

PRESENT: R. Harris, Chairman
W. Schindler, Vice 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: K. Leonard
K. McComas

VIRGINIA: At the Called Meeting of the Augusta County Planning Commission held on Tuesday, September 10, 2024 at 3:00 p.m. in the Board Conference Room, Augusta County Government Center, Verona, Virginia.

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The Planning Commission reviewed the following rezoning requests and traveled to the following sites, which will be considered at the Public Hearing:

Blakely Properties, LLC
190 Houff Road
Weyers Cave, VA 24486

Jason A. & Destiny D. Bartley
Augusta Street
Verona, VA 24482

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

Chairman

Secretary

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J. Hensley, Planner II
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ABSENT: K. McComas
K. Leonard

VIRGINIA: At the Regular Meeting of the Augusta County Planning Commission held on Tuesday, September 10, 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

Mr. Larry Howdyshell and Mr. Bill Schindler moved to approve the minutes of the called and regular meeting held on August 13, 2024.

Ms. Carolyn Bragg seconded the motion, which carried unanimously, 5-0.

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PUBLIC HEARING

Mr. Harris stated that there were two (2) Public Hearings that evening.

Ms. Julia Hensley introduced the first item as a rezoning request. The request is to rezone from General Business to General Agriculture approximately .268 acres owned by Blakely

Properties, LLC (TMP 020A (3) 54) located at 190 Houff Road in Weyers Cave in the Middle River Magisterial District. The property is located within an Urban Service Overlay District in an Urban Service Area of the Comprehensive Plan, planned for Business. The purpose of the rezoning is to be able to renovate an existing structure to be used as a residence. Planning staff recommended approval of the request.

Ms. Hensley reiterated that the property is currently zoned General Business, planned for Business, and located in an Urban Service Area. Ms. Hensley illustrated those designations by presenting aerial, zoning, future land use, and planning policy area maps of the subject parcel.

Mr. Harris asked if the applicant was present.

Mr. Jason Grimm rose and identified himself as present.

Mr. Harris asked if there was any discussion from the Commissioners.

Mr. Harris invited audience members who wished to speak for or against the request to come forward and to state their name and address.

Mr. James Riddel, of 11 Click Road, Weyers Cave, VA, addressed concerns with the rezoning of the parcel. Mr. Riddel stated that his mother's property is located to the east of the subject parcel and expressed concern with it being a monthly rental property should it be rezoned to General Agriculture. Mr. Riddel highlighted his family's enjoyment of the property being a day-time business and their satisfaction with it being used for Airbnb.

Mr. Harris thanked Mr. Riddel.

Mr. Harris asked if there was anyone else who wished to speak for or against the request. Seeing none, Mr. Harris closed the Public Hearing.

Mrs. Bragg asked if the applicant wanted to retort.

Mr. Grimm declined.

Mr. Harris asked if there was any discussion from the Commissioners.

Ms. Bragg said that the Commissioners visited the subject parcel, to which she highlighted its beautiful surrounding. Ms. Bragg cited the maps Ms. Hensley shared and commented on the previous spot zoning of the parcel and how its out of character with the surrounding lots.

In response to Mr. Riddel's comment, Ms. Bragg stated she was unsure of the applicant's intent with the property but that if there are any problems with noise or other disturbances, then the property owner would be held accountable.

Ms. Bragg made a motion to reverse the zoning back from General Business to General Agriculture, stating that its General Business zoning would bring about additional requirements and concerns that are likely unwanted by the parties involved. Ms. Bragg stated that she understands the concerns of Mr. Riddel and his family but that she moves to approve the rezoning request.

Mr. Robert Thomas seconded the motion.

Ms. Hensley made a clarifying note that the motion should be to recommend approval for the rezoning request.

Mr. Harris asked if the Commissioners would like to discuss the properly seconded motion. Seeing none, Mr. Harris asked for the vote.

The vote to recommend approval carried unanimously, 5-0.

Mr. Harris asked Ms. Hensley to read the second item up for Public Hearing.

