

BZA Regular Meeting, Thursday, April 2, 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 8:30 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:

- MARIE SHOWALTER, AGENT FOR BLACKWOOD, LLC - SPECIAL USE PERMIT
- ERIN ANN HELLAND - SPECIAL USE PERMIT
- MARY J. MARTIN - SPECIAL USE PERMIT
- SANDRA STOWERS - SPECIAL USE PERMIT
- BENJAMIN MCDEVITT - SPECIAL USE PERMIT
- KAREN MUNNS, AGENT FOR VALLEY VIEW MOTORS, LLC - 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 March 5, 2026 Minutes

BZA Member Glover moved, seconded by BZA Member Rutledge, that the Board approve the March 5, 2026 minutes.

Vote was as follows:

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

Motion Passed.

4. **Public Hearing**

- a. A request by Marie Showalter, agent for Blackwood, LLC, for a Special Use Permit to have a short term rental on property owned by Blackwood, LLC located at 20 Blackwood Lane, Stuarts Draft in the Riverheads District.

Ms. Marie Showalter stated I would like to operate a short term rental.

Chair Coyner asked how do you plan on advertising?

Ms. Showalter stated through Airbnb.

Mr. Bailey asked are you aware of the Health Department comments.

Ms. Showalter stated I received the paperwork yesterday. I can make the one room a study so that there are only two (2) bedrooms.

Mr. Thacker stated they are also limiting the request to four (4) people only.

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. The Board visited the site this morning. This an ideal use for the property.

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

Pre-Conditions:

None

Operating Conditions:

1. Applicant be permitted to lease two (2) bedrooms in the dwelling and be limited to a total occupancy not to exceed four (4) persons unless the applicant provides Community Development with Health Department approval.
2. Applicant submit subsequent lease agreements, within ten (10) days of signature when the lessee changes.
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.

- b. A request by Erin Ann Helland for a Special Use Permit to have a short term rental within an existing dwelling on property owned by Erin Ann Helland Revoc. Trust 50% Anthony B. Santiago Trust 50% located at 219 Turkey Top Circle, West Augusta in the Pastures District.

Ms. Erin Helland stated I am one of the owners and I would like to operate a short term rental.

Chair Coyner stated the area is very remote. This is an attractive piece of property. How will you advertise?

Ms. Helland stated Airbnb.

Chair Coyner asked will the business will be managed by you?

Ms. Helland stated yes. I would like to submit various letters from neighbors in support.

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. This is a nice piece of property and very remote.

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

Pre-Conditions:

None

Operating Conditions:

1. Applicant be permitted to lease two (2) bedrooms in the dwelling and be limited to a total occupancy not to exceed four (4) persons unless the applicant provides Community Development with Health Department approval.
2. Applicant post notice in the dwelling that the property is only accessible through a designated floodplain.
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.

- c. A request by Mary J. Martin, for a Special Use Permit to operate a short term rental within an existing dwelling on property she owns located at 861 Dices Spring Road, Weyers Cave in the Middle River District.

Chair Coyner asked would you like to rent rooms out?

Ms. Mary Martin stated yes. My children have moved away.

Chair Coyner asked will you be onsite to manage the rental?

Ms. Martin stated yes.

Chair Coyner asked how will you advertise?

Ms. Martin stated Airbnb.

Ms. Rutledge stated the Health Department needs documentation on the sewage system.

Ms. Bunch stated the applicant should contact the Health Department because they could not locate septic records and they recommended contacting a soil evaluator.

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. The Board visited the site this morning. This would be a good way to utilize the property.

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

Pre-Condition:

1. Applicant submit documentation demonstrating the existing sewage disposal system is adequate to the Health Department for approval and provide a copy to Community Development.

Operating Conditions:

1. Applicant be permitted to lease three (3) bedrooms in the existing home and be limited to a maximum of eight (8) persons total occupying the dwelling once Health Department approval is obtained.
2. Site be kept neat and orderly.

Yeas: None
Nays: None

Motion Passed.

- d. A request by Sandra Stowers for a Special Use Permit to lease an existing dwelling for short term rental on property owned by Historic 1845, LLC located at 568 Lebanon Church Road, Mount Sidney in the North River District.

Chair Coyner asked if this rental would be advertised on Airbnb?

