



Augusta County Board of Zoning Appeals
BZA Regular Meeting
Thursday, July 3, 2025 – 1:30 PM
Augusta County Government Center
Main Board Room
18 Government Center Lane
Verona, VA 24482

Staff Briefing

- a. Staff Briefing Memo
1. **Call to Order**
2. **Determination of Quorum**
3. **Minutes**
 - a. Approval of the June 5, 2025 Minutes
4. **Public Hearing**
 - a. A request by Thomas K. or Leanne Patterson, for a Special Use Permit to construct a 16' x 28' building to provide restroom facilities for the farm store and event facility on property owned by Thomas K. Patterson, located at 2711 Rockfish Road, Crimora in the Middle River District.
 - b. A request by Thony Y. and Beatriz Del Carmen Aceituno, for a Special Use Permit to have four (4) apartments in a pre-1980 structure on property they own, located at 34 Truitt Lane, Fishersville in the Beverley Manor District.
 - c. A request by VA Electric and Power Company dba Dominion Energy VA, for a Special Use Permit to expand the existing contractor storage yard on property they own, located at 115 Al Gore Lane, Waynesboro in the Wayne District.
5. **Old Business**
6. **Matters to Be Presented by the Public**
7. **Matters to Be Presented by the Zoning Administrator**
 - a. A request by Ryan Fletcher, agent for Network Towers, LLC, for a Special Use Permit to construct a 199' telecommunications tower on property owned by James Russell Brown (Life), located at 419 Trinity Point Road, Swoope in the Pastures District. - **18 Month Extension of Time Request**
 - b. A request by Nick Collins, agent for WCC Real Estate, LLC, for a Special Use Permit to have outdoor storage of commercial vehicles, materials and equipment on property they own, located at 753 Lee Highway, Verona in the

North River District. – **4 MONTH EXTENSION OF TIME REQUEST**

- c. A request by John Rixey and Margaret Rennolds, for a Special Use Permit to place a dwelling less than 900 square feet on property they own, located in the southeast quadrant of the intersection of Frog Pond Road (Route 612) and Wolfs Ledge Lane, Staunton in the Pastures District. - **1 YEAR EXTENSION OF TIME REQUEST**
- d. 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. - **2 YEAR EXTENSION OF TIME REQUEST**
- 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. - **1 YEAR EXTENSION OF TIME REQUEST**

8. **Staff Reports**

- a. Inspection Reports

9. **Adjournment**

Augusta County boards and commissions invite the public to attend meetings. If you have requests for accommodations to be able to attend or have questions about accessibility, please contact us at [540-245-5610](tel:540-245-5610) or coadmin@co.augusta.va.us.