



Augusta County Board of Zoning Appeals
BZA Regular Meeting
Thursday, October 6, 2022 – 1:30 PM
Augusta County Government Center
Main Board Room
18 Government Center Lane
Verona, VA 24482

1. **CALL TO ORDER**
2. **DETERMINATION OF QUORUM**
3. **MINUTES**
 - A. Approval of the September 1, 2022 Minutes – **APPROVED**
4. **PUBLIC HEARINGS**
 - A. A request by Michael R. or Cindy P. Hays, for a Special Use Permit to have outdoor display and retail sales of outdoor furnaces on property they own, located at 5713 Lee Jackson Highway, Greenville in the Riverheads District. – **APPROVED W/CONDITIONS**
 - B.
A request by Bruce L. or Candice E. Back, for a Special Use Permit to expand a non-conforming building on property they own, located at 81 Dwellys Lane, Churchville in the North River District. – **APPROVED W/CONDITIONS**
 - C.
A request by Noirin V. Quillen or Joshua K. Ellinger, for a Special Use Permit to have a short term rental on property they own, located at 92 Hibernia Circle, Lyndhurst in the South River District. – **APPROVED W/CONDITIONS**
 - D. A request by Ezequiel Romero, for a Special Use Permit to have a landscape business with outdoor storage of business vehicles and mulch on property he owns, located at 25 Howardplace Lane, Stuarts Draft in the South River District. – **APPROVED W/CONDITIONS**
 - E.
A request by Christian R. Chew, for a Special Use Permit to have a lawn and landscape business with outdoor storage of commercial vehicles, equipment and mulch on property he owns, located at 316 Miller Farm Road, Staunton in the Riverheads District. – **TABLED UNTIL NOVEMBER 3, 2022**
 - F.
A request by Shaina Lam, agent for Superior Plus Energy Services, Inc., for a Special Use Permit to continue to have outdoor storage of three (3) 30,000 gallon bulk fuel storage tanks on property they own, located at 229 Lee Highway, Verona in the Beverley Manor District. – **APPROVED W/CONDITIONS**

G.

A request by Jason William Hedrick, for a Special Use Permit to construct a garage for motor vehicle repair and office, and to have a motor vehicle impound area and motor vehicle display and sales on property he owns, located at 70 Middle Lane Road, Grottoes in the Middle River District. – **APPROVED W/CONDITIONS**

H.

A request by Antoinette Lucas, for a Special Use Permit to have a doggie daycare and boarding facility on property owned by Philip H. or F. Josephine Henning, located at 1086 Roman Road, Mount Sidney in the North River District. – **WITHDRAWN**

I.

A request by Laura Pittkin, agent for Kilbride International and Leasing, for a Special Use Permit to have a short term campground and to have weddings and other special events and motorcycle training and motorcycle trail riding on property they own, located at 273 Penmerryll Drive, Greenville in the Riverheads District. – **APPROVED W/CONDITIONS**

J.

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. – **APPROVED W/CONDITIONS**

K.

A request by Humes Franklin, agent for Mossy Creek Catering, LLC, for a Special Use Permit to convert an existing warehouse into a public accommodation facility for up to eight (8) individual efficiency suites for short term rental, to lease the existing singlewide for short term vacations and to construct ten (10) cabins to operate a short term/extended stay campground on property they own, located at 6 Livery Lane, Waynesboro in the Middle River District. – **DENIED**

L.

A request by Humes Franklin, agent for Craig or Nichole Nargi, for a Special Use Permit to convert the existing dwelling into a public accommodation facility for up to six (6) individual suites for short term rental on property they own, located at 81 Livery Lane, Waynesboro in the Middle River District. – **DENIED**

5. **OLD BUSINESS**

A. A request by Brandon Turner, for a Special Use Permit to amend Operating Condition #8 on Special Use Permit #21-23 to allow business traffic on Koogler Hill Lane on property owned by Guy C. or Judy C. Eavers, located on the east side of Walnut Hills Road, adjacent to 47 Koogler Hill Lane, Staunton in the Riverheads District. – BOARD VOTED TO CONTINUE THE REQUEST FOR 6 MONTHS. - **DENIED**

6. **MATTERS TO BE PRESENTED BY THE PUBLIC**

7. **MATTERS TO BE PRESENTED BY THE ZONING ADMINISTRATOR**

- A. A request by Charles Scott and Cathy F. Balsley, for a Special Use Permit to construct a public accommodation facility and children's camp including cabins, active recreational facilities, and have special events on property owned by Creative Works Farm, Inc., located on the north side of Purple Cow Road (Route 619), approximately .1 of a mile east of the intersection of Purple Cow Road and Mountain Stream Lane in the Middle River District. – **FIVE YEAR EXTENSION OF TIME REQUEST – APPROVED**
- B. A request by Ira J. Biggs, for a Special Use Permit to construct mini-warehouses on property owned by Normel, Inc., located at 21 Laurel Hill Road, Verona in the Beverley Manor District. – **ONE YEAR EXTENSION OF TIME REQUEST – APPROVED**
- C. A request by Winston Rhodes, agent for Valley Self Storage, LLC, for a Special Use Permit to construct additional mini-warehouse units within an existing facility on property they own, located on the west side of Whistle Lane at the intersection of Weyers Cave Road and Whistle Lane, Weyers Cave in the Middle River District. – **SIX MONTH EXTENSION OF TIME REQUEST – APPROVED**
- D. A request by Winston Rhodes, agent for Valley Self Storage, LLC, for a Special Use Permit to construct mini-warehouse units on property owned by HRE Associates, LLC, located at the west side of Whistle Lane, approximately .073 of a mile north of the intersection of Weyers Cave Road and Whistle Lane, Weyers Cave in the Middle River District. – **SIX MONTH EXTENSION OF TIME REQUEST – APPROVED**
- E. A request by Brandon Turner, for a Special Use Permit to have a property maintenance business with outdoor storage of commercial vehicles and equipment on property owned by Guy C. or Judy C. Eavers, located on the east side of Walnut Hills Road adjacent to 47 Koogler Hill Lane, Staunton in the Riverheads District. - **SIX MONTH EXTENSION OF TIME REQUEST – APPROVED**

8. **STAFF REPORTS**

- 21-60 Smith-Kielty Family Trust – **In Compliance**
- 21-61 Normel, Inc. – **Extension of Time Approved**
- 21-62 Mark A. Kincaid - **In Compliance**
- 21-63 Timothy W. or Julia Ann Surratt – **In Compliance**
- 21-64 Rae Enterprises, LLC – **January 2022 BZA Granted Extension of Time**
- 21-65 MMJ Real Estate, LLC – **In Compliance**
- 21-66 City of Staunton Public Works – **Applicant plans on asking for an Extension of Time**
- 21-67 Valley Self Storage, LLC - **Extension of Time Approved**
- 21-68 HRE Associates, LLC - **Extension of Time Approved**

9. **ADJOURNMENT**
