

Staff Briefing

- None

1. Replacement home be no closer than twenty-one (21') feet to the adjacent homes and no closer to the road as shown on the BZA sketch plan.

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

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.

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

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

1. Obtain letter of approval from Building Inspection.

1. Be permitted to use a 14' x 66' manufactured home for personal storage.

2. The manufactured home be screened by a double row of six (6') foot high staggered evergreen trees planted ten (10') foot on center and must be maintained at all times.
3. The existing trees and vegetation remain and be maintained.

Motion Passed.

- Mr. Scott Eaton stated I have operated this as an Airbnb for six (6) years. This is a low use activity for this property. I may rent out the site 8-10 times a year on weekends. I do not operate the site in the winter months. The neighbors are wonderful and all of them are very supportive. The septic has been inspected by Aaron Sherwood and it is in good working condition. I would ask that you allow me to continue to operate this as an Airbnb.

1. Be permitted to lease the studio suite attached to the garage for short term stays.
2. Total occupancy not to exceed two (2) persons once Health Department approval is

3. Site be kept neat and orderly.

Motion Passed.

- Chair Coyner stated this is a well maintained piece of property.

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

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

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

- ### Operating Conditions:

1. Be permitted to lease the two (2) bedroom dwelling attached to the horse barn for short term stays.
2. Total occupancy not to exceed four (4) once Augusta Water approval is obtained.
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.

- 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.

Mr. William Johnston stated the mining permit was approved in 1987. It has been a family business. My dad retired and the ownership of the company has been transferred to my mom and I. The only change is for us to be able to bring items from offsite which would be similar to other quarries and change the hours in order to serve our customers better and for maintenance purposes.

Chair Coyner stated this is basically a change of ownership?

Mr. Johnston stated yes.

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. There has been a quarry here for many years.

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

Pre-Conditions:

None

Operating Conditions:

1. The site plan for the total acreage (192.05) approved by the Board when the permit was issued must be followed.
2. The maximum acreage allowed to be mined at any one time is not to exceed thirty (30) acres.
3. Each section must be reclaimed as soon as possible after mining of the section has been completed, but not later than twelve (12) months after mining of an additional section has commenced.
4. Thirty (30') feet is the maximum depth allowed to be mined.

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

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.

Pre-Conditions:

Operating Conditions:

1. The site plan for the total acreage (192.05) approved by the Board when the permit was issued must be followed.
2. The maximum acreage allowed to be mined at any one time is not to exceed thirty (30) acres.
3. Each section must be reclaimed as soon as possible after mining of the section has been completed, but not later than twelve (12) months after mining of an additional section has commenced.
4. Thirty (30') feet is the maximum depth allowed to be mined.
5. All truck drivers be given driving guidelines.
6. Bond continue in the amount of \$25,000 with security satisfactory to the Zoning Administrator.
7. Hours of operation be 7:00 a.m. to 7:00 p.m. Monday – Friday and 7:00 a.m. to 5:00 p.m. on Saturdays.
8. All asphalt, stone, rock, mulch, leaves, topsoil be kept in the designated areas shown on the BZA sketch.
9. Be permitted to have sales and storage of mulch, stone, rock or other materials not generated onsite to be used during reclamation.
10. All State, Federal and local regulations must be complied with.
11. All Federal and State regulations concerning vehicle condition, covering of loads, spills, etc. be met at all times.

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

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

Mr. Adam Sellner presented a PowerPoint presentation to the Board (copy is in the file).

Mr. Sellner stated yes but they do vary a little depending on the site criteria.

There being none, Chair Coyner declared the public hearing closed. The Stuarts Draft area is a growth area right now.

Pre-Conditions:

Operating Conditions:

1. All outdoor storage and display be kept in the designated areas shown on the site plan.
2. Site be kept neat and orderly.
3. No junk or inoperable vehicles, equipment, or parts of vehicles or equipment be kept outside.

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

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.

Mr. Derek Almarode stated I am the pastor at Bethel Presbyterian Church. A preschool was established years ago. I even attended that preschool. We would like to establish the day care within the church because there is a need in the Riverheads District.

Motion Passed.

- 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.

Ms. Alexandra Evarts stated the property is special to me. This is the first piece of property I bought on my own. My home is on Mish Barn Road. I would like to help the local community. I plan on having the building there also for agriculture use.

