

BZA Regular Meeting, Thursday, August 7, 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 July 3, 2025 Minutes

BZA Member Glover moved, seconded by BZA Member Bailey, that the Board Approve the July 3, 2025 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 Troy Pittenger, for a Special Use Permit to have a wedding and special event venue on property owned by Union Presbyterian Church located at 1471 Union Church Road, Churchville in the North River District.

Mr. Troy Pittenger stated I would like to have a special event venue. I live across the road. I would be afraid for someone else to get the property and destroy the building. The weddings and special events will pay for the building and the upkeep of the property.

Chair Coyner asked what types of events will be held onsite?

Mr. Pittenger stated reunions and weddings. There will not be any music events just gatherings.

Chair Coyner asked if there would be huge concerts?

Mr. Pittenger stated no.

Chair Coyner asked if the music will be contained in the building?

Mr. Pittenger stated it may be outside with tents behind the building where the tennis courts are. We will offer the chapel for the gathering space also.

Chair Coyner asked if the cemetery will be split off of the parcel?

Mr. Pittenger stated it has not happened yet. We hope to split off the cemetery. It is not associated with this.

Chair Coyner asked if this is a family venture?

Mr. Pittenger stated my partner and I will purchase the property. I will need employees to assist with the events.

Chair Coyner stated forty (40) events is a lot of activity.

Mr. Pittenger stated I was not sure if it is a lot. I am happy with the thirty (30) events that was suggested in the staff report.

Chair Coyner asked if the wedding reception would be in the church building?

Mr. Pittenger stated yes.

Chair Coyner asked if there would be alcohol?

Mr. Pittenger stated probably so.

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

Ms. Jane Harris stated I have lived in the area for a number of years. I am in favor of him using the church property.

Ms. Patricia Lawhorne stated I live down the road from Union Presbyterian Church. We love the church. My husband and I were married there. Troy is interested in the property to keep it the way it is. We would hate to see a 217 year old building torn down. I am in favor of this.

There being no one else wishing to speak, Chair Coyner declared the public hearing closed.

Chair Coyner stated the Board viewed the site.

Mr. Thacker stated the applicant lives across the road from this site. He has a vested interest in keeping the site looking nice. My concern was the cemetery but he said it would be deeded separate. I am in favor of this request.

b. A request by Michael S. Martin, for a Special Use Permit to construct an accessory building exceeding the 900 square foot total aggregate allowed on property he owns located at 14 Folly Road, Staunton in the Beverley Manor

District.

Mr. Michael Martin stated I would like to construct a metal enclosed carport to store two (2) vehicles and yard maintenance storage.

Chair Coyner asked what type of construction will the building be?

Mr. Martin stated metal.

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 today.

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

Pre-Condition:

1. Applicant obtain all permits and provide a copy to Community Development.

Operating Conditions:

1. Applicant be permitted to construct a 30' x 30' (900 square foot) building for personal storage.
2. No further expansion.
3. Site be kept neat and orderly.
4. No junk or inoperable vehicles or parts of vehicles be kept outside.

Vote was as follows:

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

Motion Passed.

- c. A request by Shawn E. Varner, for a Special Use Permit to construct an accessory building exceeding the 900 square foot total aggregate allowed on property owned by Linda Wilfong ½ and Shawn E. Varner located at 258 Hotchkiss Road, Churchville in the Pastures District.

Mr. Shawn Varner stated I would like to move the existing building and put a bigger garage there. I own a business and want to get my truck in there to work on it.

Chair Coyner asked if you are going to operate your business from this location?

Mr. Varner stated I already do.

Chair Coyner asked if it was the big truck we saw this morning?

Mr. Varner stated yes.

Chair Coyner asked if there would be any employees?

Mr. Varner stated no.

Chair Coyner asked what type of building is proposed?

Mr. Varner stated a metal structure.

Mr. Bailey asked if the existing building would be hauled off?

Mr. Varner stated yes.

Mr. Bailey asked if he plans on operating the business from this site?

Mr. Varner stated yes. I have a business license. I need a garage to work on my truck.

Chair Coyner asked if the pieces of equipment there are for the business?

Mr. Varner stated no. They are personal.

Ms. Bunch asked if a business license was obtained for this location? Did you get a home occupation permit?

Mr. Varner stated yes. VDOT came out and gave me the right-of-way.

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

Mr. Christopher Ashby, 50 Ashby Lane, Churchville, stated I share a common boundary with Mr. Varner. I have no problem with this and no issues with the setback. It would be a wonderful thing for him to keep his truck dry while he is trying to work on it. This will be wonderful for the area.

There being no one else wishing to speak, Chair Coyner declared the public hearing closed. The Board visited the site this morning. This will be an improvement with having a newer nicer building.

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

Pre-Condition:

1. Applicant obtain building permit and provide a copy to Community Development.

Operating Conditions:

1. Be permitted to construct a 30' x 60' (1,800) square foot garage for personal use.
2. No junk or inoperable vehicles, equipment, or parts of vehicles or equipment be kept outside.
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.

