

BZA Regular Meeting, Thursday, June 4, 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:

- BENJAMIN RAMSEY, AGENT FOR SOUTH RIVER STORAGE, LLC - SPECIAL USE PERMIT
- KENNETH F. HUBER AND SANDRA S. STOWERS - SPECIAL USE PERMIT
- KEITH E. OR VICKY V. SPROUSE - SPECIAL USE PERMIT
- ELIZABETH A. TRAINUM AND JANET R. JAGGARD - SPECIAL USE PERMIT
- VIRGINIA ELECTRIC AND POWER COMPANY DBA DOMINION ENERGY VA - SPECIAL USE PERMIT
- KENNETH AND NATHANIEL DONALD - SPECIAL USE PERMIT
- DAVID AND EMILY HOSTETLER - SPECIAL USE PERMIT
- CHRIS CONNELL, AGENT FOR THE CORE4 ENTERPRISES, LLC - SPECIAL USE PERMIT
- MATTHEW HOWELL - 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 May 7, 2026 BZA Minutes

BZA Member Thacker moved, seconded by BZA Member Glover, that the Board approve the May 7, 2026 BZA minutes.

Vote was as follows:

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

Nays: None

Motion Passed.

4. **Public Hearing**

- a. A request by Benjamin Ramsey, agent for South River Storage, LLC, for a Special Use Permit to construct a mini-warehouse facility and have outdoor recreational vehicle storage on property it owns located on the south side of Stuarts Draft Highway (Route 340), east of the intersection of Lee Jackson Highway (Route 11) and Route 340 in the Riverheads District.

Mr. Ray Burkholder stated Mr. Ramsey is out of town. This site was previously approved for mini-warehouses and outdoor storage.

Chair Coyner asked is this a change of ownership?

Mr. Burkholder stated yes.

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

There being none, Chair Coyner declared the public hearing closed. The original Special Use Permit was approved years ago but it is non-transferrable. This is a change of ownership.

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

Pre-Conditions:

1. Submit site plan meeting the requirements of Section 25-673 "Site Plan Contents" of the Augusta County Zoning Ordinance to be approved by all appropriate departments and/or agencies.
2. Applicant obtain building permit and provide a copy to Community Development.
3. Obtain VDOT entrance permit and provide a copy to Community Development.

Operating Conditions:

1. All buildings, structures, and offices associated with the mini-warehouse facility must be setback at least two hundred (200') feet from Stuarts Draft Highway (Route 340).
2. No warehouse space in the 50' x 150' building in front be leased as flex space to multiple persons or businesses.
3. No sales, repairs, painting or servicing of goods, equipment or vehicles.

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

b. A request by Keith E. or Vicky V. Sprouse, for a Special Use Permit to have a personal dog kennel for up to seven (7) dogs on property they own located at 1988 Estaline Valley Road, Craigsville in the Pastures District.

Pre-Conditions:

Operating Conditions:

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

c. A request by Kenneth F. Huber and Sandra S. Stowers, for a Special Use Permit to operate a short term rental on property they own located at 238 Fort Defiance Road, Fort Defiance in the North River District.

Mr. Neil Harrington, 342 Fort Defiance Road, Fort Defiance, stated I have no issues with

this.

There being no one else wishing to speak, Chair Coyner declared the public hearing closed. The Board visited the site this morning. This is a well maintained piece of property with a tremendous view.

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

Pre-Conditions:

None

Operating Conditions:

1. Be permitted to lease the three (3) bedroom dwelling for short term vacation stays.
2. Be limited to a maximum of six (6) persons occupying the dwelling.
3. Site be kept neat and orderly.

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

Motion Passed.

- d. A request by Elizabeth A. Trainum and Janet R. Jaggard, for a Special Use Permit to operate a short term rental within an existing dwelling on property they own located at 34 Deer Run Lane, Staunton in the Pastures District.

Chair Coyner stated the Board visited the site this morning. Are you in charge of operating this rental?

Ms. Janet Jaggard stated yes. No one will be there unless I am present.

Chair Coyner asked how do you plan on advertising?

Ms. Jaggard stated Airbnb.

Chair Coyner asked if this has been done before?

Ms. Jaggard stated I have operated a bed and breakfast previously but not here.

Chair Coyner stated this is a quiet spot and the neighbors will not even know when guests are there. He asked if there is anyone wishing to speak in favor, or in opposition to the request?

