



Augusta County Board of Zoning Appeals
BZA Regular Meeting
Thursday, October 2, 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 September 4, 2025 Minutes

4. Public Hearing

- a. A request by Richard T. and Sherrie L. Arehart, for a Special Use Permit to have a building exceeding the 900 square foot total aggregate allowed on property they own located at 25 Rankin Lane, Stuarts Draft in the South River District.
- b. A request by Juan Carlos Bahena, for a Special Use Permit to have outdoor storage of a food trailer and picnic tables and to have onsite food sales on property owned by Timothy M. and Kimberly G. Dupree located at 11 Old Goose Creek Road, Fishersville in the Beverley Manor District.
- c. A request by Katie Cerminara, for a Special Use Permit to have a short term vacation rental on property owned by 39 Davenport, LLC located at 2564 Mt. Torrey Road, Lyndhurst in the South River District.
- d. A request by Rebecca and Jeramy Early, for a Special Use Permit to have an RV repair shop, retail sales of RV and camping supplies, and to continue to have outdoor storage of construction equipment, topsoil and topsoil sifting and outdoor storage of RVs on property owned by Robert M. and Patricia Eavers located at 17 Romaine Lane, Stuarts Draft in the Riverheads District.
- e. A request by Vanessa McMullen, for a Special Use Permit to have one (1) primitive campsite on property she owns located on the northeast side of Diggs Lane, south of the intersection of Lyndhurst Road and Diggs Lane in the South River District. - **Withdrawn**

5. Old Business

6. **Matters to Be Presented by the Public**

7. **Matters to Be Presented by the Zoning Administrator**

- a. A request by Bradley Martin, for a Special Use Permit to have outdoor storage of commercial vehicles and storage of equipment within an existing storage shed in conjunction with a litter processing business on property owned by Tapeaka Holsteins #1, LLC ½ and Tapeaka Holsteins #2, LLC, located at 425 Freemason Run Road, Mount Solon in the North River District. – **ONE YEAR EXTENSION OF TIME REQUEST**
- b. A request by Benjamin Ramsey, agent for BCSA Properties, LLC, for a Special Use Permit to have outdoor recreational vehicle storage on property they own, located south of Stuarts Draft Highway (Route 340), east of the intersection of Lee Jackson Highway (Route 11) and Route 340 in the Riverheads District. - **ONE YEAR EXTENSION OF TIME REQUEST**
- c. A request by Zachary Dean, for a Special Use Permit to amend Operating Condition #2 of SUP#20-31 to increase the number of equipment for sale, amend Operating Condition #7 to increase the number of licensed tow trucks, trailers, and equipment and to add motor vehicle sales or auctions, and increase the size of the impoundment area on property he owns, located on the west side of East Side Highway (Route 340), approximately .204 miles north of Patterson Mill Road in the Middle River District. – **18 MONTH EXTENSION OF TIME REQUEST**
- d. 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 YEAR EXTENSION OF TIME REQUEST**

8. **Staff Reports**

- a. Inspection Memo

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.