

March 7, 2024

PRESENT: Mark L. Glover, Vice Chair  
Thomas W. Bailey  
Monica L. Rutledge  
Thomas V. Thacker  
Sandra K. Bunch, Zoning Administrator and Secretary  
James R. Benkahla, County Attorney  
Kathleen Keffer, Assistant County Attorney  
Beatrice B. Cardellicchio-Weber, Executive Secretary

ABSENT: George A. Coyner, II, Chair

VIRGINIA: At the Called Meeting of the Augusta County Board of Zoning Appeals held on Thursday, March 7, 2024 at 9:30 A.M., in the County Government Center, Verona, Virginia.

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The staff briefing was held at 9:30 a.m. in the **Community Development Conference Room** where the Zoning Administrator reviewed the staff report for each request on the Board's agenda. Copies of the staff reports can be found in the Community Development Department.

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**VIEWINGS**

The members of the Board of Zoning Appeals assembled at the Government Center and went as a group to view the following:

- JESSICA LOUISE AND JAMES HUGH MCKINNELL - SPECIAL USE PERMIT
- MEADE MOBILE HOME PARK, LC - SPECIAL USE PERMIT
- ANDREY V. AND LARISA D. LUKASHUK - SPECIAL USE PERMIT
- JESSE MOON, AGENT FOR VIRGINIA GREEN - SPECIAL USE PERMIT
- PEGGY, BOYD F., III, AND CRYSTAL CARICOFE - SPECIAL USE PERMIT
- KENNETH F. OR BRENDA R. WEAVER - SPECIAL USE PERMIT
- DENNIS R. AND JEAN LEIGH SIMMONS – VARIANCE

At each location, the Board observed the site and the premises to be utilized. The Board also viewed the development and the character of the surrounding area.

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Vice Chair

  
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Secretary

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ABSENT: George A. Coyner, II, Chair  
James R. Benkahla, County Attorney

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VIRGINIA: At the Regular Meeting of the Augusta County Board of Zoning Appeals held on Thursday, March 7, 2024, at 1:30 P.M., in the County Government Center, Verona, Virginia....

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Mr. Glover introduced Monica Rutledge and welcomed her to the Board.

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**MINUTES**

Mr. Thacker moved that the minutes from the February 1, 2024, meeting be approved.

Mr. Bailey seconded the motion, which carried with a 3-0 vote. Ms. Rutledge abstained from the vote.

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**JESSICA LOUISE AND JAMES HUGH MCKINNELL - SPECIAL USE PERMIT**

This being the date and time advertised to consider 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.

Ms. Jessica McKinnell stated I would like to have a wedding venue. The barn is not being utilized currently. I would like to offer this to the community as an affordable

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rental. We will be sure the guests are respectful and follow the rules. This is a beautiful area and a lot of people are using farm venues.

Mr. Glover asked if there will be parking in the grassy area?

Ms. McKinnell stated the grassy area makes the most sense. I noticed VDOT's comment and I am willing to work with them.

Mr. Glover stated the Board visited the site today. We observed several poultry farms in the area and the smell could be an issue during events.

Ms. McKinnell stated I hope to build a relationship with the farmers. I can see where it would not be pleasant but as a bride that is part of picking a farm venue. They may not be open to it but I hope we can work together.

Mr. Glover asked are you ok with not having amplified music?

Ms. McKinnell stated yes.

Mr. Glover asked what is the plan for the restrooms?

Ms. McKinnell stated I will use portable restroom trailers. I would hope to build restrooms before my two (2) year mark. I would like to renovate the barn and put in two (2) bathrooms. I spoke with an engineer already.

Mr. Glover stated the septic will need to be installed within two (2) years. The Board has been consistent with this condition. He asked if there was anyone wishing to speak in favor, or in opposition to the request?

