

BZA Regular Meeting, Thursday, July 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 9:30 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:

- JEREMY L. SHIPE - SPECIAL USE PERMIT
- LACEY SHEETS - SPECIAL USE PERMIT
- FREDRICK AND EMILY HELM - SPECIAL USE PERMIT
- CHAPMAN WILLIAMS, AGENT FOR CJ PROPERTIES OF AUGUSTA - SPECIAL USE PERMIT
- CHRIS CONNELL, AGENT FOR THE CORE4 ENTERPRISES, 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 June 4, 2026 Minutes

BZA Member Glover moved, seconded by BZA Member Bailey, that the Board approve the June 4, 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 Jeremy L. Shipe, for a Special Use Permit to have a lawncare/landscape business with outdoor storage of commercial vehicles and to use two buildings for storage of equipment on property he owns located at 111 Buffalo Branch Lane, Swoope in the Pastures District.

Mr. Jeremy Shipe stated I want to run my lawn care/landscape business there.

Chair Coyner asked if this would be a side job?

Mr. Shipe stated this will be my full-time job.

Chair Coyner stated the Board visited the site this morning. This is a nice piece of property. Will you work alone?

Mr. Shipe 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. The property is well maintained.

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. Be limited to one (1) licensed commercial vehicle and one (1) licensed trailer associated with the business.
2. All equipment, machinery, and materials for the business be kept inside the 13.5' x 24' and 10' x 10' accessory buildings.
3. No employees.
4. No brush or debris from the business be brought to the site.
5. No junk or inoperable vehicles, equipment, or parts of vehicles or equipment be kept outside.
6. 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 Lacey Sheets, for a Special Use Permit to have weddings and special events on property owned by Phillip L. Sheets located at 1359 Long Meadow Road, Fishersville in the Wayne District.

Ms. Lacey Sheets stated I would like to have micro weddings that will only have 20 guests with ten (10) weddings per year. The events will last two (2) hours maximum and be during the day only. I will not have food or alcohol.

Chair Coyner asked if there will be a reception?

Ms. Sheets stated no.

Chair Coyner asked if there will only be 20 guests at the events?

Ms. Sheets stated yes. Basically, just the "I do" part of the wedding.

Ms. Rutledge asked if she received the staff report? Did you see the VDOT comments?

Ms. Sheets stated yes. That was worked out.

Ms. Bunch stated VDOT changed their comment and sent in an email. We can remove the pre-condition.

Chair Coyner asked where would the ceremonies be held?

Ms. Sheets stated by the creek.

Mr. Bailey stated the Board will allow portable restrooms for two (2) years and then the septic will need to be installed.

Chair Coyner stated the Board allows this to give the applicant time to be sure the business is going well before the applicant invests the money into a septic system. Is there anyone wishing to speak in favor, or in opposition to the request?

Ms. Mylynda Carr, 1431 Long Meadow Road, Fishersville, stated I live beside the Sheets and I think it is a wonderful thing. She wants to do good things in the community. We want her to be successful. She also does fundraiser events. This would be good for the community.

Ms. Alison Robertson stated I live next door. The Chesapeake Bay Act requires a 100' buffer zone by the creek. They do not have room to do micro weddings. There is a 100 year floodplain. I admire her for wanting a business. She should run a business with something that is more compatible with the environment. She could board horses or dogs or train them or operate a plant business. We had trouble when we wanted to do things near the water and she wants to do things near the water. There should be a law applied universally for this. There are plenty of other businesses that she could have and be less harmful.

Mr. Donald Robertson, 1267 Long Meadow Road, Fishersville, stated we keep cattle in the field next to it. Gates were left open by someone and they came into the property. The cattle went on Mr. Sheets' property. We prefer not to have an incident like that in the future. There will be trash that will need to be picked up. I feel as though this would not be a great venue for 20 people with the number of cars that would be coming onto the site. People will wonder around the 10 acres of property.

Chair Coyner asked which side do you live on?

Mr. Robertson stated I live on the south side on the hill.

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

Ms. Sheets stated we do board horses there now. I do not think the cattle being on their property in which I helped them with had anything to do with any of us leaving a gate open.

Chair Coyner declared the public hearing closed. The Board visited the site this morning. The property is well maintained. This appears to be compatible given the events will be infrequent and will be limited to twenty (20) people.

Ms. Rutledge stated ten (10) events a year is minimal with a maximum of twenty (20) people is not a bunch of people. The neighbors are never going to notice this is happening as someone who works in this industry.

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

Pre-Condition:

None

Operating Conditions:

1. Be limited to ten (10) events per year.

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

c. A request by Fredrick and Emily Helm, for a Special Use Permit to relocate and enlarge a building used for storage of commercial vehicles and equipment in conjunction with a landscape business on property they own located at 819 Chestnut Ridge Road, Staunton in the Riverheads District.

Chair Coyner stated the Board visited the site this morning. We understand the reasoning behind moving the building to another area of the property. Will the trees be retained?

Chair Coyner asked how soon will this be built?

Chair Coyner asked do you plan on having employees?

Mr. Helm stated no.