- d. A request by Michael Dawson, for a Special Use Permit to have a custom slaughterhouse on property owned by Laura F. Phillips ½ and Sharon H. Phillips ½ located on the east side of Madrid Road, north of the intersection of Hildebrand Church Road and Madrid Road in the Middle River District.

Mr. Michael Dawson stated I currently operate a deer processing business out of our current location. There is a demand for beef and hogs. We cannot do that at our current facility. I would like to process 15 animals a week. We would like to purchase 10 acres out of the 27 acres. This is a convenient location. It is not a high traffic road. I would like to build a building there.

Chair Coyner asked where will the building be placed?

Mr. Dawson stated where the hay bales are located mid-way about 500'. When the building is up no one will see it when the corn is up.

Chair Coyner stated the Board drove by the site this morning. Will there be any employees?

Mr. Dawson stated now I currently work alone. I would like to have one (1) employee. I will have a bathroom in the building. When the littles get older, they will chip in. There is a big demand for beef. There are only three (3) processors in Augusta County.

Chair Coyner asked if he will process hogs and sheep?

Mr. Dawson stated I will do beef, hogs, and deer.

Mr. Glover stated the recommended operating conditions from staff state no employees other than family members.

Mr. Dawson stated the site drawings from the architect did not have the bathroom sketched. A bathroom should allow us to have employees.

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

Ms. Sara Baker, 733 New Hope and Crimora Road, Fort Defiance, stated I am the next door neighbor. We share a driveway with the current deer processing facility about 50 yards away. He runs a clean and professional facility. Waste management is top priority. His clientele is respectful of my property and his. Traffic is not an issue. The business hours are kept reasonable. It is a real asset to have another good meat processing facility in the area. I hope the Board approves it. This would be good for the community.

Ms. Sara Davis, 734 New Hope and Crimora Road, Fort Defiance, stated I built our home in 2017. They are wonderful neighbors. Michael takes pride in his work and is respectful of both people and animals. I have never experienced a foul smell. I have not seen any noticeable change of traffic due to the business. I hope you approve this.

Ms. Rebecca Clark, 1067 Madrid Road, Waynesboro, stated I live directly across from the site. He is an amazing person and I also respect his desire to build a business. We do need this type of business but I am concerned about the location. This will have a lot of water consumption. I am concerned about water runoff and if this will affect our water supply. The view is beautiful and I would not want it disrupted. The water issue is the biggest concern.

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

Mr. Dawson stated the concerns are valid. My wife's family has a dairy there and we will do all that we can to prevent any issues from happening. We are working with well drillers and soil scientists. We will conduct all of the tests. The reason why we have not done that already is because they are expensive and we wanted to be sure we got approved. The County requires these tests. We have to get this approved before we spend the money. We do not want to affect anyone and want to be good neighbors.

Chair Coyner stated the current facility has no odors. Will the waste at this location be disposed of properly?

Mr. Dawson stated all waste will be placed in a barrel and Valley Protein will pick it up

Chair Coyner stated the Board visited the site this morning. There is a need for this type of business in our agricultural area.

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

1. Submit a complete Erosion and Sediment Control Plan to be approved by the appropriate departments and/or agencies.
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.
3. Applicant submit documentation and obtain approval from the Health Department regarding sewage disposal system operation.

1. Be permitted to construct a 48' X 44' building to operate a custom slaughterhouse/butcher.
2. Hours of operation be 7:00 a.m. to 7:00 p.m. Monday – Saturday. No Sunday operation.
3. Be limited to one (1) employee.
4. The entire slaughterhouse and meat processing operation be indoors.
5. No junk or inoperable vehicles, equipment, or parts of vehicles or equipment be kept outside.
6. Site be kept neat and orderly.

Motion Passed.

- e. A request by Logan Turner, for a Special Use Permit to have a deer

processing business on property he owns located at 1299 Hankey Mountain Highway, Churchville in the Pastures District.

Mr. Logan Turner stated I have a small building that I have used to do deer processing for my family. I would like to place a new building at the site for storage of my equipment. I have been doing this for the last five (5) years. I would like to make money processing and be legal while making a profit.

Chair Coyner asked if this would be seasonal?

Mr. Turner stated I do work a full-time job. I take November off to hunt and process the deer. It would be from October – January.

Chair Coyner asked if there would be any employees?

Mr. Turner stated no.

Mr. Bailey asked how would you get rid of the remains?

Mr. Turner stated it is all pre-gutted. The hide and bones would all be bagged and taken to the local dump or landfill.

Chair Coyner stated the Board visited the site this morning. He 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 applicant would like to continue what they have been doing. This will provide a service to the area.

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

Pre-Conditions:

1. Applicant submit a flood development plan and elevations for the placement of the 12' X 20' pre-fab structure
2. Applicant obtain all permits and inspections for placing the 12' X 20' pre-fab structure on the property.

