

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

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

Vote was as follows:

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

Nays: None

Motion Passed.

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.

Ms. Linda Trainum stated we have converted the barn apartment to a short-term rental. We would like to convert this to a short-term rental for more revenue.

Chair Coyner asked has this been there for a long time?

Ms. Trainum stated yes.

Chair Coyner asked will advertising be done on social media or Airbnb?

Ms. Trainum stated yes on social media. The bookings will be done on Airbnb. We live there so we will make sure there are no parties.

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

There being none, Chair Coyner declared the public hearing closed. The Board visited the site this morning. They had an apartment onsite for their farm hand for a long time.

BZA Member Rutledge moved, seconded by BZA Member Bailey, that the Board approve the request with the following conditions:

Pre-Conditions:

None

Operating Conditions:

1. Be permitted to lease the existing two (2) bedroom apartment at the horse barn for short term vacation stays.
2. Be limited to four (4) persons occupying the apartment.
3. Site be kept neat and orderly.

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

Motion Passed.

- 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.

Ms. Melinda Kendell stated I intend to build a hard cider processing and cider tasting room. The property is zoned General Agriculture and fits in with what I am doing. I plan to make food to serve such as charcuterie board spreads, paninis and other light foods. I would like to have the kitchen within the hard cider tasting room.

Chair Coyner asked what is the timeframe for completing this project?

Ms. Kendell stated I would like this open by spring. I have all of the septic and well information and alcohol licenses. I am ready to go as soon as I have a builder.

Chair Coyner asked are you growing your apples at your orchard?

Ms. Kendell stated I have about 200 trees and I have family and friends that I will be renting some trees from.

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

There being none, Chair Coyner declared the public hearing closed. The Board visited the site this morning. This is a beautiful place and this type of use should do well.

Pre-Conditions:

1. Applicant pave the existing driveway and obtain VDOT approval and provide a copy to Community Development.
2. The applicant will need to submit documentation prepared by a private OSE and Professional Engineer to address sewage disposal needs to the Health Department for approval and provide a copy of the approval to the Community Development Department.
3. The applicant will also need to work with VDH Office of Drinking Water to address permitting of the water supply and provide a copy to the Community Development Department.
4. Applicant obtain a permit through the Virginia Department of Health or VADACS for food served to the public and provide a copy to the Community Development Department.

1. Applicant be permitted to use a portion of the existing tasting room to prepare and sell food to customers during tasting hours.
2. All parking on on-site.
3. Site be kept neat and orderly.

Vote was as follows:

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

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.

Mr. Christopher Scott showed the Board the segments of the roadway along with the deputy cars in multiple areas along the route. I have planned the following events:

- August 30th – 8:00 a.m.
- August 31st – 6:30 a.m.
- March 8th – 10:00 a.m.

Over the years that we have been doing this, we have only had one car on the Sunday at 6:30 a.m. Labor Day weekend.

- October 11th
- May 17th

Mr. Scott stated Segment 2 is about twenty (20) bikes per hour. The Planning Commission had concerns about Segment 4. I will notify VDOT and the deputies. I hope that you would pass that decision onto the authorities regarding the road use. I have a management plan. I have signs that state, stay tight to the right. I am only requesting to use four (4) segments of the public highway. I asked VDOT for any record of complaints and they said they do not have record of any.

Chair Coyner asked why do you want to use the road?

Mr. Scott stated using a little bit of the road mixes up the route and gives them a better trail opportunity. Our second year our revenue went down 60% for not having events utilizing the road. This year our revenue is looking even worse.

Chair Coyner asked if the riders will use the road to get from one trail to another during events?

Mr. Scott stated yes.

Chair Coyner asked how many bikes would there be per hour?

Mr. Scott stated on Segment 1, I would have about 20 per hour. After they leave the campground, people would be spread out. On Segment 2-4, I would not have that many. On Segments 2-4 they will be single file.

Chair Coyner asked how many bikes would there be for an event?

Mr. Scott stated 330 people maximum.

Chair Coyner asked if the 330 would all be at one time?

Mr. Scott stated yes if we have that many come. I also have permission for them to park cars on Bear Trap Farm as an alternate plan. People can come over in a group so the road is not congested at the start of the event.

Chair Coyner asked if everyone starts together on Segment 1?

Mr. Scott stated yes, but the rest of the segments they are spread out.

Chair Coyner asked what is the fastest time a person finished?

Mr. Scott stated a 100 mile event it takes about 6 ½ hours which is the record time.

Mr. Bailey asked how many bikes pre-register?

