



COUNTY OF AUGUSTA
COMMONWEALTH OF VIRGINIA
DEPARTMENT OF COMMUNITY DEVELOPMENT
P.O. BOX 590
COUNTY GOVERNMENT CENTER
VERONA, VA 24482-0590



MEMORANDUM

TO: Augusta County Planning Commission
FROM: Julia Hensley, Planner II
Kaitlyn Savage, Planner I
CC: Timothy Fitzgerald, County Administrator
Doug Wolfe, Director of Community Development
DATE: February 4, 2025
SUBJECT: Regular Meeting

The regular meeting of the Augusta County Planning Commission will be held on **Tuesday, February 11, 2025 at 7:00 p.m.** at the Augusta County Government Center in the Board Meeting Room, 18 Government Center Lane, Verona, Virginia.

The Planning Commission will meet beginning at **4:30 p.m.** for a staff briefing in the **Board Conference Room** and for a viewing of the two (2) sites being considered during the public hearing. After returning from the viewing, the Planning Commission will have dinner in the Community Development Conference Room at 6:00 p.m.

Attached are the agenda and meeting materials for this meeting. If you have any questions about any of the materials, please feel free to contact us. If you won't be able to attend the meeting, please let us know as soon as possible.

JH/KS



Augusta County Planning Commission
Regular Meeting
Tuesday, February 11, 2025 – 7:00 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 regular and called meeting on January 14, 2025.
4. **Public Hearing**
 - a. A request to rezone from Limited Business to General Business with proffers approximately 2.692 acres (TMPs 067C2 (8) 2 and 067C2 (8) 4) owned by Boyington Properties, LLC/William C. or Sandra E. McMeans located off Jefferson Highway in Fishersville in the Wayne Magisterial District. The two parcels are located within an Urban Service Overlay District, a Floodplain Overlay District, and an Airport Overlay District. The two parcels are located in an Urban Service Area of the Comprehensive Plan and are planned for Business. The applicant is interested in rezoning from Limited Business to General Business with proffers in order to allow for a larger variety of business uses.
 - b. A request to add a Public Use Overlay on approximately 16.122 acres (TMP 067 84F) owned by Bridge Christian Church located off Goose Creek Road at 14 Caldwell Lane in Fishersville in the Wayne Magisterial District. This property is located within the Conical Zone of the Airport Overlay District (APO) for the Waynesboro Eagles Nest Airport. This property is located in a Community Development Area of the Comprehensive Plan and is planned for Low-Density Residential. The applicant seeks to add a Public Use Overlay to the parcel to establish a hybrid program for homeschool students in grades K-5 within the existing church building to accommodate up to 72 students.
5. **Matters to Be Presented by the Public**
6. **New Business**
7. **Old Business**
8. **Matters to Be Presented by the Commission**

9. **Staff Reports**

- a. Planning Commission 2024 Annual Staff Report
- b. Comprehensive Plan Update
- c. Information for Commission – Code of Virginia, Section 15.2-2310
(Board of Zoning Appeals Items)

10. **Adjournment**

Augusta County boards and commissions invite the public to attend meetings. If you have requests for accommodations to be able to attend or have questions about accessibility, please contact us at [540-245-5610](tel:540-245-5610) or coadmin@co.augusta.va.us.

PRESENT: R. Thomas, Chairman
W. Schindler, Vice Chairman
L. Howdyshell
R. Harris
S. Lucas
J. Hensley, Planner II
K. Savage, Planner I
D. Wolfe, Director of Community Development

ABSENT: K. Leonard
K. McComas

VIRGINIA: At the Called Meeting of the Augusta County Planning Commission held on Tuesday, January 14, 2025 at 4:00 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:

Barterbrook Investment Co., LLC
Barterbrook Road
Staunton, VA 24401

Mansour Group, LLC
399 Mule Academy Road
Fishersville, VA 22939

RAE Enterprises, LLC
Wayne Ave
Stuarts Draft, VA 24477

Staff also presented a report detailing the outcomes of the January 2025 Board of Zoning Appeals meeting.