Mr. Burt Simmons, 25 Hidden Hollow Lane, Staunton, stated I am not in opposition but I would like to make the comment that I have a working commercial farm. We contract poultry and I have no control when the tractor trailers come in and out. I have been there for twelve (12) years. I have cows, sheep, hay, etc. on the farm. I cannot always spread or work around them. I hope she understands that. I hope her business is successful. If the wedding is on a day when I am spreading and there is a breeze, how do I handle this?

Mr. Glover stated it would be a civil issue handled between both of you. If there are concerns of what she filed for under her permit, then staff can send them a letter.

Mr. Simmons stated I am going to farm and get things done when I need to get them done.

Mr. Glover asked if there was anyone else wishing to speak regarding the request?

There being none, Mr. Glover asked the applicant to speak in rebuttal.

Ms. McKinnell thanked Mr. Simmons for his farming service. The beautiful scenery of the farm makes the setting for the venue appealing. I want to respect them and the work the farmers have to do. I want the neighbors to like me but I am in debt too. I will not be able to tell them that they cannot work.

Mr. Glover declared the public hearing closed.

Mr. Bailey moved to approve the request with the following conditions:

**Pre-Condition:**

1. Obtain VDOT approval and provide a copy to Community Development.

**Operating Conditions:**

1. Applicant will install a sewage treatment system approved by the Health Department within **two (2) years**.
2. Applicant be permitted to operate for **two (2) years** using a portable restroom trailer until the septic system is installed.
3. Be limited to twenty-six (26) events per year but no more than three (3) per month and only one (1) event per weekend.
4. Be limited to a maximum of one hundred (100) people or less per event.
5. No outdoor amplified music with the exception of the wedding march.
6. Events to cease by 10:00 p.m. and all persons off the property by 11:00 p.m.
7. Site be kept neat and orderly.

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- 8. Any new outdoor lights over 3,000 lumens require site plan submittal and must meet the ordinance requirements of Article VI.A Outdoor Lighting.

Mr. Thacker seconded the motion, which carried unanimously.

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**MEADE MOBILE HOME PARK, LC - SPECIAL USE PERMIT**

This being the date and time advertised to consider 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.

Mr. Harvey Henson stated we would like to replace a home on the lot with a larger one. The spot will be rented out. This will make the place look a lot better.

Mr. Glover asked when will the home be brought into the lot?

Mr. Henson stated as soon as it gets approved.

Mr. Glover asked if there was anyone wishing to speak in favor, or in opposition to the request?

There being none, Mr. Glover declared the public hearing closed. The Board visited the site today. There has been a lot of work done in the park.

Mr. Thacker moved to approve the request with the following conditions:

**Pre-Conditions:**

None

**Operating Conditions:**

- 1. Replacement home be no closer than twenty (20') feet to the side of the adjacent homes and no closer to the road as shown on the BZA sketch plan.

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2. Applicant obtain proper placement permits from the Building Inspection Department.

Mr. Bailey seconded the motion, which carried unanimously.

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### **ANDREY V. AND LARISA D. LUKASHUK - SPECIAL USE PERMIT**

This being the date and time advertised to consider 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.

Mr. Vitaley Lukashuk stated I am here to represent my parents. I am a landscaper and I am trying to figure out a way to get out of landscaping.

Mr. Glover stated the Board visited the property today. What changes will you make to accommodate for these tent sites?

Mr. Lukashuk stated we plan on cutting down trees and making the site neat. We will be respectful to neighbors. There will not be parties or loud music. Our property is close to the sites.

Mr. Glover asked how will this be advertised?

Mr. Lukashuk stated primarily on Airbnb.

Mr. Glover asked if the staff comments were reviewed as far as the sewage?

Mr. Lukashuk stated the Health Department needs an approved means of sewage. We would need either a vault privy or compost toilet. We will probably go with the compost toilet. Why does the Health Department not allow us to have a porta-pottie? I feel that would be more hygienic. Why is that not permitted versus a compost toilet?

Ms. Bunch stated porta-potties are for temporary use only. The ordinance does not allow them to be used permanently. It has not been something that the Board has granted to use permanently. Campgrounds need a permanent sewage disposal system. The Health Department will help you on what you will need to do as far as disposal of the waste.