Ms. Hensley introduced the second item as a rezoning request. The request is to rezone from Single Family Residential 15 (SF-15) to General Agriculture with proffers approximately 61.678 acres owned by Jason A. & Destiny D. Bartley (TMP 046A (4) 2D) located off Augusta Street in Verona in the North River Magisterial District. The property is located within an Urban Service Overlay District in an Urban Service Area of the Comprehensive Plan, planned for Medium Density Residential. The purpose of the rezoning is to locate a manufactured home on the property and to have a small hobby farm operation.

Ms. Hensley stated that Mr. Jason Bartley has proffered out intensive agriculture operations, which includes swine farming, large poultry operations, slaughterhouses, and concentrated animal feeding operations, as well as commercial farm vehicles. Mr. Bartley proffered a limit of only five (5) pigs and one hundred (100) chickens within a fenced area setback two hundred (200) feet from adjacent residentially owned properties. Lastly, Ms. Hensley stated that Mr. Bartley proffered a dedicated 50 foot right of way to VDOT to extend Augusta Street.

Ms. Hensley stated that Planning staff recommended approval.

Ms. Hensley reiterated that the property is currently zoned Single Family Residential 15, planned for Medium Density Residential, and located in an Urban Service Area. Ms. Hensley illustrated those designations by presenting aerial, zoning, future land use, and planning policy area maps of the subject parcel.

Mr. Harris asked if the applicant wished to speak.

Mr. Bartley, 51 Marshall Lane, Greenville, VA, presented to the Commissioners the history of the property, citing residential development feasibility studies since it was rezoned in 1969. Mr. Bartley explained that in his personal development of the property's water and sewer access, there have been topographical and geographical concerns, specifically with blue stone rock from 20 feet to 600 feet below surface.

Mr. Bartley explained that the intent of the rezoning is to locate a manufactured home on the property and operate a hobby farm. Mr. Bartley explained that his family is not planning on selling and that he wants his children to grow up around animals. Mr. Bartley concluded with saying that he grew up on a farm, and though he enjoyed it, he does not wish to introduce large agricultural operations to the subject parcel.

Mr. Harris thanked Mr. Bartley.

Mr. Harris opened the Public Hearing and asked if there was anyone who wished to speak for or against the request. Seeing none, Mr. Harris closed the Public Hearing.

Mr. Harris asked if there was any discussion from the commissioners.

Mr. Howdyshell stated that the request is located in his district. He explained that he never knew what type of property lied there. Mr. Howdyshell spoke highly of the proposed proffers and the work that was put into the driveway of the subject parcel.

Mr. Howdyshell made a motion to approve the request.

Mr. Thomas seconded the motion.

Mr. Harris recited the motion with the correction that it was to recommend approval of the request.

Mr. Harris asked if the Commissioners would like to discuss the properly seconded motion. Seeing none, Mr. Harris asked for the vote.

The motion carried unanimously, 5-0.

Mr. Howdyshell made a comment to Mr. Bartley that he understands the love-hate relationship with farming, having farmed all of his life.

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MATTERS TO BE PRESENTED BY THE PUBLIC

Mr. Harris moved on to matters to be presented by the public. Seeing none, Mr. Harris moved on to the next agenda item.

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NEW BUSINESS

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

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OLD BUSINESS

Mr. Harris stated that 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 there were matters to be presented by the Commission.

Ms. Bragg recognized the date of September 10, 2024, and commented on the following day's importance and how the events of September 11, 2001 should not be forgotten. Ms. Bragg highlighted a remembrance service for local first responders at Stuarts Draft's Sun Retreats Shenandoah Valley.

Mr. Harris made a comment to Ms. Bragg about her love for Stuart's Draft.

Mr. Howdyshell made a comment that the Planning Commission is a recommending body and is only one step in the entire decision-making process.

Mr. Schindler added to Mr. Howdyshell's comment and stated that each request brought before the Planning Commission is give a lot of consideration, through healthy discourse and site visits. Mr. Schindler stated that the Planning Commission tries its best to make the best decisions for the longevity of Augusta County.

An audience member made a comment to Mr. Schindler that they understand the process of what the Planning Commission does.