Chairman

Secretary

PRESENT: R. Thomas, Chairman
W. Schindler, Vice Chairman
L. Howdysshell
R. Harris
S. Lucas
K. Leonard

J. Hensley, Planner II
K. Savage, Planner I
D. Wolfe, Director of Community Development

ABSENT: K. McComas

VIRGINIA: At the Regular Meeting of the Augusta County Planning Commission held on Tuesday, January 14, 2025 at 7:00 p.m. in the Board Room, Augusta County Government Center, Verona, Virginia.

DETERMINATION OF A QUORUM

Mr. Robert Thomas stated that there was a quorum and welcomed new Commissioner, Mr. Shannon Lucas.

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MINUTES

Mr. Larry Howdysshell moved to approve the minutes of the called and regular meeting held on December 10, 2024.

Mr. Randy Harris seconded the motion, which carried unanimously, 6-0.

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PUBLIC HEARING

Mr. Thomas stated that there were three (3) Public Hearings that evening.

Mr. Thomas introduced the details of the first agenda item up for Public Hearing and asked Ms. Julia Hensley to read the agenda item in its entirety.

Ms. Hensley identified the first item as a proffer amendment request for Barterbrook Investment Co., LLC. Ms. Hensley stated that the applicant was present.

Mr. Thomas asked if the applicant wished to speak, but the applicant declined.

Ms. Hensley noted that this request is to amend and restate proffers on approximately 86.473 acres owned by Barterbrook Investment Co., LLC located on the west side of Barterbrook Road approximately 0.4 miles south of the intersection of Frontier Drive near the City of Staunton in the Beverley Manor Magisterial District.

Ms. Hensley presented the redlined text of the proposed proffer amendment.

Ms. Hensley stated that the property is currently zoned Attached Residential, Single Family Residential, and Multi-family Residential with proffers. She indicated the parcel is planned for Planned Residential, and is located within an Urban Service Area of the Comprehensive Plan. Ms. Hensley illustrated those designations by presenting aerial, zoning, future land use, and planning policy area maps of the subject parcel.

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

Mr. Thomas invited audience members who wished to speak for or against the request to come forward. Seeing none, Mr. Thomas closed the Public Hearing.

Mr. Thomas asked the Commissioners if there was any further discussion or if there was a motion.

Mr. Bill Schindler made a motion to recommend approval of the proffer amendment as presented.

Mr. Harris seconded the motion, which carried unanimously, 6-0.

Ms. Hensley stated that the proffer amendment request for Sunrise Investments of Augusta County, LLC was withdrawn.

Mr. Thomas introduced the details of the second agenda item up for Public Hearing and asked Ms. Hensley to read the agenda item in its entirety.

Ms. Hensley identified the second item as a rezoning request for Mansour Group, LLC. Ms. Hensley stated the applicant was present.

Mr. Thomas asked if the applicant wished to speak, but the applicant declined.

Ms. Hensley noted that the request is to rezone from General Business to Multi-family Residential with proffers approximately 3.057 acres of an approximately 4.557-acre parcel owned by Mansour Group, LLC located off Tinkling Spring Road and Mule Academy Road in Fishersville the Beverley Manor Magisterial District.

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

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

Mr. Thomas invited audience members who wished to speak for or against the request to come forward. Seeing none, Mr. Thomas closed the Public Hearing.

Mr. Thomas asked the Commissioners if there was any further discussion or if there was a motion.

Mr. Schindler made a motion to recommend approval of the rezoning request as presented.

Mr. Kyle Leonard seconded the motion, which carried unanimously, 6-0.

Mr. Thomas introduced the details of the third agenda item up for Public Hearing and asked Ms. Hensley to read the agenda item in its entirety.

Ms. Hensley identified the second item as a rezoning request for RAE Enterprises, LLC. Ms. Hensley stated the applicant was present.

Ms. Hensley noted that the request is to rezone from General Agriculture to Single Family Residential with proffers approximately 25.541 acres owned by RAE Enterprises, LLC located off Wayne Avenue in Stuarts Draft in the South River Magisterial District.