Operating Conditions:

1. All meat processing and storage of equipment be done inside the existing 10' X 14.5' building and the new 12' X 20' pre-fab building.
2. No employees other than family members residing on the property.

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

f. A request by Scott Balsley, agent for Creative Works Farm, Inc., for a Special Use Permit to construct a 60' x 200' building for storage of antique cars and future gymnasium and a 12' x 200' attached open lean to for storage on property he owns, located at 107 Creative Works Lane, Waynesboro in the Middle River District.

Chair Coyner stated the Board saw the proposed location of the building. This is a good thing for the camp. The property is very nice. Do you plan on starting this within the next year?

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

Mr. Raymond Gochenour, 186 Oak Wood Drive, Waynesboro, stated I am on the Board for the camp and I am also a neighbor. The camp is a positive thing for the County. We strive to have a nice place.

There being no one else wanting to speak, Chair Coyner declared the public hearing closed. The Board viewed the site this morning. The property is coming along nicely and the applicant is doing a good job.

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

1. Submit site plan 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 construct a 60' X 200' building for the storage of an antique car collection and future gymnasium and a 12' X 200' attached open lean to for storage of maintenance equipment.
2. Applicant submit documentation to the Health Department and Augusta Water for approval if the building will be plumbed and provide copies to Community Development.
3. All operating conditions of SUP #12-10 and #20-4 remain in effect.

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

g. A request by Rachel Cannon, agent for Augusta County Service & Authority for a Variance from the side lot line setback requirement in order to construct an equalization basin to expand the existing wastewater facility on property owned by Augusta County Service & Authority located at 1468 East Side Highway, Waynesboro in the Middle River District.

Ms. Bunch stated the applicant has asked that the request be continued to next month's meeting. The applicant will also need a Variance from the front setback.

BZA Member Glover moved, seconded by BZA Member Bailey, that the Board continue the hearing at the September 4, 2025 meeting.

Vote was as follows:

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

Motion Passed.

- ## 5. Old Business

7. Matters to Be Presented by the Zoning Administrator

- Ms. Jessie Robinson with New Leaf Energy stated we are a development company and we work with an investor. We have not started pre-conditions because we normally leave all of the details up to the buyer of the project. That is why we have not started beyond getting the permit. We have a signed agreement and bond. We submitted the share solar documents to Dominion. We posted the required upgrade bond for that agreement. We received capacity and posted a bond for that to secure our award. Now that we received the award, we were able to start approaching investors. There

have been issues with legislation with various language and requirement changes. We will need more time to complete the pre-conditions. We did have a buyer but they pulled out because it would not have been great for them as a company with the policies. We were not able to sell the project last year due to tariffs, the Presidential election, bill on tax credits for solar, etc. It was difficult to get bids because of the uncertainty. We hope to have a partner soon. We hope to start the site plan early next year. We are seeking some flexibility with our request just to provide us some time. I know it looks like we have not done much but on our side we have been pursuing this project for a while.

Chair Coyner stated the current project now has been drug out forever and ever and we should see that completed before we get into another one.

Ms. Rutledge stated it is two separate groups and separate projects. It did help with them explaining the issues of why things slowed down. I am not opposed to an extension but I am not in favor of a two (2) year extension. We may want to give them one (1) year to motivate them. She moved to approve a one (1) year Extension of Time.

There was no second to the motion. The motion failed.

Chair Coyner stated we are not in favor of a two (2) year extension and not in favor of a one (1) year extension.

Ms. Rutledge stated I am in favor of an extension. Progress will need to be made. I feel that an extension is warranted.

Ms. Bunch stated normally the extensions are granted when the applicant has been in diligent pursuit of the pre-conditions of their permit. I understand they were working on some of their issues but none of the pre-conditions have been addressed at all. Normal Special Use Permits have to complete pre-conditions in one (1) year. Solar projects get two (2) years to submit but we received nothing on our end. Ordinance does state that you can issue an extension of time when it is satisfied that they are in diligent pursuit.

Ms. Price discussed Section 25-584 of the County Code which is also outlined on the application of the Special Use Permit. The applicant read and signs that they understand. They can continue approval whenever the Zoning Administrator in her opinion that the compliance with the pre-conditions have been diligently pursued. I understand what they have been doing but those are not the pre-conditions that the Board of Zoning Appeals approved. They want to sell the solar project to a different provider. It is left up to the Board's discretion. These are the ordinance requirements.

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

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

Thomas Thacker
Nays: Monica Rutledge

Motion Passed.

8. **Staff Reports**

a. Inspection Report

24-59	Joseph E., Jr. & Cindy R. Barton
24-60	Tapeaka Holsteins #1 & #2
24-61	Arehart Family Investment
24-62	Thomas W. and Diana K. Desper
24-63	All American Properties, LLC

Ms. Bunch stated we sent letters on SUP#24-59 and SUP#24-60 regarding their pre-conditions not being completed. The applicant has two (2) years to complete the pre-conditions for SUP#24-61. The building is not complete yet for SUP#24-62. SUP#24-63 was denied.

9. **Adjournment**