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 location that we already approved does not sit well in relation to where the house is. This location is better.

Mr. Bailey stated the request will not cause a major impact.

BZA Member Bailey moved, seconded by BZA Member Glover, 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. Be permitted to construct an 80' x 80' building to be used for storage of commercial vehicles and equipment.
2. Be limited to two (2) licensed company vehicles and three (3) licensed trailers at the site.
3. Be permitted to have two (2) pieces of equipment and implements.
4. All equipment, machinery, and materials for the business be kept inside the 80' x 80' building.
5. No employees.
6. No trees or debris be brought to the site.
7. No junk or inoperable vehicles, equipment, or parts of vehicles or equipment be kept outside.
8. 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.

- d. A request by Chapman Williams, agent for CJ Properties of Augusta, for a

Special Use Permit to lease space for boat, vehicle, and equipment repair, to continue the wrecker service and impound yard, to have motor vehicle and boat sales and to lease space for parking of commercial vehicles to contractors on property owned by Adam and Rebecca Hall located at 31 Swartzel Shop Road, Greenville in the Riverheads District.

Mr. Chapman Williams stated we are the owner of the property. We closed about a month ago after I made application. We want to do the same thing that they have done in the past under Special Use Permit but keep it cleaner. We cleaned it up a lot.

Chair Coyner asked was the property cleaned up by you?

Mr. Williams stated yes. Mr. Hall got rid of most of the vehicles.

Chair Coyner asked what are the plans for the site?

Mr. Williams stated I plan to lease space now and have vehicle and boat and equipment storage and sales. A person expressed interest to rent the property. In the back lot Connor Towing will continue to lease space. Contractors need a spot to park vehicles. Sometimes the power companies need a spot to park in the evenings. I have not leased spots to park vehicles but I would like to do that. I bought this for an investment property. It is secluded and there are many trees.

Chair Coyner stated there is good screening there and everything should be behind the trees.

Mr. Williams stated the grown in portion along Route 11 has a nice pond on it. I was thinking about cleaning that up and showcasing the pond.

Chair Coyner stated everything will need to be behind the tree line.

Mr. Williams stated there is a gravel lot in the front I would like to have vehicles and boats parked for sale. The concern in staff notes was setbacks. I met with Scott from VDOT and it is setback enough to be out of the right-of-way.

Chair Coyner stated the Board would prefer they be behind the tree line. We would not be receptive to boats for sale along Route 11.

Mr. Williams stated there are many places in the County that have vehicles and equipment lots with residential nearby. There is no difference with this then what other people are doing on other lots in the County.

Mr. Glover stated there are other places like you are describing but having boats and vehicles for sale near Route 11 would impact the area because it is so close to the road. There would be visual impacts and safety issues that is concerning.

Mr. Williams stated I plan to close the entrance previously approved which will take away the safety issue. If vehicles are for sale there, they would have to access them along Swartzel Shop Road. There is an error for the hours in the Operating Conditions. I would like to operate from 8:00 a.m. to 6:00 p.m. The impound vehicles come in all hours of the night. I would like that amended or make note of that stipulation.

Ms. Bunch stated we can change that to the repair operation hours only because we know the towing operation would go in and out all hours of the day. They all have to stay in the impound yard at all times.

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

Mr. David Dean, 5086 Lee Jackson Highway, Greenville, stated I own Shenandoah Valley Motors. I have inquired to lease the property. The place that we are at now does not work for us. Mr. Williams has done a good job cleaning things up. The building would be suitable to what I want to do in the future.

Mr. Raymond Gray, 2797 Lee Jackson Highway, Staunton, stated I live across the road. I am not here to speak against. My concern is the motor vehicle and boat sales being near the road along Route 11.

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

Mr. Williams stated I am a good member of the community. I have no intention of utilizing the pond area of the property, just beautifying it. There are ten (10) spaces in the gravel area and people can circle around and look at the items for sale.

Chair Coyner declared the public hearing closed. The Board visited the site this morning. It is great to see the property kept up. The fence row behind the trees would work for the display.

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

Pre-Conditions:

1. Applicant remove the Rte. 11 entrance or restrict access per VDOT guidelines and provide a copy of VDOT's approval to Community Development Department.
2. Submit site plan meeting the requirements of Section 25-673 "Site Plan Contents" of the Augusta County Zoning Ordinance including an Erosion and Sediment Control and Stormwater Management Plan, and outdoor storage and display area to be approved by all appropriate departments and/or agencies.

1. Be permitted to lease out the existing garage for boat, motor vehicle, or equipment repair.

3. Applicant be allowed to park ten (10) licensed commercial vehicles in the area shown on the approved site plan.

5. All boats, vehicles or equipment waiting repair be kept in the garage or the screened impound area shown on the site plan.

7. Be limited to two (2) employees.

9. No Sunday work.

11. Any new outdoor lights over 3,000 lumens require site plan submittal and must meet the ordinance requirements of Article VI.A Outdoor Lighting.