Ms. Hensley stated that the property is currently zoned General Agriculture, is planned for Medium-Density Residential, and is located within an Urban Service Area of the Comprehensive Plan. Ms. Hensley illustrated those designations by presenting aerial, zoning, future land use, and planning policy area maps of the subject parcel.

Ms. Hensley presented the applicant's most recent concept plan to the Commissioners and audience.

Mr. Thomas asked if the applicant wished to speak.

Mr. John Rosebush, of 5000 Clayton Road, Maryville, TN, introduced himself as the applicant. Mr. Rosebush stated that the intent of the rezoning is to place 69 modular Clayton homes on the subject parcel. Mr. Rosebush made note of future water and sewer connection investments and the possible inclusion of garages.

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

Mr. Thomas invited individuals who signed up to speak to the podium by order of receipt.

Mr. Ed Marvec, 170 Wayne Avenue, Stuarts Draft, spoke in opposition of the request. Mr. Marvec stated the he has resided at his residence across the street from the subject parcel for 31 years. Mr. Marvec stated that Mr. Rosebush's comment about the placement of modular homes on the subject parcel was new information.

Mr. Marvec stated that, in addition to himself, the neighborhoods surrounding the subject parcel were concerned with and in opposition to the rezoning request. Mr. Marvec referred to the map on the screen, identifying the location of his home. Mr. Marvec then cited rain storms and flooding as an issue that he has experienced in that neighborhood for over 30 years, including the Princess Ann subdivision.

Mr. Marvec stated that the increase in traffic on Wayne Avenue already poses a threat to the safety of the neighborhood, commenting on large trucks driving to and from nearby industrial sites. Mr. Marvec argued that if approximately 70 homes were developed, that would increase the daily traffic on Wayne Avenue by approximately 140 cars.

Mr. Marvec argued that the proposal would contribute to an already dangerous traffic situation, noting the adjacent park where children play and the limitations law enforcement face.

Mr. Marvec stated that the land is meant to be farmed. Mr. Marvec noted the increase in construction traffic coming to and from the adjacent solar facility, highlighting the recent accident that killed three (3) passengers on the train tracks.

Mr. Marvec concluded his comments by reiterating the concern with flooding and rainwater runoff and local resource capacity. Mr. Marvec argued that the nearby schools, fire-rescue stations, and law enforcement cannot withstand the demands of the proposed development.

Mr. Joseph Harding III, 2 Princess Ann Lane, Stuarts Draft, spoke in opposition of the request. Mr. Harding echoed Mr. Marvec's comments and noted his home is located east of the subject parcel next to the drainage ditch. Mr. Harding stated that he has lived there for more than eight (8) years and noted continuous flooding.

Mr. Harding stated that, in any given year, residents experience standing water conditions during approximately three (3) non-continuous weeks. Mr. Harding noted the young children who live in the neighborhood, comparing their heights to the height of standing water.

Mr. Harding suggested a park is the best use of the subject parcel. Mr. Harding then stated that the train tracks to the south of the parcel are the greatest cause for flooding.

Mr. Harding stated that the neighborhood was designed to flood. There are children at risk of drowning, and there are unusable back yards.

Mr. Harding stated that he in years past spoke with the County Engineer and the U.S. Army Corps of Engineers about the flooding issue. Mr. Harding reiterated his idea that the subject parcel should be used as a park, stating the parcel cannot sustain housing.

Ms. Rebecca Glass, 1806 West Midland Trail, Lexington, VA, spoke in support of the request. Ms. Glass identified herself as a partial owner of RAE Enterprises, LLC. Ms. Glass stated that Stuarts Draft and Waynesboro are growing, so there is a need for affordable housing in the area.

Ms. Glass stated she would like to sell the parcel, take her inheritance, and provide for her family. Ms. Glass stated that she would entertain other purchasers willing to keep the parcel in farming. With that not being the case, Ms. Glass noted the Comprehensive Plan's Future Land Use designation for the parcel, which is Medium Density Residential. Ms. Glass noted the requests compliance with the future land use.

Ms. Glass concluded her comments by stating the development would support the nearby sewer treatment plant.