Ms. Sandra Stowers stated yes.

Ms. Bunch stated the Health Department has not been able to locate the septic records for the site. Contact the Health Department about that and give our office a copy of their approval.

Chair Coyner stated that is listed as a pre-condition on your permit. Is there anyone wishing to speak in favor, or in opposition to the request?

There being none, Chair Coyner declared the public hearing closed. Before the applicant operates the short term rental, the pre-condition will have to be completed. The Board visited the site this morning. This is a beautiful piece of property.

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

Pre-Condition:

1. Applicant submit documentation demonstrating the existing sewage disposal system is adequate to the Health Department for approval and provide a copy to Community Development.

Operating Conditions:

1. Applicant be permitted to lease the existing five (5) bedroom dwelling and be limited to a maximum of ten (10) persons total occupying the dwelling once Health Department approval is obtained.
2. Site be kept neat and orderly.

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

Motion Passed.

- e. A request by Benjamin McDevitt for a Special Use Permit to have a sawmill to process logs for sale on property owned by Larry and Ann Allanson located at 237 Galena Road, Staunton in the Pastures District.

Mr. Benjamin McDevitt stated I would like to have a small sawmill on the property.

Chair Coyner asked if it is a portable sawmill?

Mr. McDevitt stated yes.

Chair Coyner stated the Board visited the site this morning. There is a shed and an older building on the bank.

Mr. McDevitt stated it is used for lumber storage.

Chair Coyner stated this is a nice piece of property. Will this be a side business?

Mr. McDevitt stated yes.

Chair Coyner asked will customers bring the logs in?

Mr. McDevitt stated yes but no more than twelve (12) at a time and they will be processed immediately. There will be a small amount of traffic for deliveries and pickup.

Chair Coyner stated sawmills can intensify but given the property's cleanliness it should be fine.

Mr. McDevitt stated it is important to keep a clean site.

Chair Coyner asked will there be any employees?

Mr. McDevitt stated only my brother and myself.

Mr. Thacker asked will there only be twelve (12) logs and not a big pile at the site?

Mr. McDevitt stated I do not want a big pile. This is a small operation.

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

Mr. Thomas Rose, 171 Cotton Wood Lane, Staunton, stated the area is all agriculture and there will be no issues. I would recommend approval.

There being no one else wishing to speak, Chair Coyner declared the public hearing closed. This is an immaculate piece of property. The sheds are adequate and this is

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

None

1. Be permitted to use the 50' X 70' barn and 15' X 36' storage shed for processing and storage of lumber.
2. All logs brought to the site for processing and the kiln be kept inside the 3,300 square foot designated storage area behind the barn as shown on the BZA sketch plan.
3. Hours of operation be 9:00 a.m. to 5:00 p.m.
4. No employees other than family members.
5. No burning of debris not generated offsite.
6. Site be kept neat and orderly.

Motion Passed.

- f. A request by Phillip Brown, agent for FAMBAM, LLC, for a Special Use Permit to have a fencing supply business with outdoor storage of fencing and retail sales on property owned by FAMBAM Investments, LLC located at 5132 Lee Jackson Highway, Greenville in the Riverheads District.

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

Mr. Scott Miller stated I own Code Red, Inc. I ran the business out of a different site

since 2002. We have outgrown our current site. I am aware of the screening requirements. I plan on putting in black chain-link or semi-privacy fencing. I am aware that we have to put some wrap towards the road so they cannot see. I am very particular and want the site nice and neat. I want to fix up the place and make it look nice. I plan on selling all fencing items. I do a lot of commercial fencing and have a lot of items on hand. We will sell boards and posts at the site.

There being no one else wishing to speak, Chair Coyner declared the public hearing closed. We have given numerous businesses permits over the years. This type of business fits in well with the neighborhood.

Mr. Glover stated condition #3 states opaque privacy fence.

Ms. Bunch stated chain-link with slats does not meet the definition of opaque because you should not be able to see through it at all. We will have to look at that.

Mr. Miller stated I can put slats through the chain-link.

Ms. Bunch stated slats will not work because that is not adequate screening as stated in the Zoning Ordinance. Normally fences are vinyl or wood to screen outside storage areas. We will have to take a look at what you are proposing.