Mr. Scott stated about forty (40) people have signed up right now. Last year, only eighty (80) signed up. I am hoping to get back up to 200 this year.

Mr. Bailey asked if the riders complete the entire event?

Mr. Scott stated the first year there was a 95% finish rate. Now it is about 60%-80% depending on weather.

Mr. Bailey asked if VDOT was talked to about the land use permit?

Mr. Scott stated yes. I also talked to Patrick Lam.

Mr. Bailey asked about the Sheriff's Department being staffed?

Mr. Scott stated I will hire them as staffed positions on certain segments. They are not endorsing anything but willing to help.

Chair Coyner asked if the participants come from far away?

Mr. Scott stated we have had participants come from as far away as London or Germany.

Chair Coyner asked do the folks come and stay at the campground?

Mr. Scott stated yes many come and camp at the site. About 50% camp and the other half stays in an Airbnb and hotels in the vicinity.

Ms. Rutledge stated the safety officer should be sure that segment is completed before leaving. Will there be a designated person to relieve them of their duties?

Mr. Scott stated we call them our sweep team. One bicycle goes with the last rider and they pickup trash and anything that falls out of people's pockets. We also have someone driving around to pick up the larger signs. We have a designated person to relieve them of their duties.

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

Mr. Richard Sturges, 877 Bunker Hill Road, Mount Solon, stated I support this. This is a perfect activity for the area. This event brings in a good economic boost to the area.

There is not a downside to this. There will not be a traffic impact with this. You are far more likely to get stuck behind a tractor out there than a bicycle.

My name is Noah and I live at 85 Campbell Street, Harrisonburg. Chris and his team have done a tremendous amount of trail work. Augusta County is known for its natural beauty and the trails in the George Washington Forest. This is a great thing.

Mr. Kyle Lawrence stated I am a part of the Shenandoah Valley Bicycle Coalition. They have been doing this for 25 years. The campground is improving this piece of the puzzle. This is very important for the area. This is a good trail for the use.

Ms. Virginia Mays, 1378 George Waltons Road, Mount Solon, stated I am the Pastor of Stokesville Church. The church's property abuts this land. Chris helped me work on the church sign. He is a great neighbor. His dream is to connect 500 miles of trails through our National Forest. These trails are a blessing to our area. This is a marvelous sporting event that brings people from all over. The opposition about the other bicyclist did not have anything to do with his races but others bicyclists. He has done all he can to meet the requirements. I hope you see his vision and do something to support him. He is a wonderful neighbor and person.

Ms. Taylor Fix, 42 Maggie Lane, Mount Solon, stated I have had a lot of conversations among the community as an adjacent property owner with all regarding the safety concerns and noise issues and impacts. We have tried to develop a compromise with a proposed amendment. I am here to speak on behalf of the community. We would request that they only have two (2) events per year utilizing the four (4) segments on the public highways as part of the thirteen (13) events and not in addition to. Be limited to once in the fall and once in the spring. We felt that is a compromise and hope that gives him the opportunity to have these races and prove all that he said by working with the deputies and EMS. If implemented correctly we feel it will be fine. He should implement the Code of Conduct that is agreeable to all and the plan for enforcement developed prior to the first highway use event which is Labor Day weekend. The community was also concerned about loitering on the bridge and trespassing issues.

Another issue is with farmers not being able to get out of their facilities. The schedule of events should be dispersed to the community with no less than two (2) weeks notice so people are aware of this either by newsletters or social media. People need to get out of their driveway and if people do not know the events were occurring this could be a problem. The other concern is the narrow roadways such as Tillman Road. It is a narrow stretch of highway people park along the side of the road during events and it creates a lot of congestion. Mr. Scott is supposed to mitigate this. He will have deputies there. He has a plan for EMS and deputies and signage prior to events. The vehicles should be aware that there will be congestion of the bikes. He should minimize

the impact of noise and traffic mid-day. Mr. Scott should work with the engineers to get signage for the bridge. The noise should be less impactful because we live in the County for its serenity and do not want to hear a lot of traffic, music and noise especially the adjacent property owners. There are some events that we still have issues with amplified noise. The community members want the permit reevaluated on a yearly basis. Most people are not in this vindictive mindset and we are not in this to see Mr. Scott fail. It is more of a mutual respect that he is cognizant of these individuals because they are guests in the community and they should respect the individuals who live in the area 365 days a year. I hope the Board takes this into consideration on safety. We hope you make this adjustment because this is a stepping stone in the right direction and the decision will impact us when the bikes are in our community. Things have to be in place to hold Mr. Scott accountable for this. This is what the community feels is a compromise to have two (2) events utilizing the segments of highway that he is requesting. That is something the community feels they can live with especially if it is done correctly. Hopefully this will be a stepping stone in the right direction and for Mr. Scott to be successful as well as decreasing the impact that the bikers are having on the community.

