



Augusta County Board of Zoning Appeals
BZA Regular Meeting
Thursday, October 5, 2023 – 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 7, 2023 Minutes – **APPROVED**

4. **PUBLIC HEARINGS**

A. A request by Ammad S. Sheikh, agent for Barnstable Farm House, LLC, for a Special Use Permit to lease an existing building for maintenance and equipment storage and outdoor storage of commercial vehicles in conjunction with an excavating business on property owned by Barnstable Farm House, LLC, located at 604 Christians Creek Road, Staunton in the Beverley Manor District. – **APPROVED W/CONDITIONS**

B. A request by Marc Childers, agent for Pine View Buildings, LLC, for a Special Use Permit to have outdoor storage and display of storage buildings on property owned by United Leasing Corp. Etal, located at 7 Hutchwood Lane, Waynesboro in the South River District. – **APPROVED W/CONDITIONS**

C. A request by Derek Reardon, PE, agent for WaWa, Inc., for a Special Use Permit to construct a travel plaza on property owned by Wilson Investments, LLC, located in the northeastern quadrant of the intersection of Tinkling Spring Road and Goose Creek Road in the Wayne District. – **Applicant requested to continue until the November 2, 2023 Meeting**

D. A request by Derek Reardon, PE, agent for WaWa, Inc., for a Variance from the one hundred (100') foot setback requirement on property owned by Wilson Investments, LLC, located in the northeastern quadrant of the intersection of Tinkling Spring Road and Goose Creek Road in the Wayne District. – **Applicant requested to continue until the November 2, 2023 Meeting**

E. A request by Stuart Squier, agent for Verizon Wireless, for a Special Use Permit to construct a 199' wireless telecommunications tower on property owned by Ray Hawpe Strickler, located at 85 Shenandoah Mountain Drive, West Augusta in the Pastures District. – **Applicant is requesting to continue the public hearing to allow the Board of Supervisors time to review an ordinance amendment. Notice of a new public hearing will be advertised at a later date.**

F. A request by Stuart Squier, agent for Verizon Wireless, for a Variance from the 110% fall zone requirement on property owned by Ray Hawpe Strickler, located at 85 Shenandoah Mountain Drive, West Augusta in the Pastures District. - **WITHDRAWN**

G. A request by Cara Romaine, agent for Esa Solar, for a Special Use Permit for the construction and operation of Fishersville Solar, a 2 Megawatt alternating current small scale solar facility on property owned by James W. and Kelly B. Curd, located approximately 2,000 feet east of Fishersville, off of Long Meadow Road near the intersection of Long Meadow Road and US 250 in the Wayne District. – **DENIED (3-1 vote with Mr. Thacker being opposed to the motion)**

5. **OLD BUSINESS**

A. A request by Ward H., Jr. and Jane B. Alford, for a Special Use Permit to amend Operating Condition #1 of SUP#12- 29 to increase the number of licensed vehicles associated with the repair business on property they own, located at 3867 Stuarts Draft Highway, Stuarts Draft in the South River District. – Tabled at the 9/7/2023 Meeting – **APPROVED W/CONDITIONS**

B. A request by Lindsey Nelson, agent for Shenvalee Solar, LLC, for a Special Use Permit for a 3 Mega Watt (alternating current) small scale solar energy facility within approximately 25 acres of fence enclosed site on property owned by Sherry Hockman Sumerlin, located south of Edgewood Lane, between Edgewood Lane and the railroad tracks in the Riverheads District. – Tabled at the 9/7/2023 Meeting – **DENIED**

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

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

A. A request by David L. or Ann W. Gardner, for a Special Use Permit to cover and enclose an existing patio to provide indoor space for weddings and seasonal events and to increase the number of events per year on property they own located at 3494 Lee Highway, Weyers Cave in the North River District. – **One Year Extension of Time Request – Approved**

B. A request by Alexander Denson, agent for Wayne Avenue Solar I, LLC, for a Special Use Permit for approval of a small solar energy site on property owned by Rae Enterprises, LLC, located along the south side of Wayne Avenue, Stuarts Draft in the South River District. – **6 Month Extension of Time Request – Approved**

8. **STAFF REPORTS**

22-79	Shinaberry Rentals, LLC - Cancelled
22-80	Mini-Max Storage Center – In Compliance
22-81	Kevin S. or Leslie C. Whitney – In Compliance
22-82	Sipapu, LLC – In Compliance
22-83	David L. or Ann W. Gardner – BZA approved an Extension of Time.
22-84	Wall Residences, Inc. – In Compliance

9. **ADJOURNMENT**