Mr. Anderson, 21 Princess Ann Lane, Stuarts Draft, spoke in opposition of the request. Mr. Anderson asked the Planning Commission if anyone represented the railroad industry. Mr. Anderson identified the parcel's placement on the map and commented on the potential development of townhouses or condominiums.

Ms. Hensley stated that the request is for Single Family Residential, which does not permit townhouses or condominiums.

Mr. Anderson cited flooding in the area, specifically in relation to the train tracks, and suggested opening the bridge head.

Ms. Hensley suggested to Mr. Anderson that he contact Norfolk Southern.

Mr. Thomas invited audience members who did not sign up but who wished to speak for or against the request to come forward.

Mr. Jeff Heizer, 13 Skyline Avenue, Stuarts Draft, spoke in opposition of the request. Mr. Heizer stated he lives in a brick house, and the development of modular homes would be out of character with the surrounding area. Mr. Heizer state this would affect his ability to sell his property at its assessed market-value.

Mr. Heizer questioned the feasibility of fitting 69 houses, accompanied by roads and retaining ponds, on approximately 25 acres. Mr. Heizer concluded his remarks by stating that type of housing is unwanted in the area.

Ms. Tammy Anderson, 21 Princess Ann Lane, Stuarts Draft, spoke in opposition of the request. Ms. Anderson recalled recent flooding that resulted in \$10,000 worth of damaged property in her backyard. Ms. Anderson talked about walking her dog along Wayne Avenue, where traffic safety is already a concern. Ms. Anderson stated there is not enough being done about the dangerous traffic on Wayne Avenue, identifying construction vehicles as a significant concern. Ms. Anderson explained that she is worried about the safety of the neighborhood and is opposed to an increase in people, crime, housing, and traffic.

Mr. Philip Fitzgerald, 51 Woodview Court, Stuarts Draft, spoke in support of the request. Mr. Fitzgerald identified himself as a partial owner of RAE Enterprises, LLC. Mr. Fitzgerald stated that they have worked with the County to update the drainage ditch. Mr. Fitzgerald stated that the water flow could be improved by allowing construction in the area and letting man dictate the path of the water.

Mr. Fitzgerald stated that he appreciated the conversations from his neighbors. Mr. Fitzgerald stated that he is looking to comply with the Comprehensive Plan. Mr. Fitzgerald highlighted the unique character of the Stuarts Draft community, stating that growth will happen and water will flow.

Mr. Fitzgerald concluded his remarks by reiterating the benefit construction can have on the guidance of where water will flow and asking the Commissioners to vote in favor of the request.

Ms. Karen Marvec, 170 Wayne Avenue, Stuarts Draft, spoke in opposition of the request. Ms. Marvec identified the proposed development as a trailer park and was surprised by this information from the applicant. Ms. Marvec resonated with the landowners and stated that she would not want others telling her what to do with her property. Ms. Marvec stated, however, that Stuarts Draft has grown at an exceptional rate in recent years. Ms. Marvec stated that she believes Stuarts Draft has done its part in hosting recent development but asked that some of the land remain untouched.

Mr. Thomas invited the applicant to the podium for a rebuttal.

Mr. Rosebush recognized the drainage concerns made by audience members and stated that the developers are required to design a drainage network that is county and state approved. Mr. Rosebush echoed Mr. Fitzgerald's comment that the flow of water can be reconstructed.

Mr. Rosebush stated that the addition of 69 taxpayers contribute to the funding of public services in the area. Mr. Rosebush stated that, as the applicant, he is trying to comply with requirements set forth by the County.

Mr. Schindler asked if there was a revised site plan.

Ms. Hensley showed Mr. Schindler the most up-to-date concept plan from the applicant on the screen.

Mr. Thomas asked the Commissioners if there was any further discussion or if there was a motion.

Mr. Schindler recalled his time working at the high school and in transportation and stated that flooding has always been a concern in that neighborhood. Mr. Schindler stated that water goes where it wants to, despite the path of natural or manufactured channels.

Mr. Howdyshell stated that seeing the subject parcel in person was the most effective approach to understanding the consequences and benefits of the request. Mr. Howdyshell stated that the drainage issue is not fixed, which needs to be dealt with prior to any rezonings or developments.