Chair Coyner asked if this will be a farm type structure?

Ms. Evarts stated yes. They will use the barn for events and there will also be an alter with a backdrop of the mountains.

Chair Coyner asked if this would be a warm season activity?

Ms. Evarts stated yes.

Chair Coyner stated the roads are very rural. This may cause a lot more traffic on the road.

Ms. Evarts stated the area is very rural. We do have quite a bit of traffic through that area already. I spoke with the neighbors. The neighbors are in favor as long as I respect the noise ordinance. I will request all guests be out by 11:00 p.m.

Chair Coyner asked do you plan on managing the business?

Ms. Evarts stated yes along with my mom.

Chair Coyner asked will you be onsite during events?

Ms. Evarts stated yes.

Chair Coyner asked if people would find out about this business on the internet?

Ms. Evarts stated I am hoping from word of mouth and marketing on the internet. I am in sales and I have a lot of connections and friends.

Chair Coyner asked if the farm storage and the wedding events would all be in the same area of the building?

Ms. Evarts stated I want to have more corporate events, bridal showers, and baby showers. I hope local people if they need a space that they use it. I am hoping weddings would only be occasionally here and there.

Chair Coyner asked what type of structure will the barn be?

Ms. Evarts stated a basic pole barn. It has all of the proper footers.

Chair Coyner asked will you need to obtain a special engineering inspection?

Ms. Bunch stated one of the conditions is to obtain permits and inspections. Did you receive the staff report?

Ms. Evarts stated no.

Ms. Bunch stated the pre-conditions will have to be met before your permit is issued. One of those is submitting a site plan and Erosion and Sediment Control Plan to our office. VDOT has an issue with the entrance because it does not meet the intersection sight distance. VDOT is asking to meet onsite. All of this will need to be done prior to operating.

Chair Coyner stated twenty (20) events is a lot.

Ms. Evarts stated there are wineries up the road and they all seem to be fine because I do not notice any commotion from them.

Ms. Bunch stated wineries are permitted by right.

Chair Coyner stated that many events would cause a lot of commotion. Staff is recommending two (2) events per month. Do you plan on starting this year?

Ms. Evarts stated yes, weather permitting and cash flow permitting. We have a lot of cleaning up to do. If not, it would be the beginning of next year.

Mr. Glover stated staff recommended 125 attendees per event.

Ms. Rutledge stated the Board will grant the use of portable restroom facilities for two years only. Please review your conditions and if you have any questions contact staff.

Chair Coyner stated the Board does this because a septic system is a hefty investment and it gives the applicant time to decide if they want to continue having events. 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. This is a remote area.

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

Pre-Conditions:

- ### Operating Conditions:

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

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.

The applicant was not present, therefore, the request was postponed until the March 5, 2026 meeting.

- 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.

Mr. Bryan Jake-Schoffman presented a PowerPoint presentation to the Board (copy is in the file). The neighbors are on board with this. It took a while for them to figure out which poles would be moved.

Chair Coyner asked what is the timeframe for this project?

Mr. Schoffman stated it depends on site plan approval. This would be the last step because we have all of the easements. Once we receive approval from the County, then we will start clearing. Our goal is mid 2027 or sooner.

Chair Coyner stated this is a good proposal. Is there anyone wishing to speak in favor, or in opposition to the request?

There being none, Chair Coyner declared the public hearing closed.

Chair Coyner stated this request improves the situation at the site.

Mr. Thacker stated this request is an improvement to their plan.

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

Pre-Condition:

1. All Pre-Conditions of SUP#24-61 remain in effect.

Operating Conditions:

1. Be permitted to move the power poles and add additional buffering as shown on the revised site plan.
2. All Operating Conditions of SUP#24-61 remain in effect.

Mr. Glover seconded the motion, which carried unanimously.

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

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**

3. No employees working on site.

- Ms. Bunch stated SUP#25-15, SUP#25-16, and SUP#25-18 were all in compliance. There are people living in the apartment complex for SUP#25-19. Staff sent the applicant a letter regarding the pre-conditions not being complete. SUP#25-20 was in

compliance.

9. **Adjournment**

Mr. Young discussed the court cases with the Board.

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There being no further business to come before the Board, the meeting was adjourned.