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

Pre-Conditions:

1. Obtain VDOT entrance permit and provide a copy to the Community Development Department.
2. Obtain Health Department approval and provide a copy to the Community Development Department.

Operating Conditions:

1. Be permitted to have an office for a fencing contractor within the existing block building.
2. All outdoor storage of materials or equipment be kept inside the designated 1.3 acre storage area behind the building as shown on the BZA sketch plan.
3. The outdoor storage area be screened by an eight (8) foot high opaque privacy fence and must be maintained at all times.
4. Be limited to two (2) employees once Health Department approval is obtained.

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

g. A request by Karen Munns, agent for Valley View Motors, LLC, for a Special Use Permit to have a motor vehicle sales lot and office on property she owns located at 14 River Bend Road, Fort Defiance in the Middle River District.

Ms. Karen Munns stated I am in the process of finishing my home. I have been in the auto industry for the last thirty (30) years. I have been a Virginia State Dealer for twenty (20) years. I did have 40-50 cars on my lot at any given time on my previous lot. I have since moved from that lot. I would like to slow things down due to my medical issues. I do not want to give up my livelihood. I want to downsize and be able to maintain my state license. I am in good standing with the dealer board. I have had no violations or suspensions on my license. I run a neat, clean business. I want to have a sales office at this site. I need a minimum of 250 square feet for office space that cannot be in the home. Majority of the sales I do are wholesale. I buy and sell at auctions and sell/buy to other dealers. Majority of the time I will not bring cars to my property. I do a small amount of retail. I am required to have ten (10) parking spaces per Virginia State Code for my license. It does not mean that I have to have ten (10) cars there. I will operate two (2) days a week, Monday and Tuesday. The retail sales will be by appointment only. I will not have people coming and going to the site like it is a regular car lot. I want to work from home. I also plan to farm the property. Being able to have the office there and work from home will allow me the ability to farm and do those things. This property sat empty for thirty (30) years. I purchased it and it was overgrown. I bushhogged it and I am planning on taking care of the site. I am doing the best to keep the property clean. It is a lot of work and there are piles of buildings that I need to get rid of. I hope to be in the home within the next two (2) weeks or month. This will be my home so obviously I want it clean. I plan to have three (3) cars onsite at the most which is more than what I can do given my current state. Before I purchased the property, I spoke with Sandy and I tried to do everything legally through this process. I did approach my neighbors. There will not be a sign out front. The cars will be parked in designated areas. I will have the name of business and phone number on the building. I will not display cars along the road. I am in the process of building a six (6') foot privacy fence.

I am my own contractor so this has been a slow process for me because I am doing a lot of the work myself. I plan to run the business from the site, live there, and farm the property. This will be a home business. I just need to have a separate office to do so.

Chair Coyner asked will there be mechanical work done on the vehicles or oil changes?

Ms. Munns stated no. I previously had a repair shop with the dealership but I closed it all out. Repairs on any vehicle would be done offsite at a mechanical shop. I may vacuum the vehicles to clean them up.

Chair Coyner asked why was this site chosen for a car lot?

Ms. Munns stated this is not a standard car lot. I plan to use it mainly for an office because most sales are done through wholesale. Most of the cars do not come to this property. I move it from the auction to another dealer. I picked this area because doing the business in the city before was crazy. I need to slow down because of my medical issues but I did not want to lose my income. I looked around for some land to have an office on and maintain my home and business license. I have an active real estate contract on the adjoining 23 acres also. I intend on farming that land. Once I close on that property, I would like to adjoin both lots together.

Chair Coyner asked will the old house be fixed?

Ms. Munns stated the old home has a lot of issues. It would take a lot of money to fix the foundation. It would cost over \$300,000 to fix the foundation alone. There is no water or electric. The house never had plumbing. I changed it from a dwelling to a farm building in order for me to put the home on the site. The closing has been delayed on the adjoining property. I originally wanted to build a home. I am trying to get the site looking better. It will be expensive to tear it down and it would break my heart to do so. I did not intend to start the business right away but I would like to use the equipment and get the building permit for the office building. I prefer to do that all at once while the equipment is still there. VDOT updated their comments. I will not have junk vehicles onsite. The vehicles that I plan on selling will be nice, clean, reliable vehicles.

