



Augusta County Board of Zoning Appeals
BZA Regular Meeting
Thursday, March 7, 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 February 1, 2024 Minutes – **APPROVED (Ms. Rutledge abstained)**

4. **PUBLIC HEARINGS**

A. A request by Jessica Louise and James Hugh McKinnell, for a Special Use Permit to have weddings and special events on property they own, located at 2964 Spring Hill Road, Staunton in the North River District. – **APPROVED W/CONDITIONS**

B. A request by Meade Mobile Home Park, LC, for a Special Use Permit to replace a non-conforming manufactured home with a larger unit within a manufactured home park on property owned by James R. Ridenour, Sr. Living Trust, located at 94 Meade Park Circle, Lot 41, Verona in the North River District. – **APPROVED W/CONDITIONS**

C. A request by Andrey V. and Larisa D. Lukashuk, for a Special Use Permit to have two (2) tent sites for primitive camping on property they own, located at 4701 Spring Hill Road, Mount Solon in the North River District. – **APPROVED W/CONDITIONS**

D. A request by Jesse Moon, agent for Virginia Green, for a Special Use Permit to continue to have a lawn and fertilizer operation at the existing fertilizer/mill shop on property owned by Ag Venture, LLC, located at 491 Fadley Road, Weyers Cave in the North River District. – **APPROVED W/CONDITIONS**

E. A request by Peggy, Boyd F., III, and Crystal Caricofe, for a Special Use Permit to continue to have a motor vehicle repair, body and fender shop, and to have a towing operation, and impoundment lot in conjunction with the towing operation on property owned by Peggy Sue Caricofe, located at 69, 93, and 99 Humbert Road, Crimora in the Middle River District. – **APPROVED W/CONDITIONS**

F. A request by Kenneth F. or Brenda R. Weaver, for a Special Use Permit to add a sunroom onto the existing non-conforming dwelling no closer to the road on property they own, located at 220 Fadley Road, Weyers Cave in the North River District. – **APPROVED W/CONDITIONS**

G. A request by Dennis R. and Jean Leigh Simmons, for a Variance from the front yard setback in order to reconstruct a non-conforming dwelling destroyed by fire more than two (2) years ago on property they own, located at 3121 Parkersburg Turnpike, Swoope in the Pastures District. – **APPROVED W/CONDITIONS**

5. **OLD BUSINESS**

- A. A request by James E. and Rachelle E. Summy, for a Special Use Permit to have an agricultural hauling business and to use a portion of the existing structure for maintenance of commercial vehicles on property they own, located at 28 Rankin Lane, Stuarts Draft in the South River District. - Request carried over from the February 1, 2024 Meeting - – **APPROVED W/CONDITIONS**
- B. 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 Meeting – **REQUESTED CARRIED OVER TO THE APRIL 4, 2024 MEETING**

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

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

- A. A request by Laura Pittkin, agent for Kilbride International and Leasing, for a Special Use Permit to have a short term campground and to have weddings and other special events and motorcycle training and motorcycle trail riding on property they own, located at 273 Penmerryl Drive, Greenville in the Riverheads District – **3 Month Extension of Time Request – APPROVED**

8. **STAFF REPORTS**

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| 23-22 | Lisa Jo Roberts – In Compliance |
| 23-23 | TFKME, LLC – In Compliance |
| 23-24 | Larry Denton Meadows, Jr. – Pre-conditions not complete. Sent letter. |
| 23-25 | Emma Jean Wise, Trustee – In Compliance |
| 23-26 | David E. and Angela P. Clymore – Pre-conditions not complete. Sent letter. |
| 23-27 | Staunton-Augusta-Waynesboro Habitat for Humanity, Inc. – Cancelled |
| 23-28 | Ulrich Properties, LLC – In Compliance |
| 23-29 | Oleg or Olga Makitrin – Inoperable vehicles onsite. Sent letter. |
| 23-30 | Robert J. Gregory Revocable Trust - In Compliance |
| 23-31 | Thomas K. Patterson – In Compliance |

9. **ADJOURNMENT**
