



Augusta County Board of Zoning Appeals
BZA Regular Meeting
Thursday, November 6, 2025 – 1:30 PM
Augusta County Government Center
Main Board Room
18 Government Center Lane
Verona, VA 24482

1. **Staff Briefing**

- a. Staff Briefing Memo

2. **Call to Order**

3. **Determination of Quorum**

4. **Minutes**

- a. Approval of the October 2, 2025 Minutes

5. **Public Hearing**

- a. A request by Marlin D. Losey and Zena Calhoun-Losey, for a Special Use Permit to have a farm and limited agriculture on property they own located on the north side of Spitler Circle, east of Lee Jackson Highway (Route 11) in the Riverheads District.
- b. A request by Cole Knight, for a Special Use Permit to have an auto body repair shop and impoundment yard on property owned by Cole Knight and Elizabeth Campbell located at 8 Jollett Drive, Grottoes in the Middle River District.
- c. A request by Justin Talbott, agent for JBT Construction, LLC, for a Special Use Permit to have a contractor office with outdoor storage of commercial vehicles and equipment on property owned by Wall Residences, Inc. located at 13 Swartzel Shop Road, Staunton in the Riverheads District.
- d. A request by Matthew J. Howell, for a Special Use Permit to use an entrance on an adjacent parcel in order to access an equipment and farm vehicle display area on property owned by Teresa H. Howell located at 1973 Indian Ridge Road, Stuarts Draft in the Riverheads District.
- e. A request by Miguel Ipina, for a Special Use Permit to convert a portion of the dwelling into a contractor office and to construct a 20' x 30' addition for commercial storage on property owned by Elder Miguel Ipina and Patricia Geanella Gristo located at 1122 Quicks Mill Road, Staunton in the North River District.
- f. A request by Teri Sumey, agent for Pleasant Valley Church of the Brethren, for a Special Use Permit to have a nursery school within the existing church on

property owned by Pleasant Valley Church of the Brethren c/o Treasurer located at 91 Valley Church Road, Weyers Cave in the Middle River District.

- g. A request Jared Burden, agent for RaceTrac Petroleum, Inc., for a Special Use Permit to have a travel plaza on property owned by Jocasila, LLC located in the northeast quadrant of the intersection of Lee Jackson Highway (Route 11) and Stuarts Draft Highway (Route 340) in the Riverheads District.

6. **Old Business**

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

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

- a. A request by Bernard Lee Christian, III, for a Special Use Permit to construct a new building to have a motor vehicle repair operation including body and fender work on property he owns, located on the east side of Tinkling Spring Road (Route 608), Stuarts Draft in the South River District– **One Year Extension of Time Request**
- b. A request by James W., Jr. and Carla F. Humphries, agents for JCH Properties, LLC, for a Special Use Permit to have weddings and special events and to have a food truck or trailer onsite during events on property owned by Sally A. Behm, located at 217 Stuarts Draft Highway, Staunton in the Riverheads District. - **12-16 Month Extension of Time Request**
- c. A request by Gary W. and Steve A. Kisamore, for a Special Use Permit to expand a non-conforming use in order to process lumber and to have outdoor storage of logs on property they own, located at 3156 Hankey Mountain Highway, Churchville in the Pastures District. - **One Year Extension of Time Request**
- d. A request by Chapman Williams, agent for Long Shots, LLC, for a Special Use Permit to construct a mini-warehouse facility on property they own, located on the south side of Kerry Lane, east of the intersection of Lee Jackson Highway (Route 11) and Kerry Lane in the Riverheads District. - **One Year Extension of Time Request**
- e. A request by Steve Hinton, agent for Fishersville Baptist Church, for a Special Use Permit to expand a non-conforming structure no closer to the road than the existing on property they own, located at 1518 Jefferson Highway, Fishersville in the Wayne District. – **One Year Extension of Time Request**

9. **Staff Reports**

- a. 25-1 Wonder Maddox, LLC
25-2 Myers Corner MHP, LLC
25-3 Robert M. or Patricia Eavers – **Cancelled**

25-4 United Leasing Corp., Etal

10. **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.