Mr. Schindler told the audience member that his comment was not directed toward her but that she and those around her were his audience for the evening.

Mr. Harris added by thanking staff for their efforts in helping the Planning Commission make their decisions.

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STAFF REPORTS

Mr. Harris invited Ms. Jennifer Whetzel to present on the Capital Improvements Plan and budget.

Ms. Whetzel presented on the annual Capital Improvements Plan (CIP), stating it is a state code requirement.

Ms. Whetzel gave a history on the CIP, stating that it has been in place for decades and is a way to systemically plan for capital improvements. Ms. Whetzel identified the CIP as an exercise to identify needs, regardless of if or how the money is available.

Ms. Whetzel stated that there are diverse funding options available, including the Board of Supervisors' annual appropriation of \$6.8 million, and state and federal funding.

Ms. Whetzel gave CIP project examples, such as the Jennings Branch project using the DuPont Factory settlement money.

Ms. Whetzel also highlighted the water tower project at Mill Place Commerce Park and the partnership with VDOT for the Rt. VA-636 Lifecore Drive project.

Ms. Whetzel provided a breakdown of the plan, including details on grants, collaboration, depreciation savings, replacement funds, and more.

Ms. Whetzel gave examples of current CIP projects, stating the biggest is the courthouse construction, where the construction workers have broke ground.

Ms. Whetzel continued her presentation by mentioning work with the Middle River Regional Jail and there being a new cell in place for the landfill.

Ms. Whetzel asked the Planning Commission for their consideration of the plan.

Mr. Howdyshell asked Ms. Whetzel if the courthouse payment process was set up like a mortgage payment, asking for how many years.

Ms. Whetzel replied that the courthouse payment process was similar to a mortgage payment, and it will be \$4.1 million a year for 30 years as approved by the Board of Supervisors.

Mr. Howdyshell asked if that is similar to how the newly built schools are.

Ms. Whetzel replied that it was similar.

Ms. Bragg made a motion to recommend the plan as presented.

Mr. Howdyshell seconded the motion.

The motion carried unanimously, 5-0.

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

Ms. Hensley provided an update on the Comprehensive Plan by first providing details on the three (3) Background Chapters, which are under staff review. Ms. Hensley provided information on what each of the three (3) chapters entail.

Ms. Hensley shared a tool currently being used by staff to get feedback from the community on the future land use map. The tool is interactive and will allow residents to share what they want future zoning to look like. Ms. Hensley stated that this tool will close on the first of October.

Ms. Hensley provided an update on staff's recent visioning and goal setting sessions.

Ms. Hensley provided an updated projected timeline for the rest of the Comprehensive Plan writing process. Ms. Hensley welcomed questions from the Commissioners.

Mr. Schindler asked if the Comprehensive Plan will still be in the working stages in March.

Ms. Hensley stated that in March the Plan will still be in the working stages and that in May the plan is intended to be adopted.

Mr. Schindler asked if a hard copy of the Plan would be given to the Commissioners for review.

Ms. Hensley expressed that would be the case and that they will be given that Plan in December. Ms. Hensley explained that this will be a draft version of the Plan. She outlined the next steps, which include several rounds of community input and a joint work session between the Planning Commission and the Board of Supervisors. The final version is expected to be adopted in May.

Mr. Harris requested a copy of the updated timeline.

Ms. Hensley agreed to getting the updated timeline to the Commissioners.

Mr. Harris thanked Ms. Hensley for the update and asked Ms. Kaitlyn Savage if there were any Board of Zoning Appeals (BZA) items to review.

Ms. Savage provided an update on October BZA Special Use Permit requests. Ms. Savage shared that the first applicant is for All American Properties, LLC. This request is located in the Middle River Magisterial District, in an Agricultural Conservation Area. The property is located at 612 Paine Run Road in Grottoes and is zoned General Agriculture. The purpose of this request is to construct a gazebo to have weddings and special events. She provided an aerial and tax map view of the property.

