaver

Plans Examiner:
Mark Griffey

Tel: 540.459.6185 Fax: 540.459.6193
www.shenandoahcountyva.us

November 7, 2016

Marian Windell
1782 Yanceyville Road
Louisa, VA 23093

Re: Comment request by J. Fadeley Zoning Administrator

To Whom It May Concern:

Proposed building plans have not been submitted to this office for review to construct a dog kennel at the referenced property.

Depending on the use classification, construction type, location on the property, and size will determine what will have to be constructed in order to meet the code requirements. Examples of such could include non-combustible construction, fire walls or fire partitions, fire suppression system, and/or fire alarm systems.

None the less, the new construction will have to meet the states equivalent to the ADA standards to meet accessibility standards for new construction.

Until such plans are submitted I cannot advise further until more information is given.

Respectfully,

Michael Dellinger, CBO
Building Official

*AGENCY – RETURN YOUR COMMENTS TO jfadeley@shenandoahcountyva.us

SHENANDOAH COUNTY
OFFICE OF COMMUNITY DEVELOPMENT
600 NORTH MAIN STREET, SUITE 107
WOODSTOCK, VIRGINIA 22664

Comments For:

Special Use Permit/Level II Home Business Site Plan Subdivision Rezoning
 VDOT Fire Building VDH E&S/Stormwater Sky Bryce
 Town Sanitary District Schools Econ Dev Other

Tax Map #: 078-A-023

Applicant's Name, Address, Phone Number and Email:

Marian Windell, 1782 Yancyville Road, Louisa, VA 23093
540-233-2769 marian_1782@cvalink.com or Sophia@cvalink.com

Name of Development and Description of the Request:

Training & Boarding Center for Dogs. Training dogs & owners to participate in adaptive agility competitions.

THIS SECTION TO BE COMPLETED BY AGENCY

Agency Comments:

An erosion & sediment control permit will not be required since no land disturbance will take place for this SUP.

Agency Signature

Jason A. Smith

Date:

11/23/16

Title

E&S Administrator

*MUST HAVE 1 COPY FOR EACH AGENCY**

Continued

THIS PAGE TO BE COMPLETED BY AGENCY

Agency Comments:

This Health Department has reviewed the request for comments for the Special Use Permit for a proposed Dog Training & Boarding Center, to be located at 5783 Orkney Grade Road, Mt. Jackson, VA 22842; Tax Map #: 78-A-23. Based on information on file with this Health Department, the dwelling on this property is served by an on-site sewage disposal system (drain field), capable of accommodating a 2 bedroom dwelling, with a flow capacity of 300 gpd, or 4 full-time occupants maximum. The dwelling is also served by a private water supply (well). According to information supplied by the applicant, the business could possibly expand to require 1-2 employees in the future, but will be staffed initially by two family members. The business hours will operate for approximately 10 hrs. /day, 7 days per week. The applicant anticipates that the business will receive about 3-5 visitors/week, with a potential of twice that amount once the business grows. The applicant says that the dog wastes will be collected and disposed of at the landfill, which reduces risk of contamination to the water supply. This Health Department has no objections to the proposal in its initial phase; however, as the business expands (where the business doubles as the applicant anticipates) expansion of the sewage disposal system may be necessary. The applicant is welcome to discuss expansion options with this Health Department in the event that business expansion takes place rapidly, so as to not overwhelm the sewage disposal system.

Agency Signature: Heidi Corina Date: 11/23/16

Title: EH Supervisor

(NOTICE TO AGENCY—PLEASE RETURN THIS FORM TO THE APPLICANT)

Notice to Applicant: It is your responsibility to complete this form as accurately as possible in order to assist the agency with their review. Please attach a copy of the site plan and application form. Virginia Department of Transportation needs 3 copies of site plan and one copy of application form.

