

BZA Regular Meeting, Thursday, March 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

The staff briefing was held at 8:00 a.m. in the Board of Supervisors Conference Room where the Zoning Administrator reviewed the staff report for each request on the Board's agenda. Copies of the staff reports can be found in the Community Development Department.

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VIEWINGS

The members of the Board of Zoning Appeals assembled at the Government Center and went as a group to view the following:

- KEENAN LEE DANEHEY - SPECIAL USE PERMIT
- NATHANIEL AND BOBBIE PHILLIPS - SPECIAL USE PERMIT
- JACOB O. PETERS - SPECIAL USE PERMITS
- TERRY M. AND SHEILA K. PLESKONKO - SPECIAL USE PERMIT
- JEFF AND AMANDA BUCHANAN - SPECIAL USE PERMIT
- DYLAN W. BENNETT - SPECIAL USE PERMIT
- JEREMIAH CASH - SPECIAL USE PERMIT
- ZACHARY SEASTROM - SPECIAL USE PERMIT

At each location, the Board observed the site and the premises to be utilized. The Board also viewed the development and the character of the surrounding area.

1. Call to Order

2. Determination of Quorum

3. Minutes

a. Approval of the February 5, 2026 Minutes

BZA Member Rutledge moved, seconded by BZA Member Thacker, that the Board approve the February 5, 2026 minutes.

Vote was as follows:

Yeas: Mark Glover, Monica Rutledge, Thomas Thacker

Nays: None

Motion Passed.

4. Public Hearing

- b. A request by Nathaniel and Bobbie Phillips for a Special Use Permit to have a short term rental within the existing dwelling on property they own located at 1122 Westview School Road, Weyers Cave in the Middle River District.

Mr. Jacob Peters stated I would like to operate a short term rental.

Vice Chair Glover asked if he resides in the area or on the property?

Mr. Peters stated I live next to this property.

Vice Chair Glover stated we visited the site today. Before your permit will be issued, the pre-conditions mentioned in the staff report will need to be completed.

Ms. Bunch stated the Health Department has no record of a septic system and you will need to obtain permits through Building Inspection.

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

There being none, Vice Chair Glover declared the public hearing closed.

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

Pre-Conditions:

1. Obtain Health Department approval and provide a copy to Community Development.
2. Obtain all permits, inspections and Certificate of Occupancy from the Building Inspection Department and provide a copy to Community Development.

Operating Conditions:

1. Be permitted to have a dwelling less than nine hundred (900) square feet (464 square feet).
2. Be permitted to lease the one (1) bedroom dwelling for short term stays once Health Department approval is obtained.
3. Be limited to a maximum of two (2) persons occupying the dwelling unless Health Department approval is obtained for a larger number and a copy provided to Community Development.
4. Site be kept neat and orderly.

Vote was as follows:

Yeas: Mark Glover, Monica Rutledge, Thomas Thacker

Nays: None

Motion Passed.

- Ms. Sommer Fritz, 114 Captain Hizer Lane, Fort Defiance, stated I am here on behalf of my parents. They are retired and this is their primary home. They would like to operate a short term rental. They have been renting this out. They have put certain rules in place to make sure nothing is disrupting the area. We will only allow four (4) guests at a time. They do have quiet hours. We have a trash plan in place. They have local contacts in case of emergencies. I am also local and can help out.

Vice Chair Glover stated if approved you would need to satisfy VDOT concerns.

Ms. Buchanan stated this was all done earlier this week.

Ms. Bunch stated if VDOT can just send me an email that everything is ok on their end. The Building Official also had comments regarding obtaining permits and inspections.

Vice Chair Glover stated this is a beautiful piece of property.

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

There being none, Vice Chair Glover declared the public hearing closed.

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

Pre-Conditions:

1. Obtain VDOT entrance permit and provide a copy to Community Development.
2. Obtain all building permits and inspections.

Operating Conditions:

1. Be permitted to operate a farm store within a 32' x 60' portion of the existing machine shed.
2. No employees other than family members.
3. No Sunday work.
4. Site be kept neat and orderly.

