



Augusta County Board of Zoning Appeals
BZA Regular Meeting
Thursday, June 1, 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 May 4, 2023 Minutes – **APPROVED**

4. **PUBLIC HEARINGS**

A. A request by David Wayne and Ferne Joy Showalter, for a Special Use Permit to convert an accessory building into a second dwelling less than 900 square feet to be used as a short term vacation rental on property owned by David Wayne and Ferne Joy Showalter Joint Rev. Trust, located at 20 Grand Ridge Lane, Bridgewater in the North River District. – **APPROVED W/CONDITIONS**

B. A request by Richard M. and Bonnie L. Smith, for a Special Use Permit to have a hauling business with outdoor storage of commercial vehicles on property they own, located at 251 Smithfield Lane, Weyers Cave in the North River District. – **APPROVED W/CONDITIONS**

C. A request by Carmen Sheets, for a Special Use Permit to have a day care on property owned by Jerusalem Chapel United Brethren in Christ, USA, located at 935 Jerusalem Chapel Road, Churchville in the Pastures District. – **APPROVED W/CONDITIONS**

D. A request by Hannah Spongberg, agent for New River Valley Works, Inc., for a Special Use Permit to have a special event facility and to have a short term and primitive campground to provide overnight accommodations during events on property owned by 102 Burketown Road, LLC, located at 102 Burketown Road, Weyers Cave in the North River District. – **APPROVED W/CONDITIONS**

E. 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 BZA MOVED REQUEST TO THE JULY 6, 2023 MEETING**

F. A request by Steven Whelan, for a Special Use Permit to have a small engine repair business and outdoor storage of mowers on property owned by Samuel C. Whelan and Kipp Leslie Eisenberg, located at 808 Emmanuel Church Road, Mount Solon in the North River District. – **APPROVED W/CONDITIONS**

G. A request by Paul M. and Amber C. Swarey, for a Special Use Permit to have an excavating business with outdoor storage of commercial vehicles and equipment on property they own, located at 4604 Lee Jackson Highway, Greenville in the Riverheads District. – **APPROVED W/CONDITIONS**

H. 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. – **TABLED REQUEST TO JULY 6, 2023 (Public Hearing Closed)**

5. **OLD BUSINESS**

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

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

A. A request by Dawn Vallimont, agent for The Virginia Farmhouse, LLC, for a Special Use Permit to have an extended stay campground on property they own, located at 219 Anderson School Road, Staunton in the North River District. – **ONE YEAR EXTENSION OF TIME REQUEST – APPROVED**

8. **STAFF REPORTS**

22-45	Erix J. Lagos-Diaz & Sarah R. Lagos – Pre-Conditions not completed. Sent applicant a letter.
22-46	Ethel M. Baber – Pre-Conditions not completed. Sent applicant a letter.
22-47	Sean P. Harvey & Laura Beth Dawson – In Compliance
22-48	ZE-MAC Homes, Inc. – The BZA requested the applicant be present at time of review but she could not get off of work. The site was inspected and the applicant had an adequate number of dogs and was in compliance.
22-49	Jeremy or Megan Roach – In Compliance
22-50	Virginia Farmhouse, LLC – BZA approved Extension of Time
22-51	Eastside Speedway, Inc. – In Compliance
22-52	Everette or Carol Showalter – Cancelled
22-53	Paige A. or Angela K. Adams – In Compliance
22-54	Phillip E. Wagner, Sr. & Jessica Campbell – In Compliance
22-55	Richard and Elizabeth Thompson – In Compliance
22-56	Jimmy's Landing, LLC – Withdrawn

9. **ADJOURNMENT**