There being no one else wanting to speak, Chair Coyner asked the applicant to speak in rebuttal.

Mr. Scott stated I will have signs posted at Stokesville Market, at the entrance of the campground and at the check-in table at the campground. I just applied for a permit for a 4 x 8 sign at the Iron Bridge. My intention is to tell people what is going on and make people aware of what is happening. I plan on also sending out mailers to the community letting them know about the events. We will do everything to improve the communication. A mailer for people on Bunker Hill Road seems to be the best way to notify the public. I do have a copy of the participation agreement and it has been approved by Jeff Slaven. It outlines the expectations for participants and let's them know who is responsible. Taylor and I have been working on a few more edits and we will fine tune it to address all concerns.

Chair Coyner asked if spectators watch the races?

Mr. Scott stated not many for events that go out into the forest. Spectating is not allowed. If people want to watch they will have to sign up to volunteer and that is how we engage the participants. On our property when we host events, we do have spectators. We manage that so that we do not exceed our capacity. I am requesting to use four (4) segments on the public highways and they are on five (5) different events. Taylor has proposed amendments to that.

Chair Coyner stated the applicant is trying to work out all the negative feedback and the issues.

Mr. Scott stated we are always working to improve the situation. We are working to clear the trails and clear sides of the roads to have better sight distance.

Ms. Rutledge suggested that the applicant post start times on social media. Have you done that in the past?

Mr. Scott stated no but that is a good idea.

Chair Coyner declared the public hearing closed. The applicant started off on the wrong foot but it sounds like he is making progress.

Ms. Rutledge stated the applicant has made a lot of progress. We are not amending the prior permit. If the community has come up with allowing two (2) events, that will be a trial run and Mr. Scott will have to come back next year anyway to reapply.

Chair Coyner stated this will give the community the opportunity to know if this is going to work or not.

Mr. Bailey stated I am impressed with all of the things that Mr. Scott has done.

Chair Coyner stated this will showcase Augusta County and the good things we have to offer.

Mr. Glover stated I would like to echo the comments that were already made. Mr. Scott and the community worked to help address the issues.

Ms. Bunch stated two (2) events can utilize the public highway and they be included in the thirteen (13) already approved so that no additional events take place, one in the fall and one in the spring but the other requested conditions would be hard to enforce. The signage along the roads, VDOT would look at when they issue their permits. We already have EMS on the previous permit. We can add deputies be onsite at each location utilizing the public highway.

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

Pre-Conditions:

None

Operating Conditions:

1. Be permitted to utilize four (4) segments of the public highways as shown on the attached maps provided by the applicant.
2. Only two (2) out of the thirteen (13) mountain bike events approved be permitted to utilize the public highways.
3. Be permitted to have one (1) event in the fall and one (1) event in the spring

4. Applicant have deputies and EMS present during events utilizing the public highways.

6. Applicant submit a yearly schedule of events utilizing the four (4) segments of the public highway including scheduled times for each event.

Vote was as follows:

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

5. Old Business

- Ms. Rutledge moved to bring the item forward.

Mr. Roy Lopez stated I would like to have a food trailer to sell ribs and chicken. I am renting a space from Mr. Bibb. Our customers can eat inside or take the food to go. There are bathrooms inside the building.

There being none, Chair Coyner declared the public hearing closed.

Pre-Conditions:

None

Operating Conditions:

1. Be permitted to have one (1) licensed food service trailer and one 1 grill outside and they be kept in the designated areas shown on the site plan.
2. Site be kept neat and orderly.

Vote was as follows: Yeas: George Coyner, II, Mark Glover, Thomas Bailey, Monica Rutledge, Thomas Thacker

Nays: None

Motion Passed.

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**

BZA Member Thacker moved, seconded by BZA Member Bailey, that the Board approve the 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 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**

BZA Member Rutledge moved, seconded by BZA Member Glover, that the Board

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

BZA Member Thacker moved, seconded by BZA Member Bailey, that the Board approve the 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. Staff Inspection Report

Ms. Bunch stated SUP#24-48 was denied. SUP#24-49 is in compliance. Staff sent out letters for SUP#24-50, SUP#24-51 and SUP#24-52 regarding the pre-conditions not being complete. SUP#24-53 is in compliance. SUP#24-54 has two (2) years to complete their pre-condition.

9. **Adjournment**