Vote was as follows: Yeas: Mark Glover, Monica Rutledge, Thomas Thacker
Nays: None

Motion Passed.

- g. A request by Robin Cash for a Special Use Permit to enclose an existing carport and to convert the existing dwelling into office space for a financial service business on property owned by Robin A. and Wesley L. Cash located at 24 Three C Lane, Fishersville in the Beverley Manor District.

Ms. Robin Cash stated we already have a business. I purchased the property in October. I would like to move my existing office to this structure. The home is a three bedroom so we would have three offices inside.

Vice Chair Glover asked if the carport will be enclosed?

Ms. Cash stated yes that is my goal but I do not have to do it right away.

Vice Chair Glover asked if there would be three (3) employees?

Ms. Cash stated yes.

Vice Chair Glover asked if you anticipate the business growing where you would need more employees down the road?

Ms. Cash stated no. This would not cause a lot of traffic.

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

There being none, Vice Chair Glover declared the public hearing closed. This will be a location next to where they have their current business. This is a good setting.

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

Pre-Conditions:

1. Obtain Health Department approval and provide a copy to Community Development.
2. Obtain all Building Permits and inspections.

Operating Conditions:

1. Be permitted to convert the existing dwelling into office space and enclose an existing carport for additional office space.
2. Be limited to three (3) employees once Health Department approval is obtained.
3. Hours of operation be 9:00 a.m. to 5:00 p.m. Monday – Friday.
4. Site be kept neat and orderly.
5. Any new outdoor lights over 3,000 lumens require site plan submittal and must meet the ordinance requirements of Article VI.A Outdoor Lighting.

Vote was as follows:

Yeas: Mark Glover, Monica Rutledge, Thomas Thacker

Nays: None

Motion Passed.

- h. A request by Dylan W. Bennett for a Special Use Permit to construct an accessory building exceeding the 900 square foot total aggregate allowed on property he owns located at 245 Old Laurel Hill Road, Verona in the Beverley Manor District.

Mr. Dylan Bennett stated I would like to construct a two (2) car garage.

Vice Chair Glover asked what will be stored in the garage?

Mr. Bennett stated I will store my personal vehicles.

Vice Chair Glover stated there is a nice fence that we saw when we went there today. This is a well maintained piece of property.

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

Mr. Jerry Jewell, 257 Old Laurel Hill Road, Verona, stated he has done an excellent job with the property. I am all for this.

There being no one else wishing to speak, Vice Chair Glover declared the public hearing closed.

Mr. Thacker stated there are other outbuildings in the subdivision. This would not be out of character with the area.

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

Pre-Condition:

1. Applicant obtain building permit and provide a copy to Community Development.

Operating Conditions:

1. Applicant be permitted to construct a 24' x 35' garage for personal storage.
2. No further expansion.
3. No junk or inoperable vehicles, equipment, or parts of vehicles or equipment be kept outside.
4. Site be kept neat and orderly.

Vote was as follows:

Yeas: Mark Glover, Monica Rutledge, Thomas Thacker

Nays: None

Motion Passed.

- i. A request by Kimberly Baze, agent for Shields Self Storage, LLC for a Special Use Permit to have outdoor storage of boats, campers and RV's, vehicles and utility trailers on property owned by Shields Self Storage, LLC located at 120 Parkview Drive, Waynesboro in the Wayne District.

Ms. Kimberly Baze stated we have customers call us continuously about storing RV's and campers at the site because their HOA does not allow them to store those in their neighborhood. We want to meet the needs of the area.

Vice Chair Glover stated the applicant has been at the site for a while.

Ms. Baze stated we expanded buildings but still have room for parking. We will not have storage of tractor trailer trucks at the site. As you know, where the vehicles are parked would be where the owner would pay the personal property tax.

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

There being none, Vice Chair Glover declared the public hearing closed.

Vice Chair Glover stated the property can be seen from the interstate and other than that it is shielded from public view. It has been there for a while.

