

Staff Briefing

- BZA Member Glover moved, seconded by BZA Member Bailey, that the Board approve the minutes.

Motion Passed.

- Ms. Caroline Nesbit stated in 2026 we would like to have the outdoor education events and in 2027 evaluate the situation and see if we can start with the campsites and private event rental.

Ms. Nesbit stated this will be my main job. Meredith will be teaching. The lean-to below the barn will be used for gatherings. We will install a restroom facility within two (2) years.

Ms. Nesbit stated no more than twenty-five (25) participants for the classes. Meredith will teach the students. The adult classes we will find local experts.

Chair Coyner asked if there will be overnights?

Ms. Nesbit stated only if the campsite is rented.

Chair Coyner stated I have never been on that road before today. He asked if there was anyone wishing to speak in favor, or in opposition to the request?

There being none, the public hearing was closed.

Chair Coyner stated the Board visited the site this morning. This is a beautiful piece of property.

Ms. Bunch stated I cannot sign off on the permit until all the pre-conditions are met. If you do not plan on doing the campsites until later, the Board can move that pre-condition to an operating condition so your permit can be issued.

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

Pre-Condition:

1. Obtain approval from the Building Inspection Department that the covered outdoor gathering space and classroom spaces to be used are code complaint and provide a copy to the Community Development Department.

Operating Conditions:

1. Obtain Health Department Permit to operate a primitive campground and provide a copy to the Community Department.
2. Applicant will install a sewage treatment system approved by the Health Department within two (2) years.
3. Be permitted to operate for two (2) years using porta-potties or a portable restroom trailer until the septic system is installed.
4. Be limited to twenty-eight (28) events per year but no more than three (3) per

month.

5. Be limited to a maximum of fifty (50) people or less per event.
6. Be permitted to have a Children's Day Camp for up to twenty-five (25) children, four (4) weeks a year.
7. No amplified outside music after 10:00 p.m.
8. Events to cease by 10:00 P.M. and all persons off the property by 11:00 p.m. except for persons occupying the campsite.
9. One of the applicants must be on-site during events.
10. Site be kept neat and orderly.
11. No junk or inoperable vehicles, equipment, or parts of vehicles or equipment be kept outside.
12. Any new outdoor lights over 3,000 lumens require site plan submittal and must meet the Ordinance requirements of Article VI.A Outdoor Lighting.

Vote was as follows:

Yeas: George Coyner, II, Mark Glover, Thomas Bailey,
Monica Rutledge, Thomas Thacker

Nays: None

Motion Passed.

- b. A request by Arlin J. and Anna Mary Hostetter, for a Special Use Permit to operate a custom slaughterhouse on property they own, located at 159

Buttermilk Road, Mount Sidney in the North River District.

Mr. Arlin Hostetter stated I purchased this property. I had a slaughterhouse in Maryland. I will slaughter deer, sheep and cows but no poultry. No employees.

Chair Coyner asked if this is a slaughterhouse for the owner of the animals?

Mr. Hostetter stated yes, I do not sell the meat just slaughter for farmers.

Chair Coyner asked will this be a family operation?

Mr. Hostetter stated yes.

Chair Coyner stated the County needs slaughterhouses.

Ms. Rutledge asked if the refrigeration trailer is staying at the site?

Mr. Hostetter stated one has a cooler and freezer in it. I am building a 35' x 70' building and I would like to implement that inside the building. The other one I may use inside as well. It will be all indoors even the reefer trailer.

Ms. Bunch stated in Augusta County, semi-trailers and reefer trailers cannot be used for a principal use or structure. The cooler will need to be inside the building and part of the building. The only thing they can be used for is agriculture storage and it would have to be screened from public view.

Mr. Hostetter asked if it can be put inside? It is considered a prefab cooler.

Ms. Bunch stated if you made it so that it can be inside but you said the other would be temporary outdoor use.

Mr. Hostetter stated I would make it so that it is one of my rooms. It would not be anything structural.

Ms. Bunch stated it cannot be used for anything like that. A semi-trailer cannot be used as part of the business for the cooler.

Mr. Hostetter asked how would I fabricate the cooler?

Ms. Bunch stated you would have to fabricate the cooler out of something other than the semi-trailer. You cannot use a semi-trailer for any kind of principal use or storage other than agriculture storage (feed, hay or straw).

Mr. Glover asked if the applicant is aware of the different licenses that need to be obtained in Virginia?

Mr. Hostetter stated not yet. This was my first permit I wanted to obtain before I got too much in the process.

Mr. Thacker asked why was that spot picked for the building location?

Mr. Hostetter stated I wanted to have it so the traffic is out away from the house.

Mr. Thacker stated there are no issues with the setbacks.

