



Augusta County Board of Zoning Appeals
BZA Regular Meeting
Thursday, April 4, 2024 – 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 March 7, 2024 Minutes – **APPROVED**

4. **PUBLIC HEARINGS**

A. A request by Benjamin R. Gee, for a Special Use Permit to have a contractor yard for parking of commercial vehicles on property he owns, located at 2986 Churchville Avenue, Churchville in the Pastures District. – **CONTINUE AT THE MAY 2, 2024 MEETING**

B. A request by Aaron Peaster, for a Special Use Permit to use an existing building to construct storage buildings and to have outdoor display of storage buildings for sale on property owned by Matthew G. and Megan E. Owen, located at 263 Shalom Road, Waynesboro in the South River District. – **DENIED**

C. A request by Barry and Connie Lotts, agents for Eagle Creek, LLC, for a Special Use Permit to have retail sales of produce and flowers grown offsite, and craft items within the existing dwelling and produce stands on property owned by COLTMORG, LLC, located at 1406 Stuarts Draft Highway, Stuarts Draft in the Riverheads District. – **APPROVED W/CONDITIONS**

D. A request by Trena McDaniel, for a Special Use Permit to continue the driving range and miniature golf and sales and repair shop on property owned by James Lee and Lucy K. Coyner, located at 3413 Stuarts Draft Highway, Stuarts Draft in the South River District. – **APPROVED W/CONDITIONS**

E. A request by C. Andrew and Joyce A. Selmon, for a Special Use Permit to have a manufactured home transit business office with outdoor storage of a commercial vehicle on property they own, located at 25 Jericho Road, Staunton in the Beverley Manor District. – **WITHDRAWN**

F. A request by Roger Aldhizer, for a Special Use Permit to have a short term vacation rental within an existing dwelling on property he owns, located at 152 Round Hill School Road, Fort Defiance in the Middle River District. – **APPROVED W/CONDITIONS**

G. A request by Terry Edwards, agent for TFKME, LLC, for a Special Use Permit to have weddings and special events on property they own, located at 691 Crimora Mine Road, Crimora in the Middle River District. – **APPROVED W/CONDITIONS**

H. A request by Sue Hart, agent for Virginia Headwaters Council, Inc., for a Special Use Permit to continue the existing operation, and to add six (6) new shelters, ADA compliance paths, six (6) electric hook-ups, shower house, water flushed and waterless toilets, extend an existing patio, relocate the maintenance building and the

multi-purpose building, and to have special events on property owned by Stonewall Jackson Area Council of Boy Scouts of America, Inc., located at 222 Boy Scout Lane, Swoope in the Riverheads District. – **APPROVED W/CONDITIONS**

I. 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, trail running events, and equestrian events and to be allowed to utilize a portion of the public highway during mountain bike riding events on property owned by Stokesville Owners Group, LLC, located at 464 Stokesville Road, Mount Solon in the North River District. – **APPROVED W/CONDITIONS (cannot use state maintained roads)**

J. A request by Christopher Scott, agent for Stokesville Depot, LLC, for a Special Use Permit to continue to have a short term rental within the existing depot/dwelling on property owned by Stokesville Owners Group, LLC, located at 464 Stokesville Road, Mount Solon in the North River District. – **APPROVED W/CONDITIONS**

K. A request by Christopher Scott, agent for Stokesville Owners Group, LLC, for a Special Use Permit to construct an accessory building for storage on property they own, located at 464 Stokesville Road, Mount Solon in the North River District. – **APPROVED W/CONDITIONS**

5. **OLD BUSINESS**

A. A request by Kervin Yoder, agent for Enlisted Auctions, for a Special Use Permit to have a screened impound area for inoperable vehicles or equipment and to amend operating conditions of SUP#23-7 in order to increase the number of auctions, to allow vehicles or equipment to be stored in the impound area prior to seven (7) days before the auction, and to allow vehicles or equipment to remain on the property seven (7) days after the auction on property owned by Shady Haven Properties, LLC, located north of the intersection of White Hill Road (Route 654) and Stuarts Draft Highway (Route 340) in the Riverheads District. - Request carried over from the February 1, 2024 and March 7, 2024 Meetings – **APPROVED W/CONDITIONS**

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

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

A. A request by Benjamin and Joann Showalter, for a Special Use Permit to have weddings and special events on property owned by Everette and Carol Showalter located at 1695 Fadley Road, Weyers Cave in the North River District. - **One Year Extension of Time Request – APPROVED**

8. **STAFF REPORTS**

23-32	Elm Spring, LLC – Two Years to Complete Pre-Conditions
23-33	David Wayne and Ferne Joy Showalter – In Compliance
23-34	Richard M. or Bonnie L. Smith – In Compliance
23-35	Jerusalem Chapel United Brethren in Christ USA – In Compliance
23-36	102 Burketown Road, LLC- Sent letter to complete pre-conditions
23-37	Daniel L. Bryant Rev. Trust Agreement - Withdrawn
23-38	Samuel C. Whelan or Kipp Leslie Eisenberg - In Compliance
23-39	Paul M. or Amber C. Swarey - In Compliance

9. **ADJOURNMENT**