Mr. Harris agreed that the drainage issues leave the Planning Commission with unanswered questions about the consequences of the development.

Mr. Schindler made a motion to recommend denial of the request, citing drainage issues and the recommendation set forth in the staff report.

Mr. Howdyshell commented that Wayne Avenue is a narrow road. Mr. Howdyshell recognized the proffers made by the applicant alleviated some traffic complaints but expressed concern with the entire stretch of Wayne Avenue and the effects additional traffic will have on it.

Mr. Harris seconded the motion, which carried unanimously 6-0.

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MATTERS TO BE PRESENTED BY THE PUBLIC

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

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NEW BUSINESS

Mr. Thomas stated that there was no New Business and moved on to the next agenda item.

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OLD BUSINESS

Mr. Thomas 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. Thomas asked if any Commissioners wished to speak. Seeing none, Mr. Thomas moved on to Staff Reports.

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STAFF REPORTS

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

Ms. Hensley reported to the Commissioners that staff are working on the Comprehensive Plan and they can expect a draft by the middle of February.

Mr. Thomas thanked Ms. Hensley.

Mr. Thomas asked Ms. Kaitlyn Savage if there were any Board of Zoning Appeals (BZA) items to review.

Ms. Savage provided an update on February 2025 BZA Special Use Permit and Variance requests. Ms. Savage shared that the first applicant is for Gerald W. or Becky S. Knically. This request is located in the North River Magisterial District, in an Agricultural Conservation Area. The property is located at 977 Bunker Hill Road in Mount Solon and is zoned General Agriculture. The purpose of this request is to have an excavating business and storage of equipment and commercial vehicles. Ms. Savage provided an aerial and tax map view of the property.

Ms. Savage shared that the second applicant is on property owned by Casey Matthews. This request is located in the South River Magisterial District, in a Community Development Area. The property is located at 1325 and 1327 Matthews Lane in Lyndhurst and is zoned General Agriculture. The purpose of this request is for a Variance from the lot area and lot width in order to separate two non-conforming dwellings. Ms. Savage provided an aerial and tax map view of the property.

Ms. Savage shared that the third applicant is on property owned by Karen S. Maugans. This request is located in the South River Magisterial District, in a Rural Conservation

Area. The property is located at 254 Pine Bluff Road in Waynesboro and is zoned General Agriculture. The purpose of this request is to construct a building to expand the existing basket supply business and to have classroom space and retail sales associated with the business. Ms. Savage provided an aerial and tax map view of the property.

Ms. Savage shared that the fourth applicant is on property owned by Matthew W. or Anissa D. Powers. This request is located in the North River Magisterial District, in an Agricultural Conservation Area. The property is located at 123 Walnut Grove Drive in Verona and is zoned General Agriculture. The purpose of the request is to construct a kennel for dog boarding and grooming. Ms. Savage provided an aerial and tax map view of the property.

Mr. Thomas thanked Ms. Savage.

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ADJOURNMENT

Mr. Thomas asked if there was any discussion from the Commissioners or if there was a motion to adjourn.

Mr. Leonard made a motion to adjourn.

Mr. Harris seconded the motion, which carried 6-0.