Joyce Fadeley

From: Rhodes, Timothy (VDOT) <Timothy.Rhodes@vdot.virginia.gov>
Sent: Monday, November 21, 2016 3:31 PM
To: Joyce Fadeley
Cc: Funkhouser, Rhonda (VDOT); Smith, Matthew, P.E. (VDOT); Duncan, Travis (VDOT); Michael Dellinger; 'sophia@cvalink.com'; Bradley Polk
Subject: - Special Use Permit Application Paws Mountain Training and Boarding Center- Shenandoah County

DEPARTMENT OF TRANSPORTATION

Staunton/Edinburg Land Development
14031 Old Valley Pike
Edinburg, VA 22824

Joyce,

We have reviewed the Special Use Permit / Level II Home Business Application received November 4, 2016 from Marian Windel for impacts to the transportation system. The application is for Paws Mountain Training and Boarding Center to be located at 5783 Orkney Grade (Rte. 263) Mt. Jackson VA. Route 263 is a Major Collector Roadway with a posted speed limit of 45 MPH and has an average daily traffic volume of 1900 vehicles at this location. Based on our field review, only stopping sight distance has been met to the east, therefore we can only permit a Low Volume Commercial Entrance allowing a maximum of 50 vehicle trips per day (25 entering, 25 exiting).

We would like to note that the existing private entrance does not meet the minimum design dimensions for a Low Volume Commercial Entrance. Therefore, we request that as a condition of the SUP, the County require the applicants to upgrade the entrance to meet Low Volume Commercial Entrance Design Standards. Prior to the entrance upgrade, a Land Use Permit will be required. The permit is issued by this office and will require minimal fee and surety bond coverage.

We appreciate the County's efforts to include VDOT in the early planning stages for development and the opportunity to provide comments on this Special Use Permit Application. If you have any questions or need further information, please do not hesitate to give me a call at (540) 984-5630.

Thank You,

Timothy Rhodes

VDOT~Land Development Engineer
Clarke, Frederick, Shenandoah & Warren Counties
14031 Old Valley Pike
Edinburg, VA. 22824
(540)-984-5630

Joyce Fadeley

From: David Ferguson <fire@shentel.net>
Sent: Tuesday, November 08, 2016 9:44 AM
To: Joyce Fadeley
Subject: RE: Sophia House Level II Home Business/SUP

Joyce,

I have no concerns at this time.

David A. Ferguson

Fire Marshal – Deputy Chief
Deputy Emergency Management Coordinator
600 North Main Street, Suite 109
Woodstock, Virginia 22664
(540) 459-6177 office
(540) 481-0435 cell

From: Joyce Fadeley [<mailto:JFadeley@shenandoahcountyva.us>]
Sent: Friday, November 04, 2016 1:17 PM
To: Lloyd Ingram <Lloyd.Ingram@VDOT.Virginia.gov>; travis.duncan@VDOT.Virginia.gov; Matt Smith <Matthew.Smith@vdot.virginia.gov>; Rhodes, Timothy (VDOT) <Timothy.Rhodes@vdot.virginia.gov>; 'mason.allen@vdh.virginia.gov' <mason.allen@vdh.virginia.gov>; David A Ferguson <fire@shentel.net>; Mark Griffey <MGriffey@shenandoahcountyva.us>; Michael Dellinger <MDellinger@shenandoahcountyva.us>; Jason Smith <JSmith@shenandoahcountyva.us>
Subject: Sophia House Level II Home Business/SUP

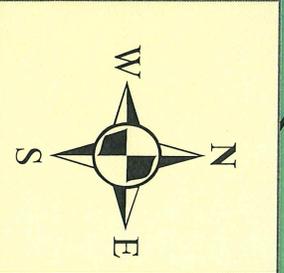
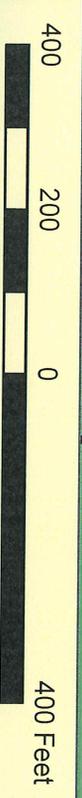
Please review the attached information and send your comments to me as soon as possible. The public hearing is scheduled for December 1, 2016.

Thanks,
Joyce

Joyce Fadeley, CZA, CFM
Zoning/Subdivision Administrator
Shenandoah County
600 N. Main Street, Suite 107
Woodstock, VA 22664
540-459-6194
jfadeley@shenandoahcountyva.us

ZONING MAP
Level II Home Business/Special Use Permit
Dog Training & Boarding Center
Marian Windel
5783 Orkney Grade,
Mt. Jackson, VA 22842

C-1 = Conservation Zone District



AERIAL/CONTOUR MAP
Level II Home Business/Special Use Permit
Dog Training & Boarding Center
Marian Windel
5783 Orkney Grade,
Mt. Jackson, VA 22842

C-1 = Conservation Zone District