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

Mr. Walter Moss, 79 Buttermilk Road, Mount Sidney, stated I am 150 yards from their property. I am not opposed to this but why are they putting it in front of the house right on the road. It should be located behind the barn. Are they on a well or County water? This type of business will use a lot of water. I am on a well. Everyone I have talked to wants to know why he is putting it there. Property values will go down because most people would not want to live near a slaughterhouse. Water is the big issue. I do not know why he wants to put the building in that location. I live here and this is concerning to me. I never received a letter about the request but I did see it online. I know the request is also advertised in the newspaper but no one gets the newspaper.

Ms. Bunch stated by State Code regulations letters are sent out to landowners that touch the property or immediately across the road.

Mr. Moss asked how many heads will he do in a month? What happens to the wastewater? Please consider the location of the building.

Chair Coyner asked the applicant to speak in rebuttal.

Mr. Hostetter stated I do not want to make any problems for the neighbors. I may be willing to change the location but if it is ok I still may put it in the same location that I proposed. I will need to check with the Health Department on their permits. I may fertilize the land with it.

Chair Coyner asked what is the volume that you plan on doing?

Mr. Hostetter stated I plan about 5 head of beef but that would depend on the size, 4-5 hogs, and 3 sheep per week. I am limited to what I can do. I want to be considerate to the neighbors. I may do about 270 beef per year.

Ms. Bunch stated if you plan on fertilizing I believe there is a DEQ permit for that. The site plan we are looking at today is what the Board is approving. If you want to move the building to another location, we would need to add a condition to provide an updated site sketch. The building where it is right now, meets all the required setbacks.

Chair Coyner closed the public hearing. This type of business is needed in the area especially. This will be a family operation. This is a good spot for this.

Mr. Bailey stated the location of the slaughterhouse is appropriate because it is a working farm. The structure does meet the setbacks. The Board should add a condition that if the applicant changes the location of the structure they provide an updated site sketch. The applicant will need Health Department approval.

Chair Coyner stated I am fine with the proposed building location.

Ms. Price stated I would recommend the Board add another pre-condition that the applicant provide a permit through the Virginia Department of Agricultural and Consumer Services Office of Meat and Poultry Services.

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

Pre-Conditions:

1. Applicant submit documentation and obtain approval from the Health Department regarding sewage disposal system operation.
2. Applicant obtain a permit from the Virginia Department of Agricultural and Consumer Services Office of Meat and Poultry Services and provide a copy to the Community Development Department.

Operating Conditions:

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1. Be permitted to construct a 35' X 70' building for the slaughterhouse and meat processing.
2. No retail sales on site.
3. Hours of operation be 8:00 a.m. to 5:00 p.m., Monday through Saturday.
4. No Sunday work.
5. The entire slaughterhouse and meat processing operation be indoors.
6. No employees other than family members.
7. Applicant provide an updated BZA sketch plan if the building is moved to a different location on the property.

Motion Passed.

1. All equipment, machinery, and materials for the business be kept in the designated areas on the BZA sketch plan.

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

d. A request by Kathleen B. Mahanes, for a Special Use Permit to have a short term rental on property she owns, located at 424 Balsley Road, Staunton in the Beverley Manor District.

BZA Member Glover moved, seconded by BZA Member Rutledge, that the Board Approve the request with the following conditions:

None

3. Site be kept neat and orderly.

a. A request by Zachary Clymore, for a Special Use Permit to have an asphalt business and storage of business vehicles and equipment, on property owned by David E. and Angela P. Clymore, located at 187 Oak Ridge Lane, Staunton in the Riverheads District. – **ONE (1) YEAR EXTENSION OF TIME REQUEST**

Ms. Bunch stated Mr. Clymore needs to submit an Erosion and Sediment Control Plan to fulfill the pre-conditions. The applicant is working with an engineer.

BZA Member Rutledge moved, seconded by BZA Member Glover, that the Board Approve the one (1) year Extension of Time.

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

Motion Passed.

- b. A request by Ashley Carter, for a Special Use Permit to continue the existing restaurant on property owned by Ethel M. Baber, located at 2542 East Side Highway, Crimora in the Middle River District. - **ONE (1) YEAR EXTENSION OF TIME REQUEST**

Ms. Carter stated I have not done much since the passing of my father. I have not been motivated to do much since he passed away. I hope to get back to getting the Health Department issues resolved with the septic.

Chair Coyner stated the permit cannot continue and go on forever and ever.

BZA Member Thacker moved, seconded by BZA Member Bailey, that the Board Approve the one (1) year Extension of Time.

Vote was as follows:

Yeas:	George Coyner, II, Mark Glover, Thomas Bailey, Monica Rutledge, Thomas Thacker
Nays:	None

Motion Passed.

8. Staff Reports

- ### a. Inspection Reports

Ms. Bunch stated SUP#24-41 is in compliance. Construction has not started for SUP#24-42 but the permit is issued. Staff will send them a letter asking for the status.

SUP#24-43 and SUP#24-44 are both in compliance. Permits #24-45, 24-46, and 24-47 have not completed their pre-conditions and staff will send out letters to each applicant.

9. Adjournment