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

Pre-Conditions:

None

Operating Conditions:

1. Outdoor storage be limited to boats, campers, licensed trailers, RV's and vehicles.
2. All outdoor storage be kept in the designated areas shown on the site plan.
3. No junk or inoperable vehicles to be kept outside.
4. Site be kept neat and orderly.

Vote was as follows:

Yeas: Mark Glover, Monica Rutledge, Thomas Thacker

Nays: None

Motion Passed.

- j. A request by Jeremiah Cash for a Special Use Permit to construct a building for storage and maintenance of excavating equipment and to have outdoor storage of commercial vehicles and attachments on property owned by William L. and Charlotte F. Cash located at 4901 Lee Jackson Highway, Raphine in the Riverheads District.

Mr. Jeremiah Cash stated I have operated a lawn care and excavating business out of this site for six (6) years. I needed somewhere local to park equipment at this site. We did not know about this until December when I got a letter that I needed a permit. I would like to keep running the business out of this site and store my attachments and equipment there. I would like to build a shop so the equipment is not seen from Route 11.

Vice Chair Glover stated we visited the site this morning.

Mr. Cash stated I took ownership a week ago and I am still trying to get it all sorted out. There is 40 years' worth of family belongings onsite. I have a dumpster onsite trying to clean up the place.

Vice Chair Glover asked if the area will be cleared out near the property lines?

Mr. Cash stated yes I will clean it all up.

Vice Chair Glover stated the pre-conditions will need to be met including VDOT approval.

Mr. Cash stated VDOT was there a couple weeks ago. I want to close two of the entrances there.

Vice Chair Glover stated you should contact VDOT.

Ms. Rutledge asked if you plan on using the larger structure now?

Mr. Cash stated no I am probably not going to do anything with the larger building. I plan on putting some siding and gutters to make it look better. I will tear down the small garage that is over to the left of it. I would like to build a nice shop.

Vice Chair Glover stated I did not see much as far as screening. The screening will need to be improved.

Mr. Cash stated yes. If we put a shop I will put green giants around the border.

Vice Chair Glover asked if there has been any consideration about a fence?

Mr. Cash stated I got some prices and the trees would be a much more reasonable

route to go with. I can get them 3' foot and they will grow a foot a year. All construction equipment will not be seen. I am putting a lean-to on it to where the buckets will be hidden.

Ms. Rutledge stated the Board can modify operating condition #4 to remove the southern and rear property line wording.

Ms. Bunch stated you would have to plant trees around the entire storage area. There are not enough existing trees to say there is enough screening.

Mr. Cash asked if the entire property needs trees? If I do that, do I have to put a fence around the back of the shop where the buckets are?

Ms. Bunch stated you can use a privacy fence or trees. One or the other.

Mr. Cash stated I will do the trees. Would you allow me to get them 3' high?

Ms. Bunch stated no. It will need to be 6' due to it being part of the ordinance requirements.

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

There being none, Vice Chair Glover declared the public hearing closed. I was there today and the screening needs to be along the entire property line.

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

Pre-Conditions:

1. Obtain VDOT approval and entrance permit and provide a copy to Community Development.
2. Applicant obtain building permit and provide a copy to Community Development.

Operating Conditions:

1. Be permitted to construct a 40' x 46' building for storage and maintenance of business vehicles and equipment.
2. Be limited to two (2) company vehicles, five (5) utility trailers, and four (4) pieces of equipment including attachments at the site.
3. All equipment and machinery for the business be kept inside the 40' x 46' building or the designated storage area.

- a. 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. - **Postponed at the February 5, 2026 Meeting**

Mr. Bill Moore stated I am here to represent the applicant. The additional vegetative buffer is not an ordinance requirement but it looks like it is proposed as a condition. The area is zoned General Agriculture but there are residential uses around the area. What is the intent of this condition?

