



DATE: August 30, 2021

TO: Steve Ehlmann, County Executive  
Joann Leykam, Director of Administration

CC: Rory O'Sullivan, Acting County Counselor  
Donna Vogt, County Council

FROM: Michael Hurlbert, Director of Community Development

RE: Item for September 13, 2021 County Council Meeting

The Community Development Department is submitting the following item for the September 13, 2021 County Council Agenda.

**BILL FOR INTRODUCTION:**

Planning and Zoning Commission recommends **Approval:**

**CONDITIONAL USE PERMIT REQUEST - 5570 HWY 94 SOUTH AND CHURCH ROAD**

Application No:	CUP21-14
Property Owner:	Edgewood Hwy 94 #1, LLC, & 0 Church Street, LLC
Applicant:	Edgewood Hwy 94 #1, LLC, & 0 Church Street, LLC
Current Zoning:	A, Agricultural District
Requested Zoning:	AT, Agricultural Tourism District
2030 Master Plan:	Recommends rural residential uses
Conditional Use Request:	A conference/event/lodging center
Parcel Size:	Approximately 77.39 acres
Location:	On the South side of highway 94 South, between Church Road and Jackson Street; adjacent to the City of Augusta
County Council District:	2
Account Nos.:	192210A000 and T171300017

**EXHIBIT B**  
CONDITIONAL USE PERMIT REQUEST

# Application CUP21-14

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- Synopsis
- Staff Recommendation
- Photo(s) of Site
- Aerial Photo
- Surrounding Zoning Map
- 2030 Land Use Map
- Notification Area Map
- Preliminary Concept Plan
- Letters received
  - ◆ Support - Joe and Liza Forshaw
  - ◆ Opposition - Mark and Denise Tegeler
  - ◆ Opposition - JoAnn Struckhoff
  - ◆ Concerns - Greg Garrett
  - ◆ Opposition - Cheryl (Fuhr) Wehmeier
  - ◆ Concerns - Linda Hopkins
  - ◆ Opposition - Melissa Adrian
  - ◆ Opposition - Gerald and Jane Styczynski
  - ◆ Concerns - Ellen Knoernschild
  - ◆ Opposition - Jane Fuhr
  - ◆ Opposition - Phil and Lori Estes
  - ◆ Opposition - Amanda Kamp
  - ◆ Opposition - Ann Struckhoff
  - ◆ Opposition - Leann Roehrig
  - ◆ Concerns - Jamie Siem
  - ◆ Opposition - Margaret Johnson
  - ◆ Concerns - Tom Diehl
  - ◆ Opposition - Vernon and Peggy Massmann
- Planning and Zoning Commission minutes from the August 18, 2021 meeting



August 27, 2021

This communication summarizes the following application and bill to be introduced at the September 13, 2021 County Council meeting:

**CONDITIONAL USE PERMIT REQUEST - 5570 HWY 94 SOUTH AND CHURCH ROAD**

Application No: CUP21-14  
 Property Owners/Applicants: Edgewood Hwy 94 #2, LLC, & 0 Church Street, LLC  
 Current Zoning: A, Agricultural District  
 Requested Zoning: AT, Agricultural Tourism District  
 2030 Master Plan: Recommends rural residential uses; adjacent to future agricultural tourism land uses; location of Village Development in the County's Agri-Tourism Land Use Plan (2012)  
 CUP Area: 72.35 acres of 77.39 acres  
 Location: On the South side of Highway 94 South, between Church Road and Jackson Street; adjacent to the City of Augusta  
 County Council District: 2  
 Parcel Account Numbers: 192210A000 and T091300017

The purpose of this Conditional Use Permit (CUP) request is to authorize the operation of a conference/event/lodging center to be called Hoffmann Lodge, with related guest services, and designed in keeping with its location within the Augusta American Viticultural Area. This CUP request includes 72.35 acres of two parcels totaling 77.39 acres. Two related applications, zoning map amendment application RZ21-14 and conditional use permit application CUP21-15, are also under consideration by the County Council.

