



Augusta County Board of Zoning Appeals
BZA Regular Meeting
Thursday, July 6, 2023 – 1:30 PM
Augusta County Government Center
Main Board Room
18 Government Center Lane
Verona, VA 24482

1. **CALL TO ORDER**

2. **DETERMINATION OF QUORUM**

3. **MINUTES**

A. Approval of the June 1, 2023 Minutes – **APPROVED**

4. **PUBLIC HEARINGS**

A. A request by Rebecca Jane Parisien, for a Special Use Permit to have a short term rental on property she owns, located at 813 Leapport Road, Verona in the North River District. – **APPROVED W/CONDITIONS**

B. A request by John Reno, agent for Factory Holding Company, LC, for a Special Use Permit to construct mini-warehouse units on property owned by Factory Holding Company, LC, located on the north side of Lodge Lane at the intersection of Lodge Lane and Laurel Hill Road (Route 612), Verona in the Beverley Manor District. – **APPROVED W/CONDITIONS**

C. A request by Beverley H. Farrar, for a Special Use Permit to have an antique shop within an existing building on property she owns, located at 890 Augusta Springs Road, Craigs ville in the Pastures District. – **APPROVED W/CONDITIONS**

D. A request by Paolo Morabito, for a Special Use Permit to construct a building for storage of commercial equipment on property he owns, located on the south side of Rankin Lane (Route 848), north of the intersection of Rankin Lane and Howardsville Turnpike (Route 610), Stuarts Draft in the South River District. – **APPROVED W/CONDITIONS**

E. A request by Ryan Fletcher, agent for Network Towers, LLC, for a Special Use Permit to construct a 199' telecommunications tower on property owned by David W. Surratt Revoc. Trust, located at 633 Battlefield Road, Fort Defiance in the Middle River District. – **DENIED**

5. **OLD BUSINESS**

A. A request by Justin Talbott, agent for JBT Construction, LLC, for a Special Use Permit to have a contractor and excavating business with outdoor storage of commercial vehicles and equipment on property owned by Daniel L. Bryant Rev. Trust Agreement, located at 4881 Lee Jackson Highway, Greenville in the Riverheads District. - Applicant not present at the June 1, 2023 Meeting. BZA tabled the request. – **WITHDRAWN**

- B. A request by Lindsey Nelson, agent for Consolidated Edison Development, Inc., for a Special Use Permit for a 3MW (alternating current) small scale solar energy facility within approximately 25 acres of fence enclosed site overlapping four (4) contiguous parcels totaling 206.97 acres on property owned by Elm Spring, LLC, located between Goose Creek Road and Jefferson Highway in the Wayne District. – BZA tabled the request at the June 1, 2023 Meeting. The public hearing has been closed. – **APPROVED W/CONDITIONS**

6. **MATTERS TO BE PRESENTED BY THE PUBLIC**

7. **MATTERS TO BE PRESENTED BY THE ZONING ADMINISTRATOR**

- A. A request by Erix J. Lagos-Diaz and Sarah R. Lagos, for a Special Use Permit to have a contractor office and outdoor storage of a commercial dumpster on property they own, located at 752 Hermitage Road, Staunton in the Beverley Manor District. – **Six (6) Month Extension of Time Request – APPROVED**
- B. A request by Ashley Carter, for a Special Use Permit to continue the existing restaurant on property owned by Ethel M. Baber, located at 2542 East Side Highway, Crimora in the Middle River District. - **One (1) Year Extension of Time Request – APPROVED**
- C. A request by Mark W. or Mandi L. Simmers, for a Special Use Permit to amend Operating Condition #1 of SUP#22-13 to allow for a larger accessory dwelling unit to be used for short term rental on property they own, located at 1617 Laurel Hill Road, Verona in the Beverley Manor District. – **30 Day Extension of Time Request – APPROVED**

8. **STAFF REPORTS**

9. **ADJOURNMENT**