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Mr. Glover asked about future plans for the campground growth?

Mr. Lukashuk stated we will have one (1) tent for now and see how that goes. If it grows, we will put up the second one.

Mr. Bailey asked if there will be a fire pit?

Mr. Lukashuk stated they will build a small fire pit. There will be fire extinguishers inside as well as outside the area for safety.

Mr. Glover asked if there was anyone wishing to speak in favor, or in opposition to the request?

Mr. William Baylor, 4677 Spring Hill Road, Mount Solon read a letter to the Board (copy is in the file).

Mr. Lukashuk stated a lot of people go to the countryside to not feel so closed off. I understand the concern. I would like to put a fence around the tent site and not around the property line. We do not want to close off our entire property.

Mr. Thacker stated I am concerned as to how the applicant will keep people from migrating into the woods. There needs to be a boundary marker or no trespassing signs.

Mr. Lukashuk stated the first site will be on the right side and if it goes well, we will put up a fence. The first tent site is closer to my property and the people should not migrate.

Mr. Glover stated it is always good for anyone that is staying there to understand where they can and cannot go.

Mr. Lukashuk stated we can put up signs for no trespassing.

Mr. Glover declared the public hearing closed. The Board viewed the site today. This is close to other houses and properties. This is a suitable request but the applicant should post no trespassing signs at the site.

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Mr. Bailey stated the neighbors will work together. With the applicant only having two (2) sites, this use will be a low impact venture. This should work for this area. He moved to approve the request with the following conditions:

**Pre-Condition:**

1. Applicant provide a sewage disposal system approved by the Health Department and provide a copy of the permit to the Community Development office.

**Operating Conditions:**

1. Be permitted to have two (2) primitive tent sites in the designated areas shown on the BZA sketch plan.
2. No water flushed toilets, plumbing, lavatories, or portable water will be provided.
3. Signage must be posted at the entrance to the site.
4. Site be kept neat and orderly.
5. Applicant post no trespassing signs along all property lines.

Ms. Rutledge seconded the motion, which carried unanimously.

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**JESSE MOON, AGENT FOR VIRGINIA GREEN - SPECIAL USE PERMIT**

This being the date and time advertised to consider 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.

Mr. Jesse Moon stated we would like to continue the lawn and fertilizer operation.

Mr. Glover stated the only change is the change in ownership. Are you aware of the property being in a Sourcewater Protection Overlay and there is a special administrative permit that needs to be applied for?

Mr. Moon stated I will file for that permit as soon as possible.



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Ms. Bunch stated the Sourcewater Protection District was put in the ordinance in 2011. The previous permit was approved in 2009 prior to the district being created.

Mr. Thacker asked if the operating conditions are adequate?

Mr. Moon stated yes.

Mr. Glover asked if there was anyone wishing to speak in favor, or in opposition to the request?

Mr. Hahns Kanode, PO Box 202, Weyers Cave, stated I represent Ag Venture and I am here in support. The transition is going well and I would like to see them stay at the site.

Mr. Glover asked if there was anyone else wishing to speak regarding the request?

There being none, Mr. Glover declared the public hearing closed. This is a continuation of what has been done for the last couple of years. This has been a very well run business with no issues. The special administrative permit would need to be completed.

Mr. Thacker moved to approve the request with the following conditions:

**Pre-Condition:**

- 1. Applicant make application for a Special Administrative Permit and submit a Spill Containment and Prevention Plan.

**Operating Conditions:**

- 1. Be limited to four (4) company vehicles.
- 2. Be limited to five (5) employees.

Mr. Bailey seconded the motion, which carried unanimously.

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**PEGGY, BOYD F., III, AND CRYSTAL CARICOFÉ - SPECIAL USE PERMIT**

This being the date and time advertised to consider 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.

Mr. Glover asked are you asking to continue the existing permit?

Ms. Crystal Caricofe stated yes.