Chair Coyner asked will this be advertised on the internet?

Ms. Munns stated yes. I previously never advertised because it was word of mouth. I would have to advertise on social media so I can setup appointments. I need to have an office in order to legally sell cars.

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

Ms. Sally Farabaugh, 278 Seawright Springs Road, Mount Sidney, stated I own the hayfield to the east. I have seen her cleaning up. I have no problem with putting a business there.

Mr. Ryan Parker, 1068 Dam Town Road, Fort Defiance, stated I am an adjacent neighbor. Ms. Munns did talk to us and the plan that she proposed all along was for the other property that she does not currently own. We were told it was going to be an indoor car lot inside a garage and we would not know that it would take place. That is not the current plan. She has moved into a camper a year ago. There are 2-4 cars all of the time with no tags that did not leave there until yesterday. The cars should not have been there from the get go. I am concerned about how the business will run. The plat does not show it all. There is a doublewide trailer, camper, shipping container, sheds, porta-potty, and some piles of junk that was left there. She is talking about doing agriculture and she has plans to buy the other land. This is a lot. How do you plan on managing a house, farm, and an office on 1.5 acres. This may be a low traffic business but River Bend Road has a history of traffic and people speeding down the road. Anything that adds potential traffic is a safety concern. Given the safety and potential code concerns, I would ask the BZA to vote against it.

Mr. Jim Randall, 936 Dam Town Road, Fort Defiance, stated this area is all zoned agriculture and it is in an agriculture district. This could not turn into a more inappropriate use. The traffic on Dam Town Road is horrendous. This would be an inappropriate use of the land. This is a very wrong use of agriculture land. I have a statement from Chris and Susan Botkin who are our neighbors and they are opposed to it. This is not a good idea.

Mr. Larry Powell, 407 Pine Top Road, Fort Defiance, stated I farm the property all around. There are containers sitting around, lean-to, campers, trailers and junk. The house never had sewer. The previous owner did put in a brand new well and septic before she got it. Dam Town Road is a high traffic area. The biggest concern is the farm equipment, trucks, trailers and vehicles turning left on River Bend Road. Someone is going to get hit. This is agriculture land. The other land did not go to closing. I spoke with the owner and they are in a suit with her because she did not have a down payment. This is a bad idea due to the area of the Comprehensive Plan that it is in and this being in an agricultural district. We ask that you turn the car lot down.

Mr. Jerry Martin, 1089 Dam Town Road, Fort Defiance, stated I would like to voice my opposition. The agriculture nature should be preserved in the community. What else will happen afterwards? Especially if the other lot is able to be purchased and it will spread from there. She said she would advertise online but there is a potential to see a bunch of cars there. The intention is 2-3 cars but ten (10) cars will draw extra people to the site. Property values will be affected. This is a rural community and I am concerned.

Ms. Meridith Welcher, 1017 Dam Town Road, Fort Defiance, stated I live at the top of the hill that overlooks this property. What you saw today is not what was there for the last 3-4 weeks. I have 13 years of experience with automobile businesses. You cannot run wholesale from a house. She needs the office space for the license. She does not need to have cars on the property. The traffic is awful. They put shoulders in two (2)

years ago and there still is a drop off. Most of us that live on the road watch our speed. This area is widely traveled by Fort Defiance students. This area is zoned for agriculture. There have been deaths on the road and accidents. I hope that you would refuse the Special Use Permit. This will draw crime, extra attention, property damage, and decrease property values.

Mr. Mark Gingerich, 9 Stiegel Lane, Fort Defiance, stated I am concerned with everything that was already talked about. She is asking for 2-10 cars now but what will happen in years to come. She may want to expand to 20-30 cars and have a bigger car lot if they get their foot in the door now. I am also concerned about the rest of the safety issues that were brought forth.

