



Augusta County Board of Zoning Appeals
BZA Regular Meeting
Thursday, August 3, 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 July 6, 2023 Minutes – **APPROVED**

4. **PUBLIC HEARINGS**

A. A request by Douglas Wayne Brooks, Jr., for a Special Use Permit to have a landscaping business and storage of commercial vehicles and equipment on property he owns, located at 99 Rankin Lane, Stuarts Draft in the South River District. – **APPROVED W/CONDITIONS**

B. A request by Ammad S. Sheikh, agent for Barnstable Farm House, LLC, for a Special Use Permit to have a short term vacation rental on property owned by Barnstable Farm House, LLC, located at 604 Christians Creek Road, Staunton in the Beverley Manor District. – **APPROVED W/CONDITIONS**

C. A request by Dorcas Gale, for a Special Use Permit to have an ice cream shop and retail sales of seasonal and novelty gifts within an existing building and to have weekly farmers market, food trucks, and outdoor storage of picnic tables on property owned by VBR Properties, LLC, located at 10 Purple Cow Road, Waynesboro in the Middle River District. – **APPROVED W/CONDITIONS**

D. A request by Francis Chester, agent for Cestari Sheep and Wool Co., for a Special Use Permit to have a special event facility and outdoor storage of a food truck on property owned by Cestari Sheep and Wool Co., located at 2570 Little Calf Pasture Highway, Swoope in the Pastures District. – **APPROVED W/CONDITIONS**

E. A request by Mark Knicely, for a Special Use Permit to have outdoor storage and rental of equipment on property owned by Milton J. or Mary Ann Knicely, located at 75 Freemason Run Road, Mount Solon in the North River District. – **APPROVED W/CONDITIONS**

F. 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. – **APPROVED W/CONDITIONS**

5. **OLD BUSINESS**

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

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

- A. A request by Oleg and Olga Makitrin, for a Special Use Permit to have a motor vehicle repair and body shop on property they own, located at 389 Coffman Road, Weyers Cave in the North River District. - **60 Day Extension of Time Request – APPROVED**
- B. A request by Pat Hastings, agent for Waynesboro Bridge Solar, LLC, for a Special Use Permit to use a forty (40) acre portion of the parcel as a small solar energy system on property owned by HW Farms, LLC located at 532 Old White Bridge Road, Waynesboro in the Wayne District. – **3 Month Extension of Time Request – APPROVED**
- C. A request by Augusta CSG, LLC (Dimension Renewable Energy) for a Special Use Permit for a 3.88 MW small scale solar energy facility on approximately 12 acres of an approximately 50 acre parcel on property owned by Thomas Henry Curd, located southeast of Long Meadow Road (Route 608) and approximately 0.1 miles north of the intersection of Fishersville Road (Route 641) and Long Meadow Road, Fishersville in the Wayne District. - **3 Month Extension of Time Request – APPROVED**

8. **STAFF REPORTS**

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| 22-57 | Jason William Hedrick – Sent the applicant a letter. Pre-conditions have now been completed and the permit is issued. |
| 22-58 | Kilbride International and Leasing – Sent applicant a letter regarding the pre-conditions not completed. |
| 22-59 | Ezequiel Romero - Sent applicant a letter regarding the pre-conditions not completed. |
| 22-60 | Noirin V. Quillen or Joshua K. Ellinger – In Compliance |
| 22-61 | Bruce L. or Candice E. Back – In Compliance |
| 22-62 | Michael R. or Cindy P. Hays – In Compliance |
| 22-63 | John Rixey and Margaret Rennolds - Sent applicant a letter regarding the pre-conditions not completed. They are asking for an Extension of Time next month. |
| 22-65 | Christian R. Chew - Sent applicant a letter regarding a violation of the operating conditions. |
| 22-66 | Superior Plus Energy Service, Inc. – In Compliance |
| 22-67 | Philip H. or F. Josephine Henning - Withdrawn |
| 22-68 | Mossy Creek Catering, LLC - Denied |
| 22-69 | Craig or Nichole Nargi – Denied |

9. **ADJOURNMENT**