Chairman

Secretary



COUNTY OF AUGUSTA
REZONING STAFF REPORT
BILL MCMEANS
JANUARY 31, 2025

SUMMARY OF REQUEST	A request to rezone from Limited Business to General Business with proffers approximately 2.692 acres (TMPs 067C2 (8) 2 and 067C2 (8) 4) owned by Boyington Properties, LLC/William C. or Sandra E. McMeans located off Jefferson Highway in Fishersville in the Wayne Magisterial District. The two parcels are located in an Urban Service Area of the Comprehensive Plan and are planned for Business. The applicant is interested in rezoning from Limited Business to General Business with proffers in order to allow for a larger variety of business uses.
REZONING NUMBER	25-5
CURRENT ZONING	Limited Business
VICINITY ZONING	The subject parcels are non-contiguous but share an adjoining Limited Business zoned lot. The general area of the subject parcels is adjoined by Limited Business and General Business parcels with proffers to the north and east and Single-Family Residential 15 to the south and west.
EXISTING USE	Vacant Land
CURRENT PROFFERS	1. There will be no business development on the west side of Pratt's Run. 2. No freestanding sign shall exceed 25' in height. 3. The total sign area per parcel will not exceed two (2) square feet per linear foot of lot frontage. 4. Prohibited uses shall include: gasoline retail outlets, warehouses and distribution centers. 5. Prohibited uses on Lots 2, 3, 4, & 5 as shown on the plan identified as Exhibit A "Boyington Place" dated March 3, 2009 and prepared by Balzer and Associates, Inc., shall include restaurants with drive-through windows. 6. Access will be provided to adjacent property identified as Tax Map 67, Parcel 67 as shown on Exhibit A "Boyington Place" dated March 3, 2009 and prepared by Balzer and Associates, Inc. No additional development on any lots in Boyington Place will occur until the improvements as described on Exhibit A "Boyington Place" dated March 3, 2009 and

	prepared by Balzer and Associates, Inc. are bonded in a form acceptable to the County. 7. No building permit for Lots 4 and 5 as shown on Exhibit A "Boyington Place" dated March 3, 2009 and prepared by Balzer and Associates, Inc. may be applied for until the developer has obtained a Final Letter of Map Revision from FEMA for all improvements covered by the Conditional Letter of Map Revision for the site.
PROPOSED PROFFERS	1. Prohibited uses of the property shall include: a. Gasoline retail outlets b. Warehouse and distribution centers, including mini-warehouses. c. All uses which utilize the outdoor display or storage of vehicles, equipment, manufactured homes, boats, and building supplies; and the outdoor storage of merchandise or other goods. d. All uses not conducted entirely within an enclosed building, including "drive-through" facilities. However, parking, loading, and unloading facilities, dumpster sites, and vehicular and pedestrian passageways are allowed. 2. No free-standing sign shall exceed 25' in height. The total sign area per parcel will not exceed two (2) square feet per linear foot of lot frontage. 3. If 67C2 (8) 2,3, and 4 are developed individually, the total aggregate area of any structure or structures on the individual lot may not exceed 10,000 square feet. If any two (2) lots are combined, the total aggregate area of any structure or structures may not exceed 18,000 square feet on the combined lot. 4. No building shall exceed thirty-five feet (35') in height.
OVERLAY DISTRICTS	Urban Service Overlay District; Floodplain Overlay District; Airport Overlay District (Eagle's Nest Airport - Approach and Transitional Zones)
COMPREHENSIVE PLAN PLANNING POLICY AREA / FUTURE LAND USE DESIGNATION	Urban Service Area / Business
SOILS	The parcel is not in land use.
OTHER INFORMATION	Not Applicable
SUMMARY OF STAFF RECOMMENDATION	Staff recommends approval of the request.

AGENCY COMMENTS

SCHOOL BOARD STAFF COMMENTS

Property Owner/Applicant: Boyington Properties, LLC/Bill McMeans

Schools: WES, WMS, WMHS

Impact: The request to rezone the properties from Limited Business to General Business would have little to no impact on these three (3) schools' enrollment.

The table below indicates the enrollment as of January 21, 2025.

School	Enrollment	Capacity
Wilson Elementary School (WES)	662	834
Wilson Middle School (WMS)	634	750
Wilson Memorial High School (WMHS)	839	900

AUGUSTA COUNTY FIRE-RESCUE

After review of the above project, the Augusta County Fire-Rescue Department provides the following comments:

- This request could create an increase of call volume to the station which serves this area, which could lead to increased staffing and apparatus needs.
- This request could lead to increased traffic volume in the area.
- Due to apparatus height limitations, no building should exceed four stories. Adequate fire flow must be available in compliance with § 24-2 of the Augusta County Code.
- All structures must be built in compliance with the Virginia Statewide Fire Prevention Code (SFPC) and International Fire Code (IFC).
- At site plan stage, the Fire-Rescue Chief or his authorized representative will make additional comments. Per Augusta County Code, the developer and/or builder may be required to install additional fire suppression equipment or systems to provide for public safety and welfare considerations.