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

None

3. Site be kept neat and orderly.

Ms. Bunch stated they will need to be twenty-five (25') feet from all property lines.

Chair Coyner stated the Board visited the site this morning. Keeping the site neat is

very important for a business such as this.

Mr. Donald stated yes.

Chair Coyner asked will there be employees or do you plan on doing the work yourself?

Mr. Donald stated only me and my son.

Chair Coyner asked if there is 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 a small shop could be an advantage to the neighborhood.

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

Pre-Condition:

1. Applicant obtain Building Inspection approval and provide a copy to Community Development.

Operating Conditions:

1. Be permitted to use the existing 40' x 50' and 24' x 40' buildings on the property for motor vehicle repair and storage.
2. Be limited to a maximum of five (5) licensed and inspected vehicles onsite for the repair operation.
3. All work must be done inside the 40' x 50' building.
4. No employees other than family members residing on the property.
5. Hours of operation be 8:00 a.m. to 5:00 p.m.
6. No junk or inoperable vehicles, equipment, or parts of vehicles or equipment be kept outside.
7. No Sunday work.
8. Site be kept neat and orderly.
9. The only sign to be permitted for this business is one (1) on premise business sign not to exceed twelve (12) square feet.

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

Motion Passed.

- g. A request by Heriberto Vasquez Moran, agent for Pitch Perfect Roofing, LLC, for a Special Use Permit to have outdoor storage of equipment and materials associated with a roofing business on property owned by Vetevolve Propco, LLC located on the west side of Lee Highway (Route 11) across from Skyview Circle in the North River District.

The request was withdrawn.

- h. A request by David and Emily Hostetler, for a Special Use Permit to have a hauling business and to use a portion of a farm building for maintenance and repairs on property they own located east of Route 11, approximately 0.50 north of Fadley Road (Route 646) in the North River District.

Mr. David Hostetler stated I plan to use part of the farm shop for maintenance.

Chair Coyner stated the property looks very well maintained. Is there anyone wishing to speak in favor, or in opposition to the request?

There being none, Chair Coyner declared the public hearing closed. There have been agricultural activities and trucks on this property for a good while. This is a rural setting.

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

Pre-Conditions:

1. Submit a complete Erosion and Sediment Control Plan and Stormwater Management Plan for approval to the Community Development Department.
2. Applicant obtain Building Inspection approval and provide a copy to Community Development.

Operating Conditions:

1. Be permitted to use one bay 20' x 60' of the 60' x 100' farm building for repairs and maintenance of the business vehicles.
2. Be limited to five (5) tractor trailers for commercial hauling (excluding the four (4) tractor trailers for the farm).

3. All equipment and tractor trailers for the business be kept in the designated areas shown on the BZA Sketch Plan.
4. No employees working onsite.
5. No fill or operations within the floodplain.
6. No junk or inoperable vehicles, equipment, or parts of vehicles or equipment be kept outside.
7. Site be kept neat and orderly.

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

Motion Passed.

Ms. Bunch stated the applicant should contact the Building Official regarding using the farm building. This is listed as a Pre-Condition.

- i. A request by Chris Connell, agent for The Core4 Enterprises, LLC, for a Special Use Permit to construct a mini-warehouse facility on property owned by Blue Ridge Lumber Realty, LLC located at 184 Mule Academy Road, Fishersville in the Beverley Manor District.

Mr. Ray Burkholder stated I am working with Chris who is the contract purchaser of the property. They are looking to move the business here. Everything will be improved. With the site plan we will be addressing stormwater. Chris met with the neighbor regarding an easement for sewer. This will benefit the neighbors. They will operate their business there and also have the mini-warehouses on the property. It will be over 100' away from any residences. There will be less activity with this use than in the past.

Chair Coyner asked if the existing building will be used for the business?

Mr. Burkholder stated yes.

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

Mr. Tom Sheets, 1087 Hermitage Road, Staunton, stated I represent Blue Ridge Lumber. We have been at this location for 40 years. We plan to consolidate the business in other counties. This use will be better for the neighbors. We are in the process of cleaning up the site and consolidating.

Chair Coyner stated things have really changed in that area. He asked if there is

anyone else wishing to speak? There being none, the public hearing was closed. Blue Ridge Lumber has been a good industry for the County. The Board visited the site this morning.

