

PRESENT: R. Harris, Chairman
C. Bragg
L. Howdyshell
R. Thomas

J. Hensley, Planner II
K. Savage, Planner I
D. Wolfe, Director of Community Development
N. Price, Assistant County Attorney

ABSENT: W. Schindler, Vice Chairman
K. Leonard
K. McComas

VIRGINIA: At the Called Meeting of the Augusta County Planning Commission held on Tuesday, July 9, 2024 at 4:00 p.m. in the Board Conference Room, Augusta County Government Center, Verona, Virginia.

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The Planning Commission reviewed one (1) rezoning request and traveled to the following site, which will be considered at the Public Hearing:

Zachary Dean
3840 East Side Highway
Grottoes, VA 24441

Staff also presented a report detailing the results of the previous Board of Zoning Appeals meeting.

Chairman

Secretary

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ABSENT: W. Schindler, Vice Chairman
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VIRGINIA: At the Regular Meeting of the Augusta County Planning Commission held on Tuesday, July 9, 2024 at 7:00 p.m. in the Board Room, Augusta County Government Center, Verona, Virginia.

DETERMINATION OF A QUORUM

Mr. Randy Harris stated that there was a quorum.

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MINUTES

Ms. Carolyn Bragg moved to approve the minutes of the called and regular meeting held on June 11, 2024.

Mr. Robert Thomas seconded the motion, which carried unanimously, 4-0.

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PUBLIC HEARING

Mr. Harris stated that there was one (1) public hearing that evening.

Ms. Julia Hensley introduced the item as a rezoning request. The request is to rezone from General Agriculture to General Business approximately 2.515 acres owned by

Zachary Dean near Harriston in the Middle River Magisterial District. The property is located in a Rural Conservation Area of the Comprehensive Plan and is planned for Agriculture. The purpose of the rezoning is to rezone to General Business in order to expand a storage and sales lot, construct a shop, and keep a shipping container on the property. Staff recommended denial of the request.

Mr. Harris asked if the Commissioners would like to discuss the request or had questions for staff.

Mr. Harris asked if the applicant was present.

Ms. Hensley stated that the applicant was not present.

Mr. Harris asked the Commissioners if they had any comments or questions for staff.

Mr. Harris opened the public hearing asking if anyone wished to speak for or against the rezoning request. Seeing none, Mr. Harris closed the public hearing.

Mr. Harris asked the Commissioners if they would like to discuss the request.

Mr. Larry Howdyshell stated that the present Commissioners had the opportunity to visit the property in question and reiterated staff's recommendation for denial. Mr. Howdyshell recognized Mr. Dean's ambitions for his business and the property, but made a comment that Mr. Dean would have a more fruitful outcome getting a Special Use Permit through the Board of Zoning Appeals. Mr. Howdyshell continued by recognizing the uniqueness of the property and how the restrictions that come with a General Business rezoning could prove difficult for Mr. Dean. Mr. Howdyshell stated a concern with spot zoning and continued by sharing his well wishes for Mr. Dean.

Mr. Howdyshell made a motion to recommend denial of the request.

Ms. Bragg seconded the motion.

Mr. Harris asked the Commissioners if they would like to discuss the motion.

Mr. Harris stated that the request is in his Magisterial District and agreed with Mr. Howdyshell by wishing Mr. Dean well, stating there are other avenues Mr. Dean can pursue, and reiterated the concern of spot zoning.

Mr. Harris asked if the Commissioners had any other questions or comments or are ready to vote.

The vote to recommend denial carried unanimously, 4-0.

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MATTERS TO BE PRESENTED BY THE PUBLIC

Mr. Harris asked if there was anyone who would like to speak.

Mr. Scott Cline introduced his position with Augusta County Watch, a private group interested in informing the public on matters of the County. Mr. Cline asked the Commissioners of the possibility of having the Planning Commission live streamed. Mr. Cline stated the public's interest in being knowledgeable and aware of agenda items and the Planning Commission process.

Mr. Harris thanked Mr. Cline and stated that it was previously a unanimous decision to not live stream the Planning Commission, but that they are willing to have that discussion again with a fully present Commission.

Mr. Harris asked if there was anyone else who would like to speak. Seeing none, Mr. Harris moved on to new business.

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NEW BUSINESS

Mr. Harris stated there was one (1) item on the agenda under new business, the appointment of the Secretary.

Mr. Harris asked the Commissioners if they would like to discuss the appointment or if there was a motion.

Ms. Bragg made the motion to appoint the senior Planner, Julia Hensley, as the new Secretary.

Mr. Thomas and Mr. Howdyshell both seconded the motion, which carried unanimously 4-0.

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OLD BUSINESS

Mr. Harris stated there was no old business to discuss and moved on to the next agenda item.

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MATTERS TO BE PRESENTED BY THE COMMISSION

Mr. Harris asked if any Commissioners wished to present this evening.

Mr. Howdyshell stated the need for cooler weather and more rain.

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STAFF REPORTS

Mr. Harris asked Ms. Hensley if staff had an update on the Comprehensive Plan.

Ms. Hensley updated the Commissioners on the progress of the Comprehensive Plan, including the completion of community engagement events and any upcoming tasks.

Mr. Harris asked Ms. Hensley about the turnout at the pop-up engagement events.

Ms. Hensley stated that some events saw greater turnout than others, citing rain as a factor for low-attendance in Craigsville.

Mr. Harris stated there are Board of Zoning Appeals items on the agenda to be reviewed by staff.

Ms. Hensley reviewed the agenda items with the Commissioners for the August 2024 Board of Zoning Appeals regular meeting.

Ms. Bragg asked a question about the location of the first BZA item.

Ms. Hensley and Mr. Doug Wolfe clarified the location of the parcel in question.

Ms. Hensley continued reviewing the agenda items with the Commissioners for the August 2024 Board of Zoning Appeals regular meeting.

Mr. Wolfe made a clarifying comment on the purpose behind the BZA item seeking to build a monopole tower as a replacement for a nearby antenna that is located within a Dominion Energy transmission line tower.

Ms. Hensley continued reviewing the agenda items with the Commissioners for the August 2024 Board of Zoning Appeals regular meeting.

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ADJOURNMENT

Mr. Harris asked the Commissioners if there was a motion to adjourn.

There being no further business to discuss, Ms. Bragg made a motion to adjourn.

Mr. Howdyshell seconded the motion, which carried unanimously, 4-0.

Chairman

Secretary