



Augusta County Board of Zoning Appeals
BZA Regular Meeting
Thursday, February 5, 2026 – 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 January 8, 2026 Minutes

4. Public Hearing

- a. A request by Sharon Helmick and Karen Cline for a Special Use Permit to replace a non-conforming manufactured home with a larger unit within a manufactured home park on property owned James R. Ridenour, Sr., Living Trust located at 96 Meade Park Circle, Verona in the North River District.
- b. A request by Robert W. Moffett, III for a Special Use Permit to use a manufactured home for personal storage on property he owns located at 795 White Hill Road, Staunton in the Riverheads District.
- c. A request by Louis Scott Eaton and Christine L. May for a Special Use Permit to have a short term rental within an existing building on property they own located at 2186 Spring Hill Road, Staunton in the Pastures District.
- d. A request by Benjamin W. Cash for a Special Use Permit to have a short term rental within an existing structure on property he owns located at 288 Old Goose Creek Road, Fishersville in the Beverley Manor District.
- e. A request by Clara May Coffey and William N. Johnston for a Special Use Permit to continue the existing quarry operations, offices, product sales, storage and display of materials not originated onsite and to amend current operating hours on property they own located at 5047 Cold Springs Road, Raphine in the Riverheads District.
- f. A request by William N. Johnston for a Special Use Permit to continue the existing quarry operations, offices, product sales, storage and display of materials not originated onsite and to amend the current operating hours on property he owns located at 733 Dabneys Road, Raphine in the Riverheads

District.

- g. A request by Adam Sellner, Primax Properties, LLC, agent for Tractor Supply Co., for a Special Use Permit to have general outdoor storage and display of items for sale on property owned by Waynesboro Dupont Employees Credit Union located in the northeast quadrant of the intersection of Sunny Slope Lane and Stuarts Draft Highway (Route 340) in the Riverheads District.
- h. A request by Cindy Almarode, agent for Bethel Presbyterian Church, for a Special Use Permit to have a daycare within the existing church on property owned by Bethel Presbyterian Church located at 563 Bethel Green Road, Staunton in the Riverheads District.
- i. A request by Alexandra Evarts for a Special Use Permit to have a wedding and special event venue on property she owns located on the north side of Walker Creek Road, west of the intersection of Walker Creek Road and McKinley Road, Middlebrook in the Riverheads District.
- j. A request by Jeramie Knapp, agent for Knapp Construction, LLC for a Special Use Permit to have a mini-warehouse facility on property owned by Young Real Estate ½ and Knapp Construction, LLC ½ located on the east side of Fauber Lane at the intersection of Fauber Lane and Barterbrook Road in the Beverley Manor District.
- k. A request by Jeffrey Lord, agent for Fishersville VAA, LLC for a Special Use Permit for approval of a site plan amendment for a previously approved 3MW (alternating current) small scale solar energy facility within approximately 22 acres of enclosed fence located on Parcel Tax Map No. 67-114, with an improved gravel access road connecting to Mule Academy Road, with a VDOT low volume commercial entrance. The amendment requested is for relocation of the onsite power poles required to connect the project to Dominion Energy's nearest power pole, and for addition of vegetative buffering associated with the new pole locations on property owned by Arehart Family Investments, LLC located at 121 Mule Academy Road, Fishersville in the Beverley Manor District.

5. **Old Business**

- a. A request by Dustin Potter, for a Special Use Permit to lease a building for storage and have outdoor storage of commercial vehicles and equipment associated with a tree service business on property owned by Gratton Payne "G.P." Fisher, III located at 1160 Lee Jackson Highway, Staunton in the Riverheads District. - **Postponed at the 1/8/26 Meeting**

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

7. **Matters to Be Presented by the Zoning Administrator**

- a. A request by Karen J. and Derek S. Hildebrand, for a Special Use Permit to construct a kennel for boarding on property owned by Karen J. Hildebrand, located at 244 Sugar Loaf Road, Staunton in the Riverheads District. - **One Year Extension of Time Request**

8. **Staff Reports**

- a. 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.