13. Site be kept neat and orderly.

Vote was as follows:

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

e. A request by Chris Connell, agent for The Core4 Enterprises, LLC, for a Special Use Permit to have outdoor storage of vehicles, campers, and recreational vehicles on property owned by Blue Ridge Lumber Realty, LLC located at 184 Mule Academy Road, Fishersville in the Beverley Manor District.

Mr. Daniel Hansen with Westwood Professional Services stated I am here to represent

Chris Connell with Core4 Enterprises. A Special Use Permit was approved last month for storage units and now we want to include the outdoor storage of the vehicles and RVs which is a supplemental use to that. There will be screening between the proposed storage buildings and the railroad track. This will be used for storage and not repair. With regard to Operating Condition #4, certainly the concept is screening the area but the screening on the right area has the railroad tracks and the building will be to the left. The front and back will be towards the woods. What kind of screening will be needed and where exactly we would need to screen?

Ms. Bunch stated you would have to screen the outdoor storage area. The site plan specially says along the front there will be a privacy fence.

Mr. Hansen stated yes from the front sure. Do we need to screen to the railroad and/or the storage buildings themselves?

Ms. Bunch stated the railroad is heavily wooded and we did note that today. Screening should be along the residential area and around the front.

Mr. Chris Connell stated the residential is part of the purchase. There will be no egress through there. We own the land and straight back is undeveloped.

Ms. Bunch stated the ordinance states all outdoor storage needs to be screened.

Mr. Hansen asked if the fence needs to be vinyl based on the Operating Conditions? Would a wood fence work instead?

Ms. Bunch stated yes it can be wood. The Board can change that in the operating conditions to not be vinyl.

Chair Coyner stated the fence will need to be maintained. He 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 Board visited the property last month also and it is a good utilization of the property.

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

Pre-Condition:

1. Submit site plan meeting the requirements of Section 25-673 "Site Plan Contents" of the Augusta County Zoning Ordinance including a complete Erosion and Sediment Control Plan and Stormwater Management Plan to be approved by all appropriate departments and/or agencies.

Operating Conditions:

1. All vehicles and campers must be licensed and inspected and in operable condition.
2. All vehicles and campers be kept in the designated area shown on the BZA sketch plan.
3. There shall be no repairs, servicing, or sales of vehicles or campers at this site.
4. The designated storage area be screened by an eight (8') foot high opaque privacy fence along the front and eastern portion of the storage area and the natural vegetation remains at the railroad tracks.
5. No junk or inoperable vehicles, equipment, or parts of vehicles or equipment be kept outside.
6. 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.

5. **Old Business**
6. **Matters to Be Presented by the Public**
7. **Matters to Be Presented by the Zoning Administrator**
 - a. A request by John Rixey and Margaret Rennolds, for a Special Use Permit to place a dwelling less than 900 square feet on property they own, located in the southeast quadrant of the intersection of Frog Pond Road (Route 612) and Wolfs Ledge Lane, Staunton in the Pastures District. - **1 YEAR EXTENSION OF TIME REQUEST**

Ms. Margaret Rennolds stated there is a yurt on the property that does not meet the Zoning Ordinance requirements (less than 900 square feet). After meeting with the Building Inspector, he said he does not approve of the yurt. The specs he gave me was ridiculous on redoing the foundation. There is no point in going through with this. If the extension is approved it will give me time to take down the yurt, sell it, put something else on the property, or sell the property. I would like to have one (1) year to do that.

Chair Coyner stated if the extension is approved, it would be the last one given since the Board approved numerous extensions.

Ms. Bunch asked if there is anyone living there now?

Ms. Rennolds stated no.

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

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

Motion Passed.

- b. A request by Michael Dawson, for a Special Use Permit to have a custom slaughterhouse on property owned by Laura F. Phillips ½ and Sharon H. Phillips ½ located on the east side of Madrid Road, north of the intersection of Hildebrand Church Road and Madrid Road in the Middle River District. – **EXTENSION OF TIME REQUEST UNTIL JANUARY 1, 2027**

BZA Member Thacker moved, seconded by BZA Member Glover, that the Board approve an Extension of Time until January 1, 2027.

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

Motion Passed.

- c. A request by Nick Collins, agent for WCC Real Estate, LLC, for a Special Use Permit to have outdoor storage of commercial vehicles, materials and equipment on property they own, located at 753 Lee Highway, Verona in the North River District. – **60 DAY EXTENSION OF TIME REQUEST**

Chair Coyner asked if the Board felt sixty (60) days would be reasonable to get the pre-conditions completed?

Ms. Rutledge stated 120 days might be better.

Mr. Wolfe stated the applicant did get their engineer to submit calculations but we are not in agreement in what they submitted. Sixty (60) days may not be enough time for that to happen.

Chair Coyner stated the Board should grant a six (6) month Extension of Time.

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

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

Nays: None

Motion Passed.

8. **Staff Reports**

a. Inspection Memo and Reports

Ms. Bunch stated SUP#25-38 was modified today with a new permit. Staff sent the applicant a letter regarding cancelling SUP#25-39. SUP#25-40 is in compliance. The pre-conditions are not complete for SUP#25-41. Staff sent the applicant a letter.

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.