Mr. Glover stated the previous permit listed ten (10) licensed vehicles along with four (4) inoperable vehicles onsite. Any inoperable vehicles will need to be put back in the impound area.

Ms. Bunch stated anything inoperable will need to be screened from public view.

Mr. Glover stated we noticed today work being done in the impound area. How long do you anticipate that work to be completed?

Ms. Caricofe stated we are trying to run a line from the tank to the garage. We hope to get it completed soon.

Mr. Glover stated we noticed an inoperable vehicle sitting outside.

Ms. Caricofe stated they probably pulled it out so that they can dig in that area.

Mr. Glover stated the applicant would like the permit transferrable to family members.

Ms. Caricofe stated it is a family business.

Mr. Bailey asked if there would be any more vehicles in the impound yard longer than 180 days?

Ms. Caricofe stated they need to hold the vehicle for so many days before they can proceed with sending letters and ownership. Most of the time they are gone before 180

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days unless the state police wants us to hold the vehicle but most of the time they are gone.

Mr. Glover asked if there was anyone wishing to speak in favor, or in opposition to the request?

Mr. John Robinson, 133 Walkabout Mountain Lane, Churchville, stated I grew up in this area. They abide by the law and support the community. I would like to see this business continue.

Mr. Kenneth Carter, 102 Round Hill School Road, Fort Defiance, stated I am the property adjacent on the corner. I hear car engines back there. They have had target practice at the site and wreckers racing engines. I have nothing against them on having the garage. I have had trouble with BF Caricofe on the right-of-way issues.

Mr. Glover asked if there was anyone else wishing to speak regarding the request?

There being none, Mr. Glover asked the applicant to speak in rebuttal.

Ms. Caricofe stated there are cars racing their motors. In the wooded areas it echoes all the time. It is not just ours because we hear it too. We do not try and be outside passed 11:00 p.m. The business has slowed down.

Mr. Glover asked if the auto repair and auto body would operate from 9-5?

Ms. Caricofe stated yes. The towing business vehicles do come to the site 24/7 and we operate 365 days a year. The only time you would hear revving would be when we are unloading the vehicle.

Mr. Glover declared the public hearing closed. The applicants have been there for a number of years. This is a good service to the area. Staff has not received any complaints over the years. We were at the site today and the work around the impound area should be completed soon.

Ms. Rutledge stated the applicant will need to be sure the hours of operation are followed.

Mr. Glover stated the right-of-way problem is a civil issue.

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Mr. Bailey stated this is an asset and they provide a great service. He moved to approve the request with the following conditions:

**Pre-Conditions:**

None

**Operating Conditions:**

1. Be limited to ten (10) licensed customer vehicles waiting repair located on the west side of the garage on Lot 4 as shown on the BZA sketch plan.
2. Be limited to five (5) company vehicles onsite.
3. Be limited to three (3) employees other than family members.
4. All inoperable/unlicensed vehicles be kept inside the 48' x 52' screened impound area shown on the BZA sketch plan.
5. No repair of vehicles or body or fender work be done outside or in the screened impoundment area.
6. Gates to the impound area shall remain closed except when vehicles are being moved to and from the lot.
7. No vehicles shall remain in the impoundment lot longer than one hundred eighty (180) days.
8. Hours of operation for the auto repair, body and fender shop be Monday through Friday, 9:00 a.m. to 5:00 p.m.
9. No junk or inoperable vehicles, equipment, or parts of vehicles or equipment be kept outside.
10. Site be kept neat and orderly.
11. Permit be issued transferrable to immediate family members.

Ms. Rutledge seconded the motion, which carried unanimously.

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**KENNETH F. OR BRENDA R. WEAVER - SPECIAL USE PERMIT**

This being the date and time advertised to consider 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.

