



Augusta County Board of Zoning Appeals
BZA Regular Meeting
Thursday, August 1, 2024 – 1:30 PM
Augusta County Government Center
Main Board Room
18 Government Center Lane
Verona, VA 24482

STAFF BRIEFING

a. Memo

1. CALL TO ORDER

2. DETERMINATION OF QUORUM

3. MINUTES

a. Approval of the July 3, 2024 Minutes

4. PUBLIC HEARING

- a. A request by Daniel J. and Diana M. Shell, for a Special Use Permit to have a welding/machine shop and repair business for agriculture vehicles and equipment on property they own, located at 1826 Ridge Road, Bridgewater in the North River District.
- b. A request by Joshua E. Grove, for a Special Use Permit to construct an accessory building exceeding the 900 square foot total aggregate allowed on property he owns, located at 2996 Lyndhurst Road, Stuarts Draft in the South River District.
- c. A request by Perry Mace and John Sites, for a Special Use Permit to construct an office for a landscape supply business with outdoor storage of equipment and outdoor display of stone, rocks, mulch and plants for sale on property owned by Wilson Investments, LLC, located between Tinkling Spring Road and Midway Lane in the Beverley Manor District.
- d. A request by Abner N. Johnston, IV, for a Special Use Permit to continue the existing quarry operation on property he owns, located on the west side of Cold Springs Road (Route 608), approximately .5 of a mile west of the intersection of Cold Springs Road and Dabneys Road adjacent to the existing quarry in the Riverheads District.
- e. A request by Benjamin S. Ramsey, agent for BCSA Properties, LLC, for a Special Use Permit to construct a mini-warehouse facility on property they

own, located on the south side of Stuarts Draft Highway (Route 340), east of the intersection of Lee Jackson Highway (Route 11) and Route 340 in the Riverheads District.

- f. A request by Sam Avera, agent for Network Towers II, LLC, for a Special Use Permit to construct a 195' monopole tower with a 4' lightning rod (199' total) and associated equipment within the 50' x 50' fenced in compound on property owned by Shomo Rollinghills Farm, LLC, located in the northeast quadrant along Middlebrook Road and between Cedar Green Road and Apple Jack Lane in the Pastures District.
- g. A request by Jeffrey Lord, agent for Elm Spring VAB, LLC, for a Special Use Permit for a 3 MW (alternating current) small scale solar energy facility within approximately 23 acres of fence enclosed site located on Parcel Tax Map No. 67-78J and 67-78L with a gravel access road extending through adjacent Tax Map No. 67-78 to Jefferson Highway on property owned by Elm Spring, LLC, located at 2129 Jefferson Highway, Fishersville in the Wayne District.

5. **OLD BUSINESS**

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

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

8. **STAFF REPORTS**

- a. 23-56 Ray Hawpe Strickler
23-57 Barnstable Farm House, LLC
23-58 United Leasing Corp. Etal
23-59 James W. or Kelly B. Curd - **Denied**
23-60 Wilson Investments, LLC – **Denied**

9. **ADJOURNMENT**