The primary uses of the property would include overnight lodging with 60 guest rooms and an indoor event space (10,650 square feet). The proposed conference/event/lodging center would incorporate a host of services for lodge guests, including a restaurant; a swimming pool, sauna, steam room, and yoga area; personal services such as haircare, skincare, nail salon, and massage; outdoor recreation such as walking trails and a pickleball court; and event coordination/wedding planning. These uses are considered subsidiary to the primary use of the property as a destination for conferences, events, and lodging and are intended primarily for the benefit of lodging guests.

In conformance with development standards within the AT, Agricultural Tourism District, the proposed uses would be located in the center of the subject property with no more than 7% of the site developed. Existing forested areas depicted in the attached concept plan would remain undisturbed and serve as screening to buffer views from adjacent streets and residences. These restrictions are intended to reduce land use impacts on neighboring properties. The attached architectural renderings indicate how the proposed structures will conform to the AT District's standards for maximum building height, minimum roof pitch, and materials for exterior cladding.

The Planning and Zoning Commission held a public hearing at its August 18, 2021 meeting with the following input:

Speakers: 3 Support 1 Opposed 7 Concerns  
 Letters on file: 1 Support 12 Opposed 5 Concerns

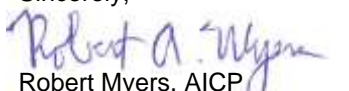
Having conducted the public hearing, the Planning & Zoning Commission voted as follows:

7 Approval 0 Denial 0 Abstentions

**Recommendation:**

The Planning & Zoning Commission recommends that the County Council approve this conditional use permit request subject to specific conditions. Recommended conditions are intended to address screening, indoor/outdoor music, traffic, and fireworks. The Planning & Zoning Division concurs with this recommendation.

Sincerely,

  
 Robert Myers, AICP  
 Director of Planning & Zoning

cc: Steve Ehlmann, County Executive  
 Joann Leykam, Director of Administration  
 Rory O'Sullivan, Acting County Counselor

**STAFF RECOMMENDATION**

**To:** County Planning & Zoning Commission  
**Application No.:** CUP21-14

**Prepared by:** Mark Price Jr. AICP, CFM  
**Date:** August 16, 2021

**BACKGROUND:**

Parcel 1 Owner: Edgewood Hwy 94#1, LLC  
Parcel 2 Owner: 0 Church Street, LLC  
Applicant: Killeen Studio Architects, David Lisinski  
Requested Action: A conditional use permit for a conference/event/lodging center in the AT, Agricultural Tourism District  
Location: 5570 South Highway 94, South side of South Highway 94 between Jackson Street and Church Street, adjacent to the City of Augusta  
Current Zoning: A, Agricultural District  
Proposed Zoning: AT, Agricultural Tourism District  
Current Land Use: Agricultural and Single-Family Residential (one home)  
Adjacent Land Use and Zoning:

Direction	Zoning	Land Use
North	A, Agricultural District	Institutional (Fire Protection District) and Vacant Agricultural
South	(City Of Augusta)	Institutional (Augusta Elementary School) and Single-Family Residential
East	(City of Augusta)	Agricultural, Single-Family Residential, and Institutional (Christ Evangelical Lutheran Church)
West	City of Augusta and A, Agriculture District	Single Family Residential and Parks and Open Space (City of Augusta Cemetery)

2030 Master Plan: Recommends Rural Residential uses (less than 1 dwelling per acre) and adjacent to future Agri Tourism land uses. Designated the site of a "Village Development" in the Agri Tourism Land Use Plan (2012) an amendment to the 2025 Master Plan.

Public Services: County Council District 2 – Joe Brazil  
School District – Washington School District  
Fire District – Augusta Fire District

Utilities: Water –Public Water Supply District #2 service area  
Sewer–Public Water Supply District #2 service area (City of Augusta) for  
Parcel Account No. T091300017

Parcel Account Nos.: T091300017 and 192210A000

The purpose of this rezoning request is to facilitate the construction of a conference/event/lodging center called Hoffmann Lodge, with related guest services, and centered around its location within the Augusta American Viticultural Area (AVA).

