

**2025**

**Augusta County**

**Board of Zoning Appeals**

**Annual Report**



# **Board of Zoning Appeals Members & Staff**

**George A. Coyner, II – Chair**

**Mark L. Glover – Vice Chair**

**Thomas W. Bailey**

**Monica L. Rutledge**

**Thomas V. Thacker**

**Sandra Bunch – Secretary and Zoning Administrator**

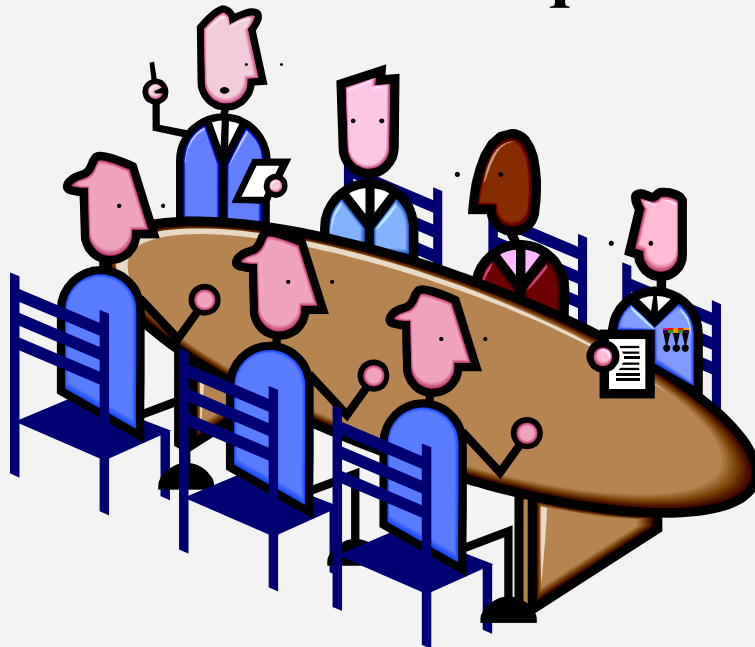
**Nicole Price – County Attorney**

**Doug Wolfe – Director of Community Development**



# MEETINGS

**The Augusta County Board of Zoning Appeals meets the first Thursday of every month. They had twelve (12) regular meetings in 2025. Prior to each meeting the Board views some of the sites in question.**



# **BOARD ATTENDANCE AT THE MEETINGS**

**Thomas W. Bailey – 11 meetings**

**George A. Coyner, II – 12 meetings**

**Mark L. Glover – 11 meetings**

**Monica L. Rutledge – 10 meetings**

**Thomas V. Thacker – 12 meetings**



**This report is respectfully submitted pursuant to Section  
15.2-2308 Code of Virginia.**

Attached is a list showing the number of Public Hearings before the Board of Zoning Appeals by Magisterial District.

Also attached are two (2) graphs showing the number of Special Use Permits and Variances.



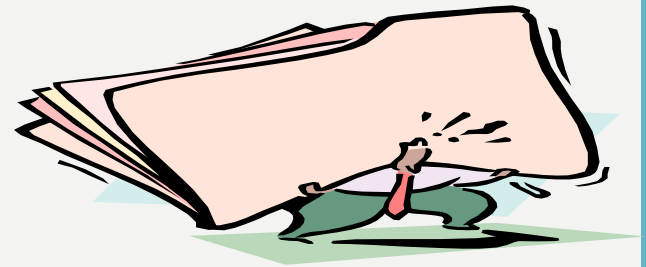
# Workload

**Special Use Permits**-The Board held fifty-nine (59) Public Hearings on these requests. Fifty-four (54) were approved with restrictive operating conditions, one (1) denied, and four (4) withdrew.

**Variances**-The Board held two (2) Public Hearings on these requests. Both were approved.

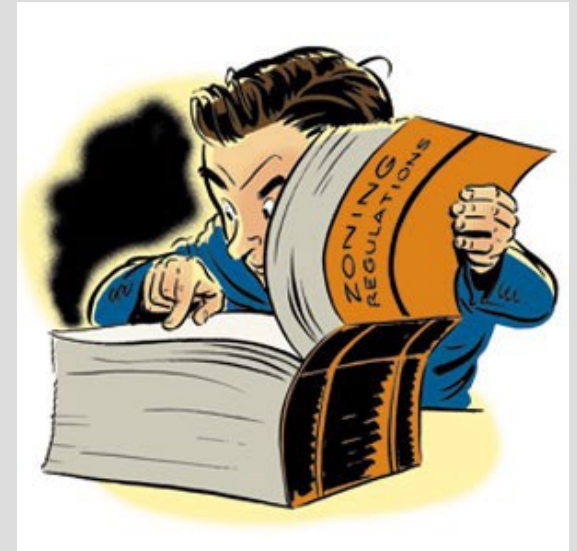
**Extensions of Time**-The Board approved twenty-nine (29) Extensions of Time. One (1) was denied and one (1) the applicant withdrew their request for an Extension of Time.