Fire-Rescue has no further comment at this time. If you have further questions, please contact 540-245-5624.

TRAFFIC DATA

Rte. 250 (Jefferson Highway)

-AADT: 16000 (2021)
-Speed Limit: 45 MPH (Posted)
-K-factor: .1045, Direction Factor: .5159
-Funct. Minor Arterial

Rte. 1029 (Pratts Run)

-AADT: N/A
-Speed Limit: 25 (Unposted)
-K-factor: N/A, Direction Factor: N/A
-Funct. Local

VDOT COMMENTS

VDOT understands that the above referenced applicant may request to rezone the properties from Limited Business to General Business. VDOT is providing the following comments and/or concerns pertaining to the request:

1. VDOT does not have any objections to the proposed rezoning.

Please feel free to contact 540-248-1631 if you have any questions or concerns.

AUGUSTA WATER COMMENTS

Augusta Water has reviewed this rezoning request and has the following comment(s):

1. Water and sewer capacities are not reserved until system adequacy is determined (supply, treatment, transmission) and payment of the connection fees has been received in accordance with Augusta Water Policy. Augusta Water Policies and Procedures can be found at <http://www.acsawater.com/oppm>.
2. Any engineering evaluations and upgrades or extensions would be the responsibility of the owner/developer and are subject to Augusta Water review and approval.
3. 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. Any upgrades or extensions would be the responsibility of the owner/developer and are subject to Augusta Water review and approval.
4. There is an existing 6" waterline at the northeastern property line of Tax Map # 67C2-(8)-2. There is an existing 8" waterline along Jefferson Highway across from Tax Map # 67C2-(8)-2. There is an existing 8" waterline along Pratts Run along the front property line of Tax Map # 67C2-(8)-4.
5. There is an existing 8" sewer line running through the southwestern portion of Tax Map # 67C2-(8)-2. There is an existing 8" sewer line along Pratts Run across from Tax Map # 67C2-(8)-4.

Space left intentionally blank.

ENGINEERING COMMENTS

Applicant/Owner: Boyington Properties, LLC

TM 67C2-(8)-Parcel 2 and 4

Zoning: Limited Business

Overall Rezoning Description

Applicant is interested in rezoning to General Business in order to allow for a greater variety of business uses.

Environment Ordinance Considerations

These properties drain to the South River which is listed on the Virginia DEQ Draft 2024 Impaired Waters List. This impaired segment extends from its confluence with Coiner Spring intermittent run downstream to the Lycra Company (formerly Dupont Company) discharge. The impaired uses are aquatic life and recreation. The sources for the benthics impairment is agriculture, industrial point source discharge, municipal (Urbanized High Density Area), and streambank erosion. The specific impairments for the violations of E. coli are agriculture, livestock, non-point source, On-site septic treatment systems, and wildlife other than waterfowl. Numerous TMDLs have been approved for this segment for each of the impairments and must be considered by the applicant.

Additionally, the Augusta County Comprehensive Plan lists the South River-Porterfield Run watershed as a Priority Watershed for Groundwater Protection due to the presence of karst features and the location of Source Water Assessment Program zones. While infiltration BMPs may not be advised due to the prevalence of karst, it is recommended that water quality treatment be provided onsite vs. purchasing offsite credits.

Overlay Ordinance Considerations

These properties lie outside of the Source Water Protection Overlay (SWPO).

Portions of the properties lie within the Approach and Transitional Zone of the Airport Overlay District (APO) for the Waynesboro Eagles Nest Airport. The horizontal surface elevation of these zones are 1587 ft. The highest elevation on this site is 1413 a difference of 174. High rise structures and towers would be prohibited on this site.

Portions of the properties lie within Zone AE on the FEMA FIRM. Any development on this portion of the properties must meet the provisions of the Floodplain Overlay (FPO) Ordinance. Placement of fill in this area is discouraged. Any fill placed in this area could impact other properties and will require a detailed flood study and a Letter of Map Revision (LOMR) from FEMA. New lots must contain a "Buildable Area" outside of the floodplain.

