



Augusta County Board of Zoning Appeals  
BZA Regular Meeting  
Thursday, May 4, 2023 – 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 April 6, 2023 Minutes – **APPROVED**
4. **PUBLIC HEARINGS**
  - A. A request by Lisa Jo Roberts, for a Special Use Permit to amend operating conditions of Special Use Permits #22-30 and #22-70 in order to increase the maximum number of events and number of attendees on property she owns located at 3912 Stuarts Draft Highway, Waynesboro in the Wayne District. – **APPROVED W/CONDITIONS**
  - B. A request by Thomas K. and Leanne Patterson, for a Special Use Permit to operate a special event facility, to have food trucks and serve food onsite, to have craft vendors, and to have retail sales of meat and other items processed or grown offsite on property they own located at 2711 Rockfish Road, Crimora in the Middle River District. – **APPROVED W/CONDITIONS**
  - C. A request by Terry L. Edwards, agent for TFKME, LLC, for a Special Use Permit to have a short term vacation rental and to have weddings and special events on property owned by TFKME, LLC, located at 691 Crimora Mine Road, Crimora in the Middle River District. – **APPROVED W/CONDITIONS**
  - D. A request by Emma Jean Wise, for a Special Use Permit to have a short term vacation rental on property owned by Emma Jean Wise, Trustee of Emma Jean Wise, Trust, located at 603 Fadley Road, Weyers Cave in the North River District. – **APPROVED W/CONDITIONS**
  - E. A request by Zachary Clymore, for a Special Use Permit to have an asphalt business and storage of business vehicles and equipment, on property owned by David E. and Angela P. Clymore, located at 187 Oak Ridge Lane, Staunton in the Riverheads District. – **APPROVED W/CONDITIONS**
  - F. A request by Robert J. Gregory Revoc. Trust ½ Lauren Gregory Revoc. Trust, for a Special Use Permit to reconstruct a non-conforming building no closer to the road on property they own, located at 162 Balsley Road, Staunton in the Beverley Manor District. – **APPROVED W/CONDITIONS**
  - G. A request by Cynthia Briggs, for a Special Use Permit to have an office for a cleaning and painting business on property owned by Larry Denton Meadows, Jr. located at 103 Clear Meadows Lane, Stuarts Draft in the South River District. – **APPROVED W/CONDITIONS**

H. A request by Stephen Byler, agent for Ulrich of VA, for a Special Use Permit to continue to have an office and display and sales of storage buildings, gazebos, and outdoor lawn furniture and ornaments on property owned by Ulrich Properties, LLC, located at 4154 Stuarts Draft Highway, Stuarts Draft in the Wayne District. – **APPROVED W/CONDITIONS**

I. A request by Oleg and Olga Makitrin, for a Special Use Permit to have a motor vehicle repair and body shop on property they own, located at 389 Coffman Road, Weyers Cave in the North River District. – **APPROVED W/CONDITIONS**

J. A request by Jerome Jones, agent for Church of God, for a Special Use Permit to expand a non-conforming building on property owned by Staunton-Augusta-Waynesboro Habitat for Humanity, Inc., located at 145 Parkersburg Turnpike, Staunton in the Pastures District. – **APPROVED W/CONDITIONS**

K. A request by Jerome Jones, agent for Church of God, for a Variance from the front setback on property owned by Staunton-Augusta-Waynesboro Habitat for Humanity, Inc., located at 145 Parkersburg Turnpike, Staunton in the Pastures District. - **DENIED**

5. **OLD BUSINESS**

A. A request by Kevin S. or Leslie C. Whitney, for a Special Use Permit to have a kennel and to have dog training and field trial events on property they own located at 982 Newport Road, Raphine in the Riverheads District. – APPROVED THE KENNEL BUT TABLED THE DOG TRAINING AND FIELD TRIAL EVENTS – **DENIED FIELD TRIAL EVENTS**

6. **MATTERS TO BE PRESENTED BY THE PUBLIC**

7. **MATTERS TO BE PRESENTED BY THE ZONING ADMINISTRATOR**

8. **STAFF REPORTS**

22-36 Carl K. & Karen R. Sorensen – **In Compliance**

22-37 Larry W. Hostetter – **In Compliance**

22-38 John C., III or Elizabeth McCue – **In Compliance**

22-39 Wilmer R. Phillips – **In Compliance**

22-40 Doreen Deblock – **In Compliance**

22-41 Always Faithful, LLC – **Withdrawn**

22-42 Kimball E. Stowers – **Sent applicant a letter to complete the pre-conditions**

22-43 Kimball E. Stowers - **Sent applicant a letter to complete the pre-conditions**

22-44 Mark W. or Mandi L. Simmers - **Sent applicant a letter to complete the pre-condition. They still need a CO but the site is still under construction.**

9. **ADJOURNMENT**

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