Ms. Bunch stated it is an ordinance in General Business zoning but staff looks at ways to mitigate the impact on the neighboring properties. The operating conditions are suggestions made to the Board and the buffer is a suggestion to help mitigate the impacts. The Board can take it out and can discuss that after they hear from everyone.

Mr. Moore stated we are proposing the mini-storage units to meet the needs of the community. There are townhouses and apartments in the area. This would be a good use of the property and it is against the interstate. This site is not really attractive for residential use. Traffic would be a concern for residential uses on Fauber Lane.

Vice Chair Glover stated VDOT had comments about the road.

Ms. Bunch stated there will be a full site plan review if this were to get approved.

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

Mr. Terry Lafon, 1728 Barterbrook Road, Staunton, stated my property would definitely be affected if this is approved. I would ask that the Board keep Barterbrook Road a residential and agricultural area. They are asking for 670 metal boxes that will not be appealing aesthetically. I would ask how would you feel with 670 metal boxes attached to your property and that is what you see when you go out to grill. Everyone said no.

Most people would not want this beside their property. This will not create any employment opportunities. Of all businesses that operate across the country, storage units offer minimal employment. There will be key fobs and codes. This type of business manages itself and will not bring employment to Augusta County. This type of business never closes. It is open 24/7 all year long including weekends and holidays.

Whenever someone feels like coming out to the units they can. There is also a potential for traffic and light pollution. The lights could bleed over and it will affect the neighbors every night. There is no amount of pine trees that will contain the lighting from 670 units. This is a residential/agriculture area and I would ask the BZA deny this so the neighbors can have the peace and landscape that our properties currently provide us. Two neighbors wanted to voice their opinion but were not able to attend.

They wanted me to speak on their behalf. Dave Smith just moved to 14 Fauber Lane and this will impact him. The car lights will go right through his house constantly. This will be at the entrance to his house. Mr. Smith does not approve of the storage units. I would like to read a letter from Daniel and Leigh Duke, 1739 Barterbrook Road,

Staunton, stated we have concerns about the Special Use Permit. All residents have a prior knowledge of Vista Ridge and the development. However, the additional storage facility will distract from the aesthetics and peaceful dwellings and mountain views enjoyed for generations. Any future buyer would not want to look out their backyard to a storage facility so the property value decreases. It does stand to argue that if their property value decreases then ours will decrease as well. As a side note, if my wife and I knew that there were going to be storage units, we would not have bought this property. Back to Mr. Duke, traffic flow increased due to Vista Ridge and a storage facility will increase this flow. It will also bring in individuals who would have no need to travel to Barterbrook. There is a potential for increased theft. Several families with children live in this area and their safety is of the utmost concern.

Ms. Sherry Andersen, 384 Jefferson Highway, Staunton, stated the way the land lays it will drop close to the interstate. There will be traffic but once they are operating and people put their stuff in storage the traffic will slow down. There is going to be 750 new houses over there in the area and this is a good place for a storage unit.

Ms. Elizabeth Shelton, 1718 Barterbrook Road, Staunton, stated the mini-warehouses will be directly behind my house. I was not aware until late Monday afternoon. I would like my daughter, Leslie Shelton, read some comments for me: I would like to submit pictures of the area. This will devalue my property. These pictures show the view behind my property. The tree line is beyond the corn field. It shows the night sky and I can see the stars. I do not know anyone who lives in an agriculture or residential zone who would want to trade that for a view of storage units. The buildings 20' or less in height would still obscure my existing view. Trees would not suffice to hide the business. The lights will illuminate the area. There will be traffic and noise. This business would depreciate my property and the neighbors' property values. I hope that you would give good thought to the homeowners on Barterbrook Road. I hope the Board gives thought on this because it is not a good community thinking or good planning. The land is elevated and then the corn field slopes down. She is at the elevated end. I have a letter of proxy from Rupen Shah of 1719 Barterbrook Road, Staunton and I am speaking on his behalf in opposition. He was unaware of the project. They are opposed to the site. The reason we moved to this section of the County is because of the landscape and the views. Every morning, he takes a picture of the sunrise facing that direction. This is a major concern and there will be an increase in traffic, noise, and light pollution for all of the residences that are there. It is a shame that the piece of property would be commercially developed. I spoke to Mr. Garrison who lives across the road and he said he was going to try to submit comments but I am not sure if he was able to or not.