**Cancellations**- None



**NUMBER OF PUBLIC HEARINGS**  
**BEFORE THE**  
**BOARD OF ZONING APPEALS**  
**BY MAGISTERIAL DISTRICT**

SPECIAL USE PERMITS  
BEVERLEY MANOR – 8  
MIDDLE RIVER – 9  
NORTH RIVER – 11  
PASTURES – 5  
RIVERHEADS – 15  
SOUTH RIVER – 5  
WAYNE – 6



**NUMBER OF PUBLIC HEARINGS**  
**BEFORE THE**  
**BOARD OF ZONING APPEALS**  
**BY MAGISTERIAL DISTRICT**

**VARIANCES**

BEVERLEY MANOR - 0

MIDDLE RIVER - 1

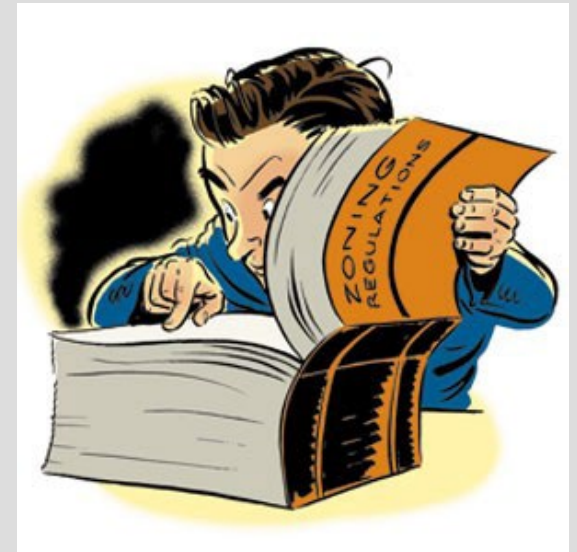
NORTH RIVER - 0

PASTURES - 0

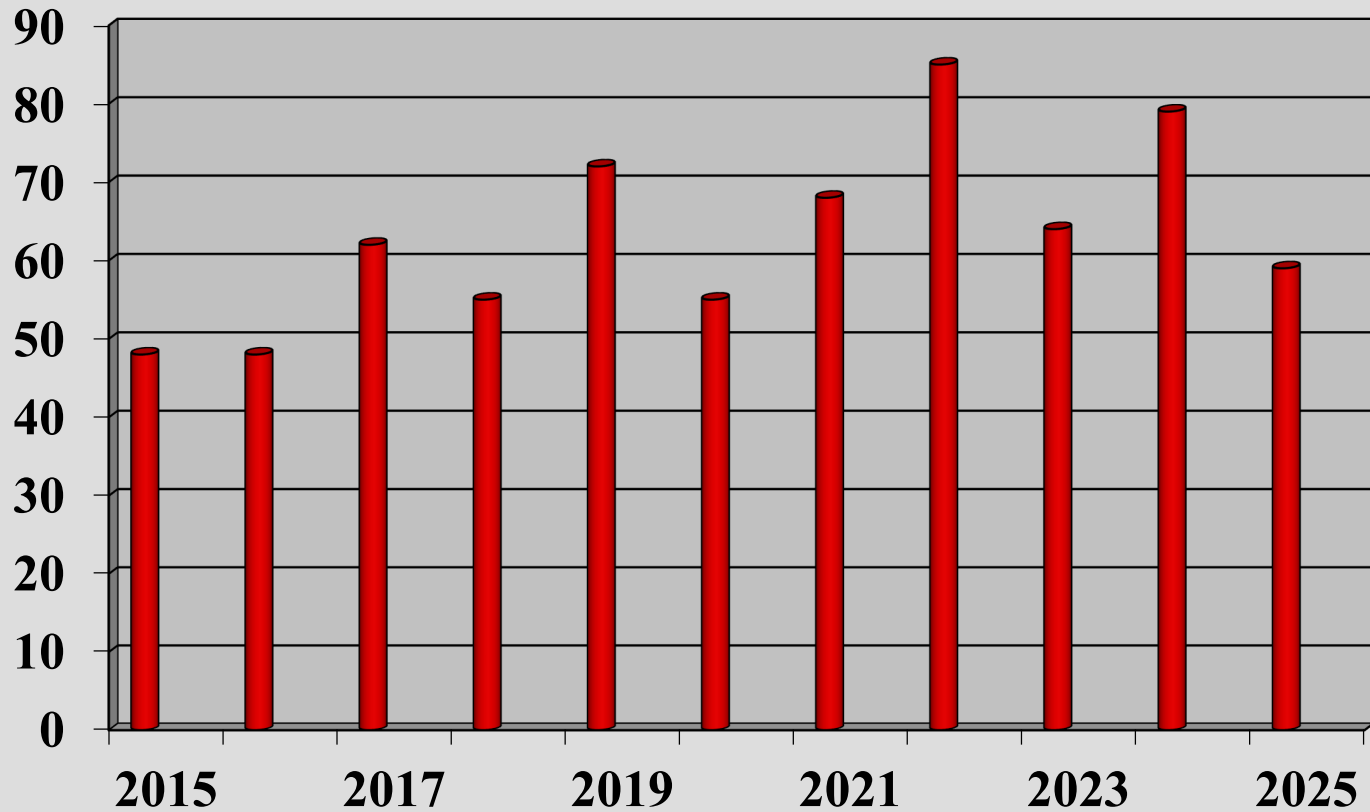
RIVERHEADS - 0

SOUTH RIVER - 1

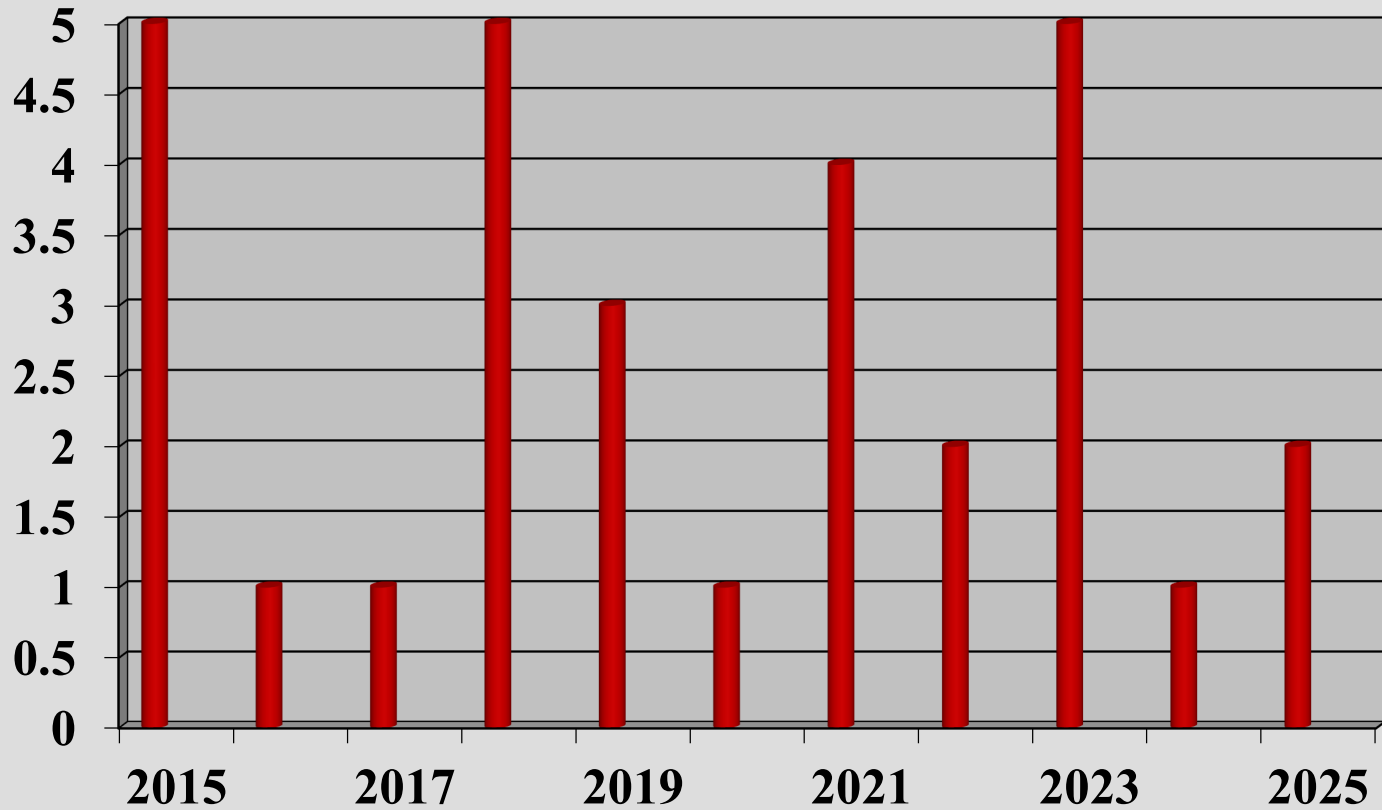
WAYNE - 0



# SPECIAL USE PERMITS



# VARIANCES



# Short Term Vacation Rentals

The Board had nine (9) requests to operate a short term vacation rental. All of them were approved with special operating conditions placed on the permits.