This conditional use request includes two parcels totaling 77.39 acres. Parcel 1 is 29.23 acres and Parcel 2 is 48.16 acres. Parcel 1 is the northern parcel and Parcel 2 is the southern parcel.

This application is related to a zoning map amendment application (RZ21-14) and a conditional use permit application (CUP21-15) which are also scheduled for public hearings at the August 18, 2021 Planning and Zoning Commission meeting. The related CUP is for a landing pad for a heliport in the A, Agricultural District.

The primary use of the property would include a lodge with 60 guest rooms and an event space (10,650 square feet). The proposed conference/event/lodging center would incorporate a host of services for lodging guests, including a restaurant; a swimming pool, sauna, steam room, and yoga area; personal services such as haircare, skincare, nail salon, and massage; outdoor recreation such as walking trails and a pickleball court; and event coordination/wedding planning. These uses are considered subsidiary to the primary use of the property as a destination for conferences, events, and lodging and are intended primarily for the benefit of lodging guests.

### **CUP ANALYSIS (GENERAL)**

Conditional use permits are evaluated based on criteria established within the Unified Development Ordinance. Section 405.510.B of the Unified Development Ordinance specifies the following factors in considering and reporting on Conditional Use Permit applications:

1. Would establishing, maintaining, or operating the conditional use be detrimental to or endanger public health, safety, or the general welfare?
2. Would the conditional use injure the use and enjoyment of other property in the immediate vicinity for the purposes already permitted?
3. Would the conditional use injure the aesthetic and/or scenic values of the vicinity?
4. Would the conditional use substantially diminish or impair property values within the neighborhood?
5. Would the conditional use impede the normal and orderly development and improvement of surrounding property for uses permitted in the zoning district?

This main complex will be in the approximate center of the subject property. This area is also surrounded by existing forested areas that will remain undisturbed during construction. As a result of the existing screening, the proposed uses would be largely buffered from view from surrounding properties.

The natural vegetation provides substantial screening for adjacent properties to preserve much of the property's natural character. Staff is recommending a condition be placed on the Conditional Use Permit to ensure the natural vegetation will not be removed to protect the surrounding community. The applicant is proposing to improve the landscaping buffer between the church located to the east and

the subject property. The applicant does also show the required landscaped islands in the proposed parking area. Preserving the landscaping, adding the proposed landscaping, and the minimal heights proposed for structures will help to ensure the preservation of the character of the area.

As the proposed conditional use includes hosting events such as conferences and weddings, staff is recommending that a condition be placed on the Conditional Use Permit that would restrict any amplified sound end no later than 10 pm and all events end by 11 pm. This should ensure minimal impact on the surrounding single-family homes in the City of Augusta.

During the site plan phase of this development, the applicant will be required to apply for access from the Missouri Department of Transportation (MODOT) to South Highway 94. During this process, MoDOT will determine if any improvements to Highway 94, such as deceleration lanes, will be necessary to serve the proposed development.

### **CUP ANALYSIS (SPECIFIC)**

Any approval of a conference/event/lodging center in the AT District is subject to specific requirements set forth in Part 4, Section 405.520(F), as indicated in *italics*. County staff comments follow each.

*“a. The tract on which any agriculture- or winery-related tourism conditional use is sited shall contain no less than forty (40) acres and shall have five (5) acres or more of wine grapes cultivated there.”*

The site includes 79.39 acres and more than 5 acres of grapes are depicted on the concept plan.

*“b. Such agriculture- or winery-related tourism conditional use or uses may occupy no more than a total of seven percent (7%) of the tract's total acreage, and that seven-percent-footprint on any tract shall be compact and contiguous unless such factors as topography, soil conditions, or structures pre-dating July 14, 2014, justify dispersal of the use or uses over more than one (1) site.”*

Calculations of building and parking lot footprints show that the 7% requirement will be met.