Mr. Kenneth Weaver stated they bought this site less than a year ago. We did not know of the stipulations when we bought the site. It was not brought to our attention. We wanted to put a sunroom on where the deck is. We have resurveyed the property. We are not going to make it any bigger. We will remove the deck and put the sunroom back in its place. I wanted a garage but there is not enough room for one. If I would have known all of this, I probably would not have bought this property. I hope the sunroom is approved.

Mr. Glover asked if the sunroom would be the same footprint as the deck?

Mr. Weaver stated yes.

Mr. Glover asked when do you plan on starting the project?

Mr. Weaver stated as soon as we can get the contractor to start. They have been ready for a while but we needed to go through this process.

Mr. Glover asked if there was anyone wishing to speak in favor, or in opposition to the request?

There being none, Mr. Glover declared the public hearing closed. The Board visited the site today. The applicants are asking to convert a deck into a sunroom.

Mr. Thacker moved to approve the request with the following conditions:

**Pre-Condition:**

1. Obtain all necessary permits, inspections in accordance with the Uniform Statewide Building Code and provide a copy to Community Development.

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**Operating Condition:**

1. Be permitted to add a 18'.7.5" x 18'.2.75" sunroom addition onto the existing deck no closer than 38'.3" from the centerline of Craun Loop Road as shown on the survey dated October 27, 1995.

Ms. Rutledge seconded the motion, which carried unanimously.

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**DENNIS R. AND JEAN LEIGH SIMMONS - VARIANCE**

This being the date and time advertised to consider 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.

Mr. Matt Simmons stated I am here to represent my dad. My dad bought the property from Florida unseen and did not realize the setback issue. They would like to rebuild the home and relocate back to the area.

Mr. Glover asked if they will completely demolish the home and rebuild?

Mr. Simmons stated we have a structural engineer working on this to see what we have to do. The walls are concrete so we are hoping that part of it is safe.

Mr. Glover stated the Board visited the site today. The house is up against the mountain. A concern was the trees are over towards the garage.

Mr. Simmons stated I have been in contact with a tree person to get some estimates.

Mr. Thacker stated all houses along that stretch of road are all fairly close to the road. This one being put back would not be out of character. This home is up against the mountain.

Mr. Bailey stated the neighbors all share the same problem. This meets the State Code requirements.

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Mr. Glover asked if there was anyone wishing to speak in favor, or in opposition to the request?

Mr. John Elmore, 3112 Parkersburg Turnpike, Swoope, stated I live directly across the street. The road has been widened twice. The applicants bought the property unseen. There has been a lot of issues with the property. When they widened the road last time they created the fall into the yard of the property. There is a mountain in the back and a creek on the mountain. The area floods 2-3 times a year. This is a bad situation. There are a lot of hazards there. The houses are close but this is definitely the closest. I do not want to see the same thing happen to the other owners. There has been situations where cars come off the road into the driveway and into the yard. It is a matter of time before something bad happens. We are opposed to doing anything with it.

Mr. James Hinkle, 3112 Parkersburg Turnpike, Swoope, stated I live across the street from the eyesore. There has been nothing done to it for the last two (2) years. I appreciate if the Board would deny the request.

Mr. Glover asked if there was anyone else wishing to speak regarding the request?

There being none, Mr. Glover asked the applicant to speak in rebuttal.

Mr. Simmons stated my father and I are contractors. We plan on putting something in the front for the traffic issue. It is a busy road. We may move rocks up front and a fence to break the noise and traffic.

Mr. Bailey stated if nothing was done, the property would still be an eyesore.

Mr. Glover stated I understand the concerns of the neighbors but it would be unusable if there was not a house there. Mr. Glover declared the public hearing closed. The Board visited the site today. The home has been like this for some time now. It would be nice to have the property cleaned up and something more attractive. The applicants are in the process of working with an engineer.

Ms. Rutledge stated when we talk about the proximity of the other houses, this is not out of the norm. This is in keeping with the character of the area. She moved to approve the request with the following conditions:

**Pre-Condition:**

- 1. Obtain all permits, and inspections and provide a copy to Community Development.