The properties lie within of the Urban Service Overlay District (USO) and are therefore subject to the limitations on access to public streets contained in that ordinance.

Subdivision Ordinance Considerations

§21-9.1 Subsection B of the County Subdivision Ordinance addresses street layout and access to adjacent property. Development is required to connect to existing or planned streets and must also provide for access to adjacent property that is located with areas designated in the Comprehensive Plan as Urban Service or Community Development

Areas. The two properties would be expected to connect or show interconnectivity to the adjacent limited business parcels.

Natural Resources Recommendations from the Comprehensive Plan

The Augusta County Comprehensive Plan recommends performance standards to protect natural resources. For Urban Service Areas, a riparian buffer of 35 feet on either side of a stream is encouraged, and where feasible, stormwater should not be piped through in a manner to short-cut the buffer. Additionally, floodplain areas should have no habitable structures, but should instead be utilized for greenways & recreation areas.

In Urban Service Areas, the Comprehensive Plan recommends avoidance of slopes >25%, especially associated with stream valleys.

For Wetland areas, the Comprehensive Plan recommends provision of a 35-foot buffer from the edge of wetlands.

For unique natural features such as caves, major karst features, critical habitats, etc., the Comprehensive Plan recommends to tie these features in with greenways, active and passive recreation areas and flood plain preservation areas.

ZONING ADMINISTRATOR COMMENTS

If rezoned to General Business, the adjacent residential neighborhood may be impacted by the traffic congestion, noise, lights, dust, odor, fumes and vibration, and visual impacts from large buildings from permitted business uses such as motor vehicle repair, machine shops, gasoline retail outlets, dog kennels, or fast food establishments that may not be compatible with the residential character of the existing neighborhood. Proffered conditions will help to mitigate some of these negative impacts.

A site plan meeting the requirement of **Section 25-673** is required prior to any development on the property. The Zoning Ordinance requires a buffer yard to be provided adjacent to any property line not entirely zoned business or industrial, and any parking areas to the side or rear and within two hundred feet (200') of any established residential use in agriculture must meet the screening requirements of **Sections 25-38 and 25-308**

All outdoor lighting must meet the requirement of Article VI "Outdoor Lighting".

PLANNING STAFF COMMENTS

PROS

1. This request would have little to no impact on nearby schools.
2. VDOT does not have any objections to the proposed potential rezoning.
3. Water service appears to be available on the northeastern property line and along Jefferson Highway, and sewer service appears to be available on the southwestern portion of the subject parcel.
4. This parcel's Future Land Use is Business, which supports the proposed zoning.

CONS

1. This request could create an increase of call volume to the station which serves this area, which could lead to increased staffing and apparatus needs.
2. The adjacent residential neighborhood may be impacted by the more intense business uses permitted in General Business districts.

RECOMMENDATION

The request to rezone 2.692 acres (TMPs 067C2 (8) 2 & 4) from Limited Business to General Business with proffers would have little to no impact on nearby schools, have access to water and sewer, and receives no objections from VDOT. The subject parcels are non-contiguous but share an adjoining Limited Business zoned lot. The general area of the subject parcels is adjoined by Limited Business and General Business parcels with proffers to the north and east and Single-Family Residential 15 to the south and west.

The Future Land Use designation for the subject parcels is Business, so the Comprehensive Plan and character of the surrounding area supports the applicant's proposed zoning and intended uses. While the residential neighborhood to the south and west may be negatively impact by the permitted business uses, the applicant's proffers consider the health, safety, and wellbeing of the nearby residents.

Staff recommends **approval** of this rezoning request with the following proffers:

1. Prohibited uses of the property shall include:
 - a. Gasoline retail outlets
 - b. Warehouse and distribution centers, including mini-warehouses.
 - c. All uses which utilize the outdoor display or storage of vehicles, equipment, manufactured homes, boats, and building supplies; and the outdoor storage of merchandize or other goods.
 - d. All uses not conducted entirely within an enclosed building, including "drive-through" facilities. However, parking, loading, and unloading facilities, dumpster sites, and vehicular and pedestrian passageways are allowed.
2. No free-standing sign shall exceed 25' in height. The total sign area per parcel will