

Regular Meeting, Monday, November 22, 2021, 7:00 p.m. Government Center, Verona, VA.

PRESENT: Gerald Garber, Chairman
Butch Wells, Vice-Chair
Pam Carter
Michael Shull
Scott Seaton
Steve Morelli
Jeffrey Slaven
Timothy K. Fitzgerald, County Administrator
Jennifer M. Whetzel, Deputy County Administrator
John Wilkinson, Director of Community Development
Leslie Tate, Senior Planner
James Benkahla, County Attorney
Angie Michael, Executive Assistant

VIRGINIA: At a regular meeting of the Augusta County Board of Supervisors held on Monday, November 22, 2021, at 7:00 p.m., at the Government Center, Verona, Virginia, and in the 246th year of the Commonwealth....

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Chairman Garber welcomed those present for the meeting.

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Lauren Vance from Stuarts Draft Middle School led the Board of Supervisors in the Pledge of Allegiance. She plans to become a labor and delivery.

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Ms. Carter, Supervisor for the Pastures District, delivered the invocation.

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WHITESCARVER/HOFFMAN COMP PLAN FUTURE LAND USE MAP AMENDMENT

This being the day and time advertised to consider a request to amend the Augusta County Comprehensive Plan Future Land Use Map from Low Density Residential to Urban Open Space for approximately 57 acres of an approximately 150.22 acre property owned by Robert Whitescarver or Jeanne Hoffman located at the western corner of the intersection of Buffalo Gap Highway and Whiskey Creek Road in Churchville in the Pastures District. The proposed general use of the property is open space through placement of a conservation easement on the entirety of the property. The Planning Commission recommends approval.

Leslie Tate, Senior Planner, stated that the Urban Open Space land use designation is specifically intended to identify "land permanently set aside for open space uses such as conservation easements and county recreation areas." As the southern portion of the property is located in a Community Development Area – intended to be a residential growth area – the Planning Commission and Board of Supervisors is tasked with reviewing the proposed Comprehensive Plan Amendment and associated conservation easement to determine whether or not the placement of an easement is compliant with the Comprehensive Plan. While the portion of the property being included in the request is in a Community Development Area, staff notes that the remainder of the property, nearly 100 acres, is located in a Rural Conservation Area and would currently be able to support a conservation easement under Comprehensive Plan provisions. The property has numerous environmental and natural considerations, several of which may preclude low-density residential development regardless of the Comprehensive Plan designation.

The majority of the property is considered to be either prime farmland or farmland of statewide importance, is located in a Source Water Protection Area 1 or 2, and has steep slopes in the portion of the property currently identified as a Community Development Area.

Bobby Whitescarver and Jeannie Hoffman, applicants, stated that they are the owners of the property. They would like to keep the farm as a farm and that is not possible if the land is zoned for low-density housing.

The Chairman declared the public hearing open.

Nancy Sorrells, 3419 Cold Springs Road, Greenville, spoke in favor of the amendment.

There being no other speakers, the Chairman declared the public hearing closed.

Ms. Carter moved, seconded by Mr. Slaven, that the Board approve the ordinance amendment as presented.

Vote was as follows: Yeas: Garber, Carter, Wells, Shull, Slaven, Seaton and Morelli
Nays: None

Motion carried.

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PAXNFAITH INVESTMENTS, LLC REZONING
This being the day and time advertised to consider a request to rezone from General Agriculture to General Business approximately 0.65 acres of an approximately 1.5 acre property owned by PAXNFAITH Investments, LLC located in the southwest quadrant of the intersection of Stuarts Draft Highway and Ladd Road in Waynesboro in the South River District. The proposed general use of the property is business. The Planning Commission recommends approval.

Leslie Tate, Senior Planner, stated that this property drains to South River, which is listed on the Virginia DEQ 2018 and Draft 2020 Impaired Waters List. The Augusta County Comprehensive Plan lists the South River watershed as a Priority Watershed for Groundwater Protection due to the presence of karst features and the location of Source Water Assessment Program zones. If the remaining 1.5 acre portion of the property is rezoned to General Business in order to construct a storage building for construction equipment accessory to the existing contractor office, the adjacent General Agriculture zoned properties should not be adversely affected by the change. Water and sewer capacities are not reserved until system adequacy is determined and payment of the connection fees has been received. Investigation of available fire flow is recommended to ensure that the system is capable of providing the needed fire flow to comply with Chapter 24 of the Augusta County Code requirements for the proposed use of the property. There is no public sewer available in the area of the subject parcel. The proposed rezoning would not require a VDOT Chapter 527 Traffic Impact Analysis (TIA). The request is not fully compatible with the Neighborhood Mixed Use designation of the property due to the exclusion of residential uses, however, staff feels that the request is the highest and best use of land at this location, as the existing business on site has been operating for years and has proved to be compatible with adjacent properties and other nearby land uses.

Charity Cox and Angie Campbell with Cox Construction stated that they are trying to clean up the rezoning.

The Chairman declared the public hearing open.

2021 MAGISTERIAL DISTRICT REDISTRICTING (COMM. 2)
Glen Sensabaugh, 3005 Middlebrook Road, suggests that all three maps be re-evaluated.

Joan Wolfe, 250 Rocky Ridge Lane, submitted a comment via telephone. She is concerned with the Riverheads District changes. She prefers to remain the Riverheads District.

A vote will take place at the December 8, 2021 regular Board of Supervisors meeting.

Mr. Shull thanked everyone for attending the meeting. Timing with this was not good. The census was very delayed and that shortened the time to complete the maps. An extension should be given.

Staff is directed to look into providing another map option.

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The Board considered committee's recommendation for funding.

Dr. Seaton moved, seconded by Mr. Wells, that the Board approve the funding request.

Motion carried.

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November 22, 2021, at 7:00 p.m.

MATTERS TO BE PRESENTED BY STAFF

Mr. Fitzgerald discussed the following:

- 1) The RFP for Shenandoah Valley Animal Service Center has been extended to December 7, 2021 to allow the review group to be changed to seven members instead of five.
- 2) James Benkahla, County Attorney, has a very old Code of Virginia book and a minutes book from 1853-1857. He would like to give the books to the Circuit Court Clerk to preserve and restore.

Dr. Seaton moved, seconded by Ms. Carter, that the Board approve donating old minute and code books to the Clerk's office for restoration.

Vote was as follows: Yeas: Garber, Carter, Wells, Shull, Slaven, Seaton and Morelli
Nays: None

Motion carried.

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ADJOURNMENT

There being no other business to come before the Board, Dr. Seaton moved, seconded by Mr. Wells that the Board adjourn subject to call of the Chairman.

Vote was as follows: Yeas: Garber, Carter, Wells, Shull, Slaven, Seaton and Morelli
Nays: None

Motion carried.

Gerald W. Hawley
Chairman


County Administrator