**Operating Condition:**

- 1. Be permitted to reconstruct the fire damaged dwelling no closer than 30.8' from Parkersburg Turnpike as shown on the survey dated July 17, 2023.

Mr. Bailey seconded the motion, which carried unanimously.

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**OLD BUSINESS**

**JAMES E. AND RACHELLE E. SUMMY - SPECIAL USE PERMIT**

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

Mr. Thacker moved to bring the item forward.

Mr. Bailey seconded the motion, which carried unanimously.

Mr. James Summy stated I am fine with Operating Condition #1. I would like to have the operating hours as needed. I have a letter from Mr. Arehart that states that the two (2) trucks are acceptable and having the hours as needed is fine with him as well.

Mr. Glover stated it is good that the neighbor is fine with the hours of operation because the applicant never knows what time they will have to be dispatched. Traffic can come in during a variety of times. The issues have been addressed with the neighbors. There has not been any new concerns since we last met. We should not restrict the hours of operation.



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Mr. Thacker agreed to strike Operating Condition #4. He moved to approve the request with the following conditions:

**Pre-Condition:**

- 1. Applicant submit a complete Erosion & Sediment Control Plan and Stormwater Management Plan.

**Operating Conditions:**

- 1. Be limited to two (2) semi-tractors and three (3) trailers at the site.
- 2. Be permitted to use a 20' X 60' portion of the shop for maintenance of **personal** semi-tractors and trailers. No commercial maintenance on site.
- 3. No employees other than family members.
- 4. No junk inoperable vehicles, trailers, equipment, or parts of vehicles or equipment be kept outside.
- 5. Site be kept neat and orderly.

Mr. Bailey seconded the motion, which carried unanimously.

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**KERVIN YODER, AGENT FOR ENLISTED AUCTIONS - SPECIAL USE PERMIT**

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

Mr. Bailey moved to bring the item forward.

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Ms. Rutledge seconded the motion, which carried unanimously.

Mr. Glover stated this permit is requesting an amendment to the permit that was done in March of last year.

Mr. Yoder stated I would like to withdraw the part of the request for the impound lot. I would like to have two amendments. I would like to amend #4 instead of the day after removing equipment, I would like seven (7) days in order to have more of a cushion of removing equipment from the hay field. I would like to have the ability to store a few items between the auctions in the southeast area of the property behind the privacy fence no more than sixty (60) days.

Mr. Glover stated that is no different than an impound lot.

Mr. Yoder stated the impound lot was because of the inoperable vehicles. I will not have inoperable vehicles because I do not sell enough of them.

Ms. Bunch stated if there are items stored there, it is still a storage lot. In order to store equipment or materials there it will have to be in an impound area. It will need to be screened from view in between auctions because it is still a storage area. The impound does not necessarily mean just inoperable. An impound area is technically a storage area.

Mr. Yoder stated in the corner of the privacy fence it is screened from public view.

Ms. Bunch stated it would need to be screened from any property, not just the roadway. If they are not displayed for sale and stored outside, it is outside storage. They cannot be out there all of the time displayed for sale.

Mr. Yoder stated the problem is the ability for a seller to move items off of their property at our site before two (2) weeks. Can we extend that seven (7) days before an auction event?

Ms. Bunch stated you asked for a screened area to store your equipment. This will still be a storage area. Depending on how long it is going to be there, you may need an Erosion and Sediment Control Plan.

Mr. Yoder stated I do not want to build a fence to the middle of the hay field because you cannot make hay if there are fences. I have Mr. Driver here to address some concerns.

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Ms. Bunch stated the public hearing has been closed. It has to be trees or fencing because it has to be screened. You cannot depend on someone else's trees to provide your screening. If you want to store items in between it will need to be screened otherwise it looks like a used car lot all of the time.

Mr. Yoder stated I do not want to plant stuff in the hay field because we want to make hay. I would rather just strike the storage yard part of the request out. It would not be compatible with what we are doing there.

Ms. Bunch stated the only request then before the Board is for the seven (7) days after. She asked if there would be an increase to number of auctions?

