



Augusta County Board of Zoning Appeals
BZA Regular Meeting
Thursday, August 7, 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 July 3, 2025 Minutes

4. Public Hearing

- a. A request by Troy Pittenger, for a Special Use Permit to have a wedding and special event venue on property owned by Union Presbyterian Church located at 1471 Union Church Road, Churchville in the North River District.
- b. A request by Michael S. Martin, for a Special Use Permit to construct an accessory building exceeding the 900 square foot total aggregate allowed on property he owns located at 14 Folly Road, Staunton in the Beverley Manor District.
- c. A request by Shawn E. Varner, for a Special Use Permit to construct an accessory building exceeding the 900 square foot total aggregate allowed on property owned by Linda Wilfong ½ and Shawn E. Varner located at 258 Hotchkiss Road, Churchville in the Pastures District.
- d. A request by Michael Dawson, for a Special Use Permit to have a custom slaughterhouse on property owned by Laura F. Phillips ½ and Sharon H. Phillips ½ located on the east side of Madrid Road, north of the intersection of Hildebrand Church Road and Madrid Road in the Middle River District.
- e. A request by Logan Turner, for a Special Use Permit to have a deer processing business on property he owns located at 1299 Hankey Mountain Highway, Churchville in the Pastures District.
- f. A request by Scott Balsley, agent for Creative Works Farm, Inc., for a Special Use Permit to construct a 60' x 200' building for storage of antique cars and future gymnasium and a 12' x 200' attached open lean to for storage on property he owns, located at 107 Creative Works Lane, Waynesboro in the

Middle River District.

- g. A request by Rachel Cannon, agent for Augusta County Service & Authority for a Variance from the side lot line setback requirement in order to construct an equalization basin to expand the existing wastewater facility on property owned by Augusta County Service & Authority located at 1468 East Side Highway, Waynesboro in the Middle River 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 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. - **One (1) Year Extension of Time Request**
- b. A request by Quentin Wood, PE, agent for Wayne Ave Solar 2, LLC, for a Special Use Permit to construct a 3 megawatt solar facility on property owned by Ellen B. Fitzgerald and Laura B. Fitzgerald, located within the field to the east of the house at 147 Wayne Avenue, which is south of the railroad that parallels Wayne Avenue, Stuarts Draft in the South River District. - **Two (2) Year Extension of Time Request**

8. **Staff Reports**

- a. Inspection Report

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.