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

Ms. Munns stated I did go to the adjoining neighbors and I never told them that it was going to be an inside garage. I was not planning on building a garage. I simply said that it would be an office. When you came to the site today it did not look much different. I removed two (2) cars yesterday because Sandy spoke to me when she came out to put the zoning sign up. I did not know that the cars were not supposed to be there. I did not have a way to get them back to my car lot. They are nice cars. As a dealer I do not need to have tags on the vehicles I am selling or being driven. I did remove the cars that were there. I only had someone to help me move them yesterday because I can only drive one car at a time. Nothing that I do is going to change how people drive on River Bend Road. If a dog is not leashed it falls on the owner. My traffic flow will not be changed. I see people flying down the road. I have picked up trash since I have purchased this property. I do have a contract on the adjacent land including the riverfront. I pick up glass bottles and try hard to keep it clean. I intend to use the land for agriculture. The Special Use Permit does not rezone this to commercial, it still remains agriculture. This permit would not give the right for someone else to operate it. It is for me and me only. If the property was sold it would not go to the next person. The land would still be zoned agriculture. In 2023, a few miles down the road from me, Jason Hendricks did receive a Special Use Permit on two (2) acres of land for a car sales lot. The land is in the same district, Middle River, and they even had a repair business along with the car lot. The previous owner did install a well and septic but it was never connected due to money issues and they stopped renovating it. I never had a well and septic there because it was never connected. I was not aware that a shipping container is not allowed. I was previously told that I could keep my contracting equipment in it. I have construction equipment in it like table saws and all that I need during construction on the property. I can use it while working on my home but I have to move it once the home receives an occupancy permit. If I continued to use it, it would need to be covered and if so, I will follow that policy. I am not happy calling my camper junk because it is nice and new. The camper can be kept on the property. I go in it to keep cool while I am working on the home. I keep it on the property for my medical condition. I get fatigued and need a place to sit down. I am allowed to park it on my property. I am not sure how that has anything to do with the Special Use Permit. I feel

this looks better than when I first got it. I do have an active real estate contract. Right now, I have sued for default but that has nothing to do with this. A concern is for the land and doing this it would stay agriculture. This does not change the zoning. This would allow me to have my office there and ten (10) parking spaces in order for me to keep my dealer license. It would also be for employee parking if I were to have employees. I may even use some of the spaces for my personal vehicles. Just because I have ten (10) spaces there does not mean that I will have ten (10) cars there. So many people have objected to this because of traffic. I will only operate two (2) days a week which will not affect traffic. There is a farm there and they sell vegetables and eggs on the property right off of Dam Town Road at a little shed in the front. He has more direct traffic then I ever would. I know that it is allowed by right for him. They said I could not wholesale from home but that is not correct. I need to have a dealer license in order to sell vehicles and be a wholesaler. I can do this from my home property just not in my home as long as you have zoning approval. This business would operate two (2) days a week and it will not affect traffic. This will not create property damage and crime. This permit would be for me only and it would not transfer with the sale of the property. If the Board feels inclined to deny the permit, I would offer an extension so that I have time to address these concerns in further detail instead of denying the permit. I would like to have more time to bring in more information regarding the concerns of the opposition. My intention is to have a small office so that I can keep my state license until I can retire.

Chair Coyner declared the public hearing closed. The Board visited the site this morning. This type of use is very inappropriate for the area due to the area being very rural.

Mr. Glover stated I agree with those comments. The Board viewed the site today and the use is not compatible with the surrounding area.

Mr. Bailey stated there was a lot of concerns today. It is hard to see a project like this where the dwelling is not even completed or having hooked up the sewage yet.

Mr. Thacker stated this is an agriculture area and this would be a business in a prime agriculture area. This is totally unrelated to agriculture. It seems very out of place for this area.

Ms. Rutledge stated there is a lot going on at that site already.

BZA Member Rutledge moved, seconded by BZA Member Thacker, that the Board deny the request.

Vote was as follows:

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

Motion Passed.

- h. A request by Christopher Scott, agent for Shenandoah Mountain Touring, LLC, for a Special Use Permit to continue to have a bicycle touring business, bicycle rental, training, mountain bike riding events, trial running events, and equestrian events and to be allowed to utilize a portion of the public highway for up to six (6) mountain bike riding events on property owned by Stokesville Owners Group, LLC located at 464 Stokesville Road, Mount Solon in the North River District.