Mr. Yoder stated I am fine with four (4) auctions. Last meeting I thought that would not be approved but I was just looking at future growth.

Mr. Thacker asked if VDOT looked at the White Hill Road entrance for the auctions?

Mr. Yoder stated that was denied by VDOT.

Ms. Rutledge stated there should not be an open hour of viewing times. There was a concern with blocking the easement. There needs to be a window of time for viewing so that it does not infringe on the other businesses or properties.

Mr. Glover stated there should be restrictions so that people do not come late at night.

Mr. Thacker stated the only item we are considering is changing one (1) day to seven (7) days. Will the other operating conditions be in effect?

Ms. Bunch stated unless you take some out.

Mr. Thacker stated you are aware about having someone onsite during viewing times.

Mr. Yoder stated I would like to strike the old conditions just keep the seven (7) days after an auction for pickup. I can close the gates at dusk (8:00 a.m. to 9:00 p.m.). I am fine with those hours of operation.

Ms. Bunch asked with somebody onsite?

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Mr. Yoder stated I do not want staff there for the entire two (2) weeks. It is not enough traffic to justify someone sitting there the entire time. They have people at the site three (3) days prior for the advertised preview time.

Mr. Glover stated I have concerns of people walking in when you are not there. This could be a liability.

Mr. Yoder stated it does happen. There is a camera on the property and in the field. I would like to strike the storage lot part of the request and expansion of number of auctions.

Ms. Keffer stated the Board should address condition #8.

Mr. Glover stated all permits are reviewed in a year or on an as needed basis.

Ms. Bunch stated after the year is up, we only visit the site if we receive a complaint. The Board cannot revoke a permit without advertising for cancellation.

Ms. Rutledge asked if the gate is open during the day for two (2) weeks?

Mr. Yoder stated yes but there is not as much traffic as the last three (3) days. The customer can walk-thru the gate and it will be open. The staff will be there during the advertised drop off times.

Ms. Rutledge stated if the gate is open, staff should be there onsite. There should be an attendant when the gate is open because you are saying you are open for business.

Mr. Glover agreed.

Mr. Thacker stated anytime there is an advertised drop off or viewing time, there should be someone onsite. If not, the gate should be locked. He moved to continue the request during the April 4, 2024 meeting in order to revise the conditions on the permit.

Ms. Rutledge seconded the motion, which carried unanimously.

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March 7, 2024

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

**LAURA PITTKIN, AGENT FOR KILBRIDE INTERNATIONAL AND LEASING -  
EXTENSION OF TIME REQUEST**

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.

Mr. Bailey moved to approve the three (3) month Extension of Time.

Mr. Thacker seconded the motion, which carried unanimously.

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**STAFF REPORT**

- 23-22 Lisa Jo Roberts
- 23-23 TFKME, LLC
- 23-24 Larry Denton Meadows, Jr.
- 23-25 Emma Jean Wise, Trustee
- 23-26 David E. and Angela P. Clymore
- 23-27 Staunton-Augusta-Waynesboro Habitat for Humanity, Inc.
- 23-28 Ulrich Properties, LLC
- 23-29 Oleg or Olga Makitrin
- 23-30 Robert J. Gregory Revocable Trust
- 23-31 Thomas K. Patterson

Ms. Bunch SUP#23-22 and SUP#23-23 are both in compliance. Staff sent the applicant a letter to complete their pre-conditions for SUP#23-24. SUP#23-25 is in compliance. Staff sent the applicant a letter to complete their pre-conditions for SUP#23-26. SUP#23-27 has been cancelled. SUP#23-28 is in compliance. During the inspection, there were inoperable vehicles onsite for SUP#23-29. Staff sent the applicant a letter. SUP#23-30 and SUP#23-31 are both in compliance.

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Ms. Keffer discussed the court cases with the Board.

March 7, 2024

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There being no further business to come before the Board, the meeting was adjourned.

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Vice Chair

  
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Secretary