*“c. The remaining acreage of the tract occupied by such agriculture- or winery-related tourism conditional use or uses may be used only for the agricultural or open-space uses identified in Section 405.085(B), which may include the growing of wine grapes or the use of land masses and natural vegetation to screen the agriculture- or winery-related tourism conditional use or uses from adjacent tracts of land, except that an already duly permitted nursery may be allowed within the remaining acreage of the tract as a non-conforming use.”*

All other proposed uses of the open areas shown on the Conditional Use Permit are permissive uses in the zoning district. Uses such as vineyards for grape production and open spaces with walking trails are permissive uses.

*“d. An agriculture- or winery-related tourism conditional use, including all exterior premises dedicated to such use, shall be set back from all frontages and perimeter lot lines by at least one hundred fifty (150) feet.”*

All newly constructed buildings are more than 150 feet from any perimeter lot line.

*“e. Agriculture- or winery-related tourism conditional use or uses may be no closer to the perimeter of any other such uses that are situated on other tracts of land than one-half (½) mile.”*

There are no such uses within a half mile of the subject property.

Additional AT District standards address architectural design.

*“(1) A common or unified architectural design or theme”*

The structures that will be newly constructed all show as having a unified architectural design.

*“(2) Gabled or pitched roofs (with roof pitches at least 7/12)”*

The architect indicates that roof pitches will mostly comply with this roof pitch requirement but requests approval to employ a reduced roof pitch for subsidiary and accessory buildings behind the main lodge.

*“(3) Rooftop equipment (if any) that is fully screened on all four (4) sides”*

This requirement will be met.

*“(4) Exterior walls that are built or clad in at least two (2) different materials, which shall be either stone, brick, or wood”*

The concept indicates that structures will have an exterior cladding in wood, brick, and or stone.

*“(5) Facades and roofs that have varied wall or roof planes and trim or features (bays, gables, dormers, overhangs, porches, etc.) to create shadow lines”*

Facades and roofs will have gable ends, dormers, some porches and decks and other architectural details.

*“(6) Fencing, walls, hedges, landscaping, berms, natural buffers or any combination thereof that screens uses or portions of uses, including but not limited to facilities for entertaining or serving patrons, for parking, or for storing refuse, that adversely affect adjacent properties or the character of an "A" Agricultural or "AT" Agricultural Tourism zoning district.”*

All proposed uses that would adversely affect adjacent properties are buffered from surrounding properties by vegetated buffers and natural forest lands.

*“b. No structure used for any agriculture- or winery-related tourism conditional use may be built of metal or have any metal siding.”*

No metal siding is proposed in this development.

*“d. No structure used for a business/conference/lodging center shall have more than three (3) stories above grade.”*

Per the Concept Plan, no structure will exceed 3 stories.

*“e. Any winery shall be at least three hundred (300) feet from any church.”*

All structures are more than 300 feet from any church.

## **RECOMMENDATION**

County staff finds that the concept plan and related documents for the proposed conference / event / lodging center conform to the conditional use permit standards of Section 405.510.B and 405.520.F of the County Code. **Based on this, the Planning and Zoning Division recommends that the Planning and Zoning Commission recommend that the County Council approve the conditional use permit with the following conditions intended to address anticipated land use impacts:**

1. A site plan conforming to the concept plan attached as part of Exhibit B shall be submitted to and approved by the St. Charles County Community Development Department.
2. All trees illustrated on the approved site plan shall be maintained in a healthy condition with diseased or dead trees replaced.
3. For all events, meetings or functions to be held on the premises, all amplified sound shall end by 10:00 pm, and all events, meetings or functions shall end no later than 11:00 pm.
4. All vehicular parking must occur in parking areas designated on the site plan.
5. All exterior lighting on site shall utilize full cutoff light fixtures.
6. No conditional use shall become active until all conditions of approval have been met.