There being no one else wishing to speak, Vice Chair Glover asked the applicant to speak in rebuttal.

Mr. Moore stated VDOT considers this operation as minimal trips. As a threshold this would be less than 40 trips a day. This would be the minimum. They will need to provide a lighting plan meeting all of the requirements through the site plan process.

On behalf of the applicant, we are ok to do that. What I would like to consider is that we have large setbacks from the property line, 100' and someone mentioned we will use the area for excavation because it is a little bit too low on Fauber Lane. If we were allowed to put the screening on the setbacks you probably would not see the tops of the trees at that point. If I was a neighbor, I would want that. The green giants right on the property line and the view is preserved. The trees in the perimeter the view would be blocked.

Mr. Moore stated the applicant would be willing to entertain the hours if it would help get the approval. It is unlikely that people would be there in the middle of the night but it does happen.

Ms. Rutledge stated I do understand the neighbors' concerns. I am not sure that we would be prepared to make a decision today.

BZA Member Thacker moved, seconded by BZA Member Rutledge, that the Board postpone the request to the April 2, 2026 meeting.

Motion Passed.

7. Matters to Be Presented by the Zoning Administrator

- a. A request by Sue Hart, agent for Virginia Headwaters Council, Inc., for a Special Use Permit to continue the existing operation, and to add six (6) new shelters, ADA compliance paths, six (6) electric hook-ups, shower house, water flushed and waterless toilets, extend an existing patio, relocate the maintenance building and the multi-purpose building, and to have special events on property owned by Stonewall Jackson Area Council of Boy Scouts

of America, Inc., located at 222 Boy Scout Lane, Swoope in the Riverheads District. - **Six (6) Month Extension of Time Request**

Ms. Elaine Echols, 35 Woodview Court, Stuarts Draft, stated we have been working on this for several years now. I have been working with the engineer since getting the Special Use Permit approved. I am trying to work with the different agencies. I thought six (6) months was enough time but I would like to ask for a year instead.

BZA Member Thacker moved, seconded by BZA Member Rutledge, that the Board approve the one (1) year Extension of Time.

Vote was as follows: Yeas: Mark Glover, Monica Rutledge, Thomas Thacker
Nays: None

Motion Passed.

- b. A request by Jeffrey Snyder, agent for Appalachian Venture, LLC, for a Special Use Permit to have a short term rental within the existing living space above the convenience store on property owned by Appalachian Venture, LLC, located at 2475 Mt. Torrey Road, Lyndhurst in the South River District. - **One Year Extension of Time Request**

BZA Member Rutledge moved, seconded by BZA Member Thacker, that the Board approve the one (1) year Extension of Time.

Vote was as follows: Yeas: Mark Glover, Monica Rutledge, Thomas Thacker
Nays: None

Motion Passed.

- c. A request by David D'Arcy, agent for Bluestar Property Management, LLC, for a Special Use Permit to have four (4) apartments within a pre-1980 structure on property owned by Bluestar Property Management, LLC, located at 922 Cold Springs Road, Stuarts Draft in the Riverheads District. - **Six (6) Month Extension of Time**

BZA Member Thacker moved, seconded by BZA Member Rutledge, that the Board approve the six (6) month Extension of Time.

Vote was as follows: Yeas: Mark Glover, Monica Rutledge, Thomas Thacker
Nays: None

Motion Passed.

8. **Staff Reports**

- a. Inspection Report

Ms. Bunch stated the pre-conditions are not complete for SUP#25-21. They will ask for

an Extension of Time. SUP#25-22 is in compliance. The pre-conditions are not complete for SUP#25-23. I met with the applicant and they plan on submitting their site plan. SUP#25-24 and SUP#25-25 are both 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.