Mr. Christopher Scott stated I have been working with the community and having events utilizing a portion of the public road. We were approved for two (2) last year. We have been successful with both of those events. Our revenue came up 10%. It helped our business to utilize the highway. I would like to have three (3) events we host plus three (3) other events with two (2) of them being kids camps. We would ride a mile down the road and use national forest trails as well. I have camps planned for June 24th and July 22nd. Another event would be hosted by the Shenandoah Valley Bicycle Coalition at the campground. They have not been allowed to use the one mile segment of the road. On Labor Day weekend they would start at 6:30 a.m. for two (2) miles and there is also another start time at 9:00 a.m. Those two use the most segments of road on Labor Day weekend.

Chair Coyner asked if the 9:00 a.m. start will be utilizing the road?

Mr. Scott stated yes. It will end on the property. The most use would be at the start. I would also like to have a youth bike camp. The age of the youth would be 7-15 years old.

Chair Coyner asked if there would be 7-15 year olds on the highway?

Mr. Scott stated I believe they keep the 7-12 year olds on the property. 13-15 year olds are allowed to ride the more aggressive mountain trails.

Chair Coyner asked how many will attend the camps?

Mr. Scott stated about fifty (50) participants. Three (3) groups of ten (10) go into the national forest for youth camps (30 at the most).

Ms. Rutledge asked if law enforcement is still present during those events?

Mr. Scott stated yes. It is helpful to have them there for traffic control.

Mr. Thacker stated the applicant is requesting one more additional big event and three (3) small events with only using a mile of the road.

Chair Coyner asked what time would those events be?

Mr. Scott stated 9:00 a.m. and 6:30 a.m. on Labor Day.

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

Mr. Steven Brown, 880 Union Church Road, Churchville, stated I previously owned Stokesville Market. These events bring a lot of traffic and business to the store. We have sold but they still need the influx. The kids are respectful to an extent. Bikes have access to the road anytime anyway. I am not sure why these people try to shut this down in the past. It is good to see youth participating in these events and being outside and not playing video games.

Ms. Taylor Fix, 42 Maggie Lane, Mount Solon, stated I have been here a number of times. I would like to speak in opposition. People are in support of youth being active, however, there are still a large number of concerns about safety. We said that we would support two (2) events spread out in order to mitigate the impact on the community. We were happy to see EMS and police present during the races themselves. There was a lot more signage. I do have concerns with teenagers that are loitering on the bridge at night after events. They did not want to move. After events, they are spreading across the road and not allowing cars to get around them. You know how narrow the roads are. There are greater safety concerns after. There are trespassing issues down near the river. I granted someone access on my part of the river and she was run off by a group of teenagers that were near the river. They started throwing rocks and she decided to leave. Noise is also an issue. I could hear names, times and details of the people riding in the events. It started about 11 a.m. and went until about 4-5 p.m. There are concerns about traffic trying to get into the events there were backups up to 10-12 vehicles deep. There were backups crossing the bridge.

Farmers were concerned about the events. Increasing in size is concerning to the people. The signs with all of the dates cannot be seen from the road for the events. When the events occur, there is not enough notice. A lot of neighbors do not have Facebook. We do want the business to be successful. I would support to continue the permit as is with the two (2) events utilizing the road access and for him to continue to improve the events. I fear that the community cannot support an increase in the number of events that will have road access. There are still so many safety concerns. I would like the Board to keep it as it states to continue the two (2) events and the permit be for two (2) years or more. The thought there would be of him focusing and improving the events as they stand instead of year to year trying to increase them. The community is fine with two (2) events due to the ongoing issues.

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

Mr. Scott stated I have signage as close to the road as possible. I do have signage at Stokesville Market and at Zack's as well as Stokesville Church is aware of the events. I send the dates to the EMS and to Patrick Lam. The community is aware when these events take place. It is unfortunate Taylor is bothered by noise. I have said to call me if there is an issue with the noise. She has my number. I just found out recently that the

high school event was an annoyance to her and I sympathize with that. The other adjacent property owners have not had any problems with the noise. If there are any issues with noise, please reach out to me. I am not asking to have more people at the events. I am asking for three (3) events we host and three (3) events other organizations host utilizing the highway. I would go through all of the proper channels. I talked to Sandy about doing a five (5) year permit so that I do not have to come back every year. I feel as though the message is getting out there.

Mr. Thacker asked when would the events be for the kids that would only have 30-50 participants?

Mr. Scott stated that would be during the week of June 24th and one on July 2nd.

Mr. Thacker asked if the community would be in support of the youth events if they are during the week?

