

BZA Regular Meeting, Thursday, July 3, 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 June 5, 2025 Minutes

BZA Member Rutledge moved, seconded by BZA Member Thacker, that the Board Approve the June 5, 2025 Minutes

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

Motion Passed.

4. **Public Hearing**
 - a. A request by Thomas K. or Leanne Patterson, for a Special Use Permit to construct a 16' x 28' building to provide restroom facilities for the farm store and event facility on property owned by Thomas K. Patterson, located at 2711 Rockfish Road, Crimora in the Middle River District.

Mr. William Patterson, Jr. stated we will have to build bathrooms in order to be in compliance with our Special Use Permit. The building will be small and will not be visible from the road. Only one neighbor will see the site.

Chair Coyner stated the Board viewed the site this morning. The place is well attended. He asked if there was anyone wishing to speak in favor, or in opposition to the request?

Ms. Joyce Smith, 3010 Calabria Court, Glenn Allen, stated my sisters and I own the house adjacent to the property. We use the house frequently on the weekends. We grew up on the farm. I would object to more people which will bring more traffic and noise. They installed cannons that shoot apples and initially it was hitting our house but since then this issue was rectified. This land has been in our family for multiple generations and it is very close to our hearts. We like to go there to relax. None of us live in the area. We have six (6) acres left of the farm. We are against anything that will

cause more traffic, noise, and congestion.

Chair Coyner stated the purpose of this request is to have restrooms. The Board gave the applicant two (2) years to complete that. This request is not to increase activity but just to have a building for restrooms to be in compliance with what we issued two (2) years ago.

Ms. Freda Shaver, 231 E. 41st Street, Norfolk, stated we were told early on that this was going to be a pumpkin patch or corn maze but it has turned into quite an entertainment venue and we fear that adding bathrooms will foster to more and larger events. The noise generated makes it hard to relax at the house. The apple cannons no longer hit the side of our house but the constant booms are unsettling. We have seen an increase in traffic. There is poor visibility at the bottom of the hill and I fear this would bring more traffic which we do not want.

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

Mr. Patterson stated I spoke with them over the years and I have rectified the issues with the apple cannon. People entering and leaving out of the property will probably slow down traffic. We need the bathroom at the site.

Chair Coyner declared the public hearing closed. The Board visited the site this morning. We saw the Shaver vacation home. The purpose of this request is to get in compliance with their permit. They are required to build a bathroom.

Ms. Bunch stated if the applicant was able to build the bathroom in an existing structure they would not even be here today. It is because they need to build a separate building in order to get into compliance with their existing Special Use Permit.

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

Pre-Condition:

1. Applicant will need to apply for an Agreement in lieu of a plan through the Engineering Department and provide a copy to Community Development.

Operating Conditions:

1. Applicants be permitted to construct a 16' X 28' structure for restroom facilities.
2. Applicants obtain a building permit for the 16' X 28' structure and provide a copy to Community Development.
3. All other operating conditions of Special Use Permit #23-31 remain in effect.

Motion Passed.

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

Pre-Conditions:

1. Submit a meter sizing form to Augusta Water for review and approval and provide a copy to Community Development.
2. Obtain Building Inspection approval and provide a copy to Community Development.

Operating Condition:

1. Be permitted to have three (3) one (1) bedroom, one (1) bath units and one (1) three (3) bedroom two (2) bath units within the pre-1980 structure.

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

Motion Passed.

- c. A request by VA Electric and Power Company dba Dominion Energy VA, for a Special Use Permit to expand the existing contractor storage yard on property they own, located at 115 Al Gore Lane, Waynesboro in the Wayne District.

Mr. Chris Cocker, 9211 Arboretum Parkway, Richmond, stated the purpose of this permit is for them to make use of the existing impervious areas. There will be no land disturbance on the 147 acres. It will be the ten (10) acres of impervious areas. There is already an existing storage area coming out of Dooks Crossing. Access to these storage areas will be Al Gore Lane off of Route 340. The storage material will be transmission poles and related items.

Chair Coyner asked if this is similar to what you have already at the site?

Mr. Cocker stated yes.

Chair Coyner stated the Board drove in the yard before. We tried today but the gate was locked. The Board is familiar with this property. This is a good application for this property. Would this operate in conjunction with the other yard or separate?

Mr. Mike Dyson with Dominion stated this would be in conjunction with each other. The same crew will operate both.

Chair Coyner asked what area would this serve?

Mr. Dyson stated this would serve the western region area about a 30-40 mile radius around the yard.

Chair Coyner stated the Board saw a lot of poles but did not see a lot of vehicles.

