



Augusta County Board of Zoning Appeals
BZA Regular Meeting
Thursday, June 4, 2026 – 1:30 PM
Augusta County Government Center
Main Board Room
18 Government Center Lane
Verona, VA 24482

1. **Call to Order**
2. **Determination of Quorum**
3. **Minutes**
 - a. Approval of the May 7, 2026 BZA Minutes
4. **Public Hearing**
 - a. A request by Benjamin Ramsey, agent for South River Storage, LLC, for a Special Use Permit to construct a mini-warehouse facility and have outdoor recreational vehicle storage on property it owns 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.
 - b. A request by Keith E. or Vicky V. Sprouse, for a Special Use Permit to have a personal dog kennel for up to seven (7) dogs on property they own located at 1988 Estaline Valley Road, Craigs ville in the Pastures District.
 - c. A request by Kenneth F. Huber and Sandra S. Stowers, for a Special Use Permit to operate a short term rental on property they own located at 238 Fort Defiance Road, Fort Defiance in the North River District.
 - d. A request by Elizabeth A. Trainum and Janet R. Jaggard, for a Special Use Permit to operate a short term rental within an existing dwelling on property they own located at 34 Deer Run Lane, Staunton in the Pastures District.
 - e. A request by Virginia Electric and Power Company dba Dominion Energy VA, for a Special Use Permit to expand the contractor office for crews working in the area approved on SUP#25-59 on property owned by Virginia Electric and Power Company located at 349 Railroad Station Lane and 2036 Jefferson Highway, Fishersville in the Wayne District.
 - f. A request by Kenneth and Nathaniel Donald, for a Special Use Permit to have a motor vehicle repair shop and storage within two existing buildings on property owned by Kenneth Donald and Kessla Donald, Etal located at 1894 Middlebrook Road, Staunton in the Riverheads District.
 - g. A request by Heriberto Vasquez Moran, agent for Pitch Perfect Roofing, LLC, for a Special Use Permit to have outdoor storage of equipment and materials

associated with a roofing business on property owned by Vetevolve Propco, LLC located on the west side of Lee Highway (Route 11) across from Skyview Circle in the North River District.

- h. A request by David and Emily Hostetler, for a Special Use Permit to have a hauling business and to use a portion of a farm building for maintenance and repairs on property they own located east of Route 11, approximately 0.50 north of Fadley Road (Route 646) in the North River District.
- i. A request by Chris Connell, agent for The Core4 Enterprises, LLC, for a Special Use Permit to construct a mini-warehouse facility on property owned by Blue Ridge Lumber Realty, LLC located at 184 Mule Academy Road, Fishersville in the Beverley Manor District.
- j. A request by Matthew Howell, for a Special Use Permit to have online auction sales and outdoor display of equipment and farm vehicles for sale and to lease two (2) buildings for storage of small items for sale at auction on property owned by Indian Ridge III Business located at 1855 Indian Ridge Road, Stuarts Draft in the Riverheads 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 Walda R. Massie, for a Special Use Permit to have a detached accessory dwelling unit where the owner of record does not personally reside on property she owns, located at 153 Drifting Lane, Waynesboro in the Middle River District. – **SIX MONTH EXTENSION OF TIME REQUEST**
- 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. - **SIX MONTH EXTENSION OF TIME REQUEST**
- c. A request by Melinda Kendell, agent for Cider House Farm, LLC, for a Special Use Permit to have a food prep kitchen within the tasting room of the cidery in order to prepare and sell food on property owned by Cider House Farm, LLC, located on the southeast side of Route 640 (Old White Bridge Road), adjacent to 949 Old White Bridge Road in the Wayne District. - **SIX MONTH EXTENSION OF TIME REQUEST**

8. **Staff 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.