Ms. Fix stated the concern is does he have to adhere to those events and dates. The fear was if there is an increase in the number total and it be phrased as youth could they can turn around and do something different.

Mr. Thacker stated the Board can limit it to two (2) youth events with 50 participants.

Ms. Fix stated I do not want to hinder youth participation. Fear is that it will be used for other events.

Mr. Thacker stated my thought would be for him to keep the two (2) that he is doing now and approve (2) more for that one segment for the youth on those dates.

Ms. Bunch stated the motion would need to be specific.

Ms. Fix stated it is important for him to create more accountability. Mr. Scott promised a lot of things last year and a lot of these things were not met. I am apprehensive about this. He needs to pick the events that mean the most to him.

Chair Coyner declared the public hearing closed. The Board could keep it at two (2) events again. I am not sure about extending it for more than a year.

Ms. Rutledge stated we have not received complaints. While I appreciate the advocacy of one individual, the community also has a responsibility if it is such a concern otherwise we do not know. We received one email about some items. It is important that the neighbors speak up. The applicant is trying to make these things work. I do not agree for them to come back in five (5) years (that is too long). He has made strides to do a better job of communicating with the community. Partnering with EMS and the police. After each event, the County office did not receive any complaints. I am not opposed to the two (2) youth events during the week. I am not opposed to giving him his six (6) events total but they would need to come back in a year. We have not

received complaints until it is time to renew the permit. If there is a problem we should hear about it sooner.

Chair Coyner stated the applicant is wanting to increase from two (2) events to six (6) which is three times more events.

Ms. Rutledge stated six (6) events at 300 would be a lot. He plans on providing summer youth camps for kids. He is not responsible for every biker on that road.

Mr. Thacker moved to approve the request with staff's recommended conditions.

Mr. Bailey seconded the motion.

Ms. Rutledge stated I do not see an issue with one more large scale event. He has proven his two (2) large scale events are acceptable. I would be in favor of five (5) events total.

Chair Coyner stated this is a step in the right direction with his operation of only adding two (2) more.

Ms. Rutledge proposed a substitute motion. She moved that Mr. Scott be allowed to have five (5) events total with three (3) of them having 300 participants and two (2) youth events with 50 or less participants.

Mr. Glover seconded the motion. The substitution motion dies with a 3-2 vote.

The Board voted on the original motion from Mr. Thacker.

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

Pre-Conditions:

None

Operating Conditions:

1. Be permitted to have bicycle rental, training and trail riding.
2. Be limited to three (3) trail running events and three (3) equestrian events.
3. Be limited to a maximum of three hundred thirty (330) people for Mountain Bike events, trail running events, and equestrian events.
4. All events to cease by 10:00 p.m. and all persons not renting designated campsites to be off the property by 11:00 p.m.

5. Emergency Medical Services be on site during all Mountain Bike events.
6. Be permitted to utilize four (4) segments of the public highways as shown on the Maps provided by the applicant.
7. Be limited to thirteen (13) Mountain Bike events per year. Only four (4) out of the thirteen (13) mountain bike events approved be permitted to utilize the public highways that include two (2) large events limited to 330 attendees in the spring and fall and two (2) youth events that do not exceed fifty (50) participants in June and July.
8. No other bicycle events utilizing the public highway.
9. Applicant have deputies and EMS present during events utilizing the public highways.
10. Obtain a single use land use permit from VDOT for each event utilizing the public highway and provide a copy to Community Development Department.
11. Applicant submit a yearly schedule of events utilizing the four (4) segments of the public highway including scheduled times for each event.
12. Site be kept neat and orderly.
13. Permit be issued for one (1) year.

Vote was as follows:

Yeas:	George Coyner, II, Thomas Bailey, Thomas Thacker
Nays:	Mark Glover, Monica Rutledge

Motion Passed.

5. Old Business

- 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 - **Tabled at the March 5, 2026 Meeting** (public hearing closed)

Mr. Glover moved to bring the request forward.

Mr. Thacker seconded the motion, which carried unanimously.

Ms. Rutledge stated this is not appropriate for the area. This would cause a significant amount of traffic with this new development. This is not suitable for the agricultural

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Mr. Young discussed the court cases with the Board.

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9. **Adjournment**

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