Mr. Dyson stated the trucks will be kept separate from the material.

Chair Coyner asked if this site would be secure also?

Mr. Dyson stated yes. We do have a fence there for the current operation. The plan is to fence the entire property at Al Gore Lane. We also have security camera trailers at the site that we will rent until the fence is completed.

Mr. Thacker asked if the landscaping plan has been completed yet?

Mr. Cocker stated we have met with the Stormwater folks. We will touch base with staff about the landscaping requirements and site plan approval.

Mr. Thacker asked if the landscaping plan will include anything with the entrance to Al Gore Lane where it comes off Route 340? Right now, it is not an attractive entrance. Have you done anything with the plan to improve that site?

Mr. Cocker stated we will work with the County as far as the details on what is needed.

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

Ms. Kathryn Henkel, 489 Doods Crossing Road, Waynesboro, stated I am not here to oppose but I do have some concerns that I spoke to at the last meeting about access into the Smiley property. Mr. Coyner assured me that it would come out Route 340 and not at 489 Doods Crossing Road. I do not know what went wrong. I never complained.

Dr. Seaton made sure that the road that was tore up to pieces from huge trucks was repaired as soon as anyone made a statement about it. I never understood why they were on Doods Crossing. Are they going to be on the road at 6:00 a.m. with new storage material? What will happen in front of our house. Depreciation will be an issue.

I will give Dominion credit, huge credit, they kept the place immaculate. It could be a lot worse on what is down there. There are only 4-5 adjacent to that property. If Dominion wants to purchase our property, they can. I am just putting it out there. Will there be transformers added to the new plan?

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

Mr. Cocker stated nothing is going to change from a day to day. The new access coming from Al Gore Lane is not going to be connected to the other one. Any new equipment and material will use Al Gore Lane. Nothing will change of what is coming out of the existing storage area site. There is not a plan to store transformers right now, maybe at a much later time.

Mr. Dyson stated they are oil filled items so there are special plans in place to catch the oil. There has been talk about this in the future but no current plan to store transformers or oil material but it has been talked about.

Chair Coyner declared the public hearing closed. The Board viewed the site today. This is a good application and a good use of the property.

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

Pre-Condition:

1. Submit site plan meeting the requirements of Section 25-673 "Site Plan Contents" of the Augusta County Zoning Ordinance including a complete Erosion and Sediment Control Plan and Stormwater Management Plan, to be approved by all appropriate departments and/or agencies.

Operating Conditions:

1. Be permitted to continue the existing storage yard and to use an additional 10.03 acres of existing paved areas for storage of equipment, machinery, and materials used for utility related activities.
2. Applicant submit a landscape plan showing the location of the shrubs, trees, and fencing proposed for additional screening.
3. All equipment, machinery, and materials be kept in the designated areas shown on the site plan.
4. No junk or inoperable vehicles, equipment, or parts of vehicles or equipment be kept outside.
5. Site be kept neat and orderly.

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

Nays: None

Motion Passed.

5. **Old Business**

6. **Matters to Be Presented by the Public**

7. Matters to Be Presented by the Zoning Administrator

- a. A request by Ryan Fletcher, agent for Network Towers, LLC, for a Special Use Permit to construct a 199' telecommunications tower on property owned by James Russell Brown (Life), located at 419 Trinity Point Road, Swoope in the Pastures District. - **18 Month Extension of Time Request**

BZA Member Glover moved, seconded by BZA Member Rutledge, that the Board Approve the Extension of Time request.

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

Motion Passed.

- b. A request by Nick Collins, agent for WCC Real Estate, LLC, for a Special Use Permit to have outdoor storage of commercial vehicles, materials and equipment on property they own, located at 753 Lee Highway, Verona in the North River District. – **4 MONTH EXTENSION OF TIME REQUEST**

BZA Member Thacker moved, seconded by BZA Member Glover, that the Board Approve the Extension of Time request.

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

Motion Passed.

- c. A request by John Rixey and Margaret Rennolds, for a Special Use Permit to place a dwelling less than 900 square feet on property they own, located in the southeast quadrant of the intersection of Frog Pond Road (Route 612) and Wolfs Ledge Lane, Staunton in the Pastures District. - **1 YEAR EXTENSION OF TIME REQUEST**

BZA Member Rutledge moved, seconded by BZA Member Thacker, that the Board Approve the Extension of Time request.

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

Motion Passed.

- d. A request by Perry Mace and John Sites, for a Special Use Permit to construct an office for a landscape supply business with outdoor storage of equipment and outdoor display of stone, rocks, mulch and plants for sale on property

9. Adjournment