Ms. Savage shared that the second applicant Arehart Family Investment, LLC. This request is located in the Beverley Manor Magisterial District, in an Urban Service Area, planned for Community Mixed Use. The property is located at 121 Mule Academy Road in Fishersville and is zoned General Agriculture and Single Family Residential 15. The purpose of this request is to construct and operate a 3 MWac small scale solar energy facility within approximately 22 acres of a fenced in area. She provided an aerial and tax map view of the property.

Ms. Savage shared that the third applicant is Joseph E., Jr. and Cindy R. Barton. This request is located in the Middle River Magisterial District, in an Agricultural Conservation Area. The property is located on the east side of Bailey Rd on Route 742, west of the intersection of Bailey Road and Catalpa Lane in Fort Defiance. The parcel is currently zoned General Agriculture. The purpose of the request is to have outdoor storage of commercial vehicles, mulch, pavers, and storage equipment within an existing structure, and employee parking in conjunction with a landscape business. She provided an aerial and tax map view of the property.

Ms. Savage shared that the fourth applicant is Thomas W. and Diana K. Desper. This request is located in the Beverley Manor Magisterial District, in a Community Development Area, planned for Low Density Residential. The property is located at 31 Chestnut Road in Staunton and is zoned Rural Residential. The purpose of the request is to construct an accessory building in the front yard. She provided an aerial and tax map view of the property.

Ms. Savage shared that the fifth applicant is The Farm at Chapel Hill, LLC. This request is located in the Middle River Magisterial District, in an Agricultural Conservation Area. The property is located at 212 Chapel Hill Lane in Weyers Cave and is zoned General Agriculture. The purpose of the request is to have a special event facility and to have outdoor storage of food trucks on site. She provided an aerial and tax map view of the property.

Ms. Bragg asked if the Commissioners were willing to express concern over the proposed stipulations allowing for 10 events with a maximum of 400 attendees and 75 events with a maximum of 50 attendees.

Mr. Harris agreeably expressed concerns with the parking area's ability to properly accommodate a larger number of attendees, especially during inclement weather and saturated soil conditions. Mr. Harris also made note of the restroom facility's capacity for such events.

Mr. Schindler agreeably expressed concerns with the large number of events.

Ms. Bragg asked about the applicant's restroom facilities.

Mr. Doug Wolfe stated that the applicant had installed high pressure lines and that the applicant should have those in operation soon.

Mr. Harris mentioned the volume of events Stable Craft Brewing & Cidery has and asked how it compares to the applicant's brewery.

Mr. Wolfe was unsure of the number of events and attendees Stable Craft hosts.

Mr. Harris mentioned the volume of events Stable Craft Brewing & Cidery has and how well they turn out.

Ms. Bragg commented that Stable Craft did not begin their operation with that number of events, but rather grew into it.

Mr. Wolfe commented on the applicant's property being on a dirt road.

Ms. Bragg reiterated Mr. Wolfe's point and spoke to neighbor concerns.

Mr. Wolfe reiterated the comments made by the Commissioners so that staff can properly reflect the concerns of the Planning Commission pertaining to The Farm at Chapel Hill, LLC's request for a Special Use Permit.

Ms. Savage shared that the sixth applicant is Tapeaka Holsteins #1 and #2, LLC. This request is located in the North River Magisterial District, in an Agricultural Conservation Area. The property is located at 425 Freemason Run Road in Mt Solon and is zoned General Agriculture. The purpose of the request is to have outdoor storage of commercial vehicles and storage of equipment within an existing storage shed in conjunction with a litter processing business. She provided an aerial and tax map view of the property.

Mr. Harris thanked Ms. Savage and asked if the Joseph E., Jr. and Cindy R. Barton request land owners owned the houses adjacent to that property, citing how close in location those houses are to the requested parcel.

Mr. Wolfe and Ms. Hensley were able to clarify which adjacent buildings in close proximity are owned by the applicant.

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ADJOURNMENT

Mr. Harris asked if there were any questions from the commissioners or if there was a motion to adjourn.

Ms. Bragg made a motion to adjourn.

Mr. Schindler seconded the motion, which carried 5-0.

Chairman

Secretary