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

Pre-Conditions:

1. Submit site plan meeting the requirements of Section 25-673 "Site Plan Contents" of the Augusta County Zoning Ordinance to be approved by all appropriate departments and/or agencies including an Erosion and Sediment Control Plan and Stormwater Management Plan.
2. Applicant obtain building permit and provide a copy to Community Development.

Operating Conditions:

1. Be permitted to construct five (5) mini-warehouse buildings.
2. No activities such as sales, repairs, painting or servicing of goods, equipment, or vehicles shall be permitted inside or outside the units.
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:	George Coyner, II, Mark Glover, Monica Rutledge, Thomas Thacker
Nays:	None

Motion Passed.

- j. A request by Matthew Howell, for a Special Use Permit to have online auction sales and outdoor display of equipment and farm vehicles for sale and to lease two (2) buildings for storage of small items for sale at auction on property owned by Indian Ridge III Business located at 1855 Indian Ridge Road, Stuarts Draft in the Riverheads District.

Mr. Matthew Howell stated this is a better location for the auctions than trying to do it in our existing field. In the existing field we have to open and close the gate and then if it does not shut the livestock gets out. There are two buildings on the property that have been there for years. They are located away from the road.

Chair Coyner stated the Board visited the site this morning. Are you part of Indian Ridge III?

Mr. Howell stated no. I am leasing the land from them.

Chair Coyner stated the property looks good.

Mr. Howell stated the owners want me to sell a bunch of their stuff once approved.

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

There being none, Chair Coyner declared the public hearing closed. The applicant wants to continue what they are doing but they just need a better place to do it.

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

Pre-Condition:

1. Obtain letter of approval from Building Inspection.

Operating Conditions:

1. Be permitted to use the two (2) farm buildings shown on the BZA Sketch Plan for storage of small items for sale on the online auction.
2. Be permitted to have six (6) online auctions per year.
3. Be permitted to have outdoor storage of farm vehicles and equipment in the designated area shown on the BZA Sketch Plan.
4. No vehicles or equipment placed in the display area prior to seven (7) days before an auction and all vehicles and equipment be removed seven (7) days after the two (2) week online auction.
5. Hours of operation be 8:00 a.m. to 8:30 p.m.
6. Applicant be onsite during viewing hours.
7. No employees.
8. No junk or inoperable vehicles, equipment, or parts of vehicles or equipment be kept outside.
9. Site be kept neat and orderly.

Vote was as follows: Yeas: George Coyner, II, Mark Glover, Monica Rutledge,

Nays: None

Motion Passed.

5. Old Business

6. Matters to Be Presented by the Public

7. Matters to Be Presented by the Zoning Administrator

- a. A request by Walda R. Massie, for a Special Use Permit to have a detached accessory dwelling unit where the owner of record does not personally reside on property she owns, located at 153 Drifting Lane, Waynesboro in the Middle River District. – **SIX MONTH EXTENSION OF TIME REQUEST**

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

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

Motion Passed.

- b. A request by Thony Y. and Beatriz Del Carmen Aceituno, for a Special Use Permit to have four (4) apartments in a pre-1980 structure on property they own, located at 34 Truitt Lane, Fishersville in the Beverley Manor District. - **SIX MONTH EXTENSION OF TIME REQUEST**

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

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

Motion Passed.

- c. A request by Melinda Kendell, agent for Cider House Farm, LLC, for a Special Use Permit to have a food prep kitchen within the tasting room of the cidery in order to prepare and sell food on property owned by Cider House Farm, LLC, located on the southeast side of Route 640 (Old White Bridge Road), adjacent to 949 Old White Bridge Road in the Wayne District. - **SIX MONTH EXTENSION OF TIME REQUEST**

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

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

Motion Passed.

8. **Staff Reports**

a. Inspection Reports

25-32 Union Presbyterian Church
25-33 Michael S. Martin
25-34 Laura F. Phillips & Sharon Phillips
25-35 Logan Turner
25-36 Linda Wilfong & Shawn Varner
25-37 Creative Works Farm, Inc.

Ms. Bunch stated SUP#25-32 and SUP#25-33 are both in compliance. There are no building permits on file for SUP#25-34, therefore, staff sent them a letter. We are waiting on an elevation certificate for SUP#25-35, therefore, we sent the applicant a letter. The Pre-Conditions are not complete for SUP#25-36 and SUP#25-37, therefore, staff sent the applicants letters.

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.