RALEIGH COUNTY BOARD OF ZONING APPEALS
MINUTES
October 14, 2025

Rebecca Callaway called the meeting to order. Members present were, James Songer, George Bragg, Dan Snead and Detlef Ulfers, Alternate.

Minutes:
James Songer made a motion to approve the minutes of the September 9, 2025 meeting, seconded by George Bragg and the motion carried.

New Business:
Beaver Coal Co., LTD. – Public hearing for a conditional use permit for **Log Storage, Sorting & Sales Yard** located on property located at **230 Water Tank Hill Road, Sophia, WV, Town District, Tax Map 33, Part of Parcel 2.** Residents of the area voiced concerns of dust, water runoff, and safety due to increased truck traffic and width of the road. After discussion, Rebecca Callaway called for a vote for all in favor of the petition, George Bragg voted in opposition of the approval and the remaining board members voted to **approve the petition with the following conditions: (1) the yard must maintain 300-foot setback from all residential property lines, (2) water runoff must be controlled and not negatively impact any adjoining residents.**

Beaver Coal Co., LTD. – Public hearing for a conditional use permit for **Vehicle & Equipment Parking & Storage & Power** located on property located at **738 Robert C. Byrd Drive, Sophia, WV, Town District, Tax Map 34, Part of Parcel 70.** After discussion, Rebecca Callaway called for a vote for all in favor of the petition, the **vote was unanimous.**

Vota E. Smith & Stephanie Page – Public hearing for a conditional use permit for an **Airbnb** on property located at **3101 Flat Top Road, Ghent, WV, Shady Spring District, Tax Map 3001, Parcel 43.** After discussion, Rebecca Callaway called for a vote for all in favor of the petition, the **vote was unanimous.**

Chittum Land Development – Public hearing for a conditional use permit for a **Mini Storage & Retail Office Shoppes** on property

located at **124 Cottonwood Ave., Beckley, WV, Shady Spring District, Map 7, Parcel 14**. After discussion, Rebecca Callaway called for a vote for all in favor of the petition, the **vote was unanimous.**

Friendship Properties of WV, LLC – Public hearing for a conditional use permit for a **Flag Pole** on property located at **111 Midtown Ave., Beckley, WV, Town District, Map 7002, Parcel 36**. After discussion, Rebecca Callaway called for a vote for all in favor of the petition, the **vote was unanimous.**

Friendship Properties of WV, LLC – Public hearing for a conditional use permit for a **Flag Pole** on property located at **3921 Robert C. Byrd Drive, Beckley, WV, Town District, Map 21, Parcel 5.19**. After discussion, Rebecca Callaway called for a vote for all in favor of the petition, the **vote was unanimous.**

Braxton Grosse – Public hearing for a conditional use permit for a **Pole Barn with Power** on property located at **327 Sunshine Drive, White Oak, WV, Shady Spring District, Tax Map 2007, Parcel 20.** After discussion, Rebecca Callaway called for a vote for all in favor of the petition, the **vote was unanimous.**

There being no further business, the meeting was adjourned.