



Augusta County Board of Zoning Appeals
BZA Regular Meeting
Thursday, June 5, 2025 – 1:30 PM
Augusta County Government Center
Main Board Room
18 Government Center Lane
Verona, VA 24482

Staff Briefing

- a. Staff Briefing Memo

1. Call to Order

2. Determination of Quorum

3. Minutes

- a. Approval of the May 1, 2025 Minutes

4. Public Hearing

- a. A request by Linda Trainum, agent for Deep Meadow Farm Stay, LLC, for a Special Use Permit to have a short term rental within an existing structure on property owned by Deep Meadow Farms, LLC, located at 931 Rockfish Road, Waynesboro in the Wayne District.
- b. A request by Melinda Kendell, agent for Cider House Farm, LLC, for a Special Use Permit to have a food prep kitchen within the tasting room of the cidery in order to prepare and sell food on property owned by Cider House Farm, LLC, located on the southeast side of Route 640 (Old White Bridge Road), adjacent to 949 Old White Bridge Road in the Wayne District.
- c. A request by Christopher Scott, agent for Shenandoah Mountain Touring, LLC, for a Special Use Permit to amend Operating Condition #3 of Special Use Permit #25-20 to be allowed to utilize portions of the public highway for mountain bike riding events on property owned by Stokesville Owners Group, LLC, located at 464 Stokesville Road, Mount Solon in the North River District.

5. Old Business

- a. A request by Roy Lopez, agent for El Puerto Restaurant, for a Special Use Permit to have outdoor storage of a food trailer and grill on property owned by William G. Bibb, located at 2406 Jefferson Highway, Waynesboro in the Wayne District. – **POSTPONED AT THE MAY 1, 2025 MEETING**

6. Matters to Be Presented by the Public

7. Matters to Be Presented by the Zoning Administrator

- a. A request by Bryan Philip and Sarah Grady Plemmons, for a Special Use Permit to construct a building for weddings and special events with outdoor storage of food trucks and to have short term vacation rentals in the existing dwellings on property they own, located at 2991, 2995, and 2971 Old Parkersburg Turnpike, West Augusta in the Pastures District. - **One Year Extension of Time Request**
 - b. A request by Lindsey Nelson, agent for Consolidated Edison Development, Inc., for a Special Use Permit for a 3MW (alternating current) small scale solar energy facility within approximately 25 acres of fence enclosed site overlapping four (4) contiguous parcels totaling 206.97 acres on property owned by Elm Spring, LLC, located between Goose Creek Road and Jefferson Highway in the Wayne District. - **Two Year Extension of Time Request**
 - c. A request by Austin Nicely, agent for The Batting Cave, LLC, for a Special Use Permit to construct a building for indoor batting cages and small scale baseball/softball field for seasonal use on property owned by The Batting Cave, LLC, located on the west side of East Side Highway (Route 340), directly across from Stonewall Lane (Route 830) in the Middle River District. - **One Year Extension of Time Request**
 - d. A request by James E. and Rachelle E. Summy, for a Special Use Permit to have an agricultural hauling business and to use a portion of the existing structure for maintenance of commercial vehicles on property they own, located at 28 Rankin Lane, Stuarts Draft in the South River District. – **3 MONTH EXTENSION OF TIME REQUEST**
 - e. A request by Walda R. Massie, for a Special Use Permit to have a detached accessory dwelling unit where the owner of record does not personally reside on property she owns, located at 153 Drifting Lane, Waynesboro in the Middle River District. – **Six Month Extension of Time Request**
8. **Staff Reports**
 - a. Staff Inspection Report
 9. **Adjournment**

Augusta County boards and commissions invite the public to attend meetings. If you have requests for accommodations to be able to attend or have questions about accessibility, please contact us at [540-245-5610](tel:540-245-5610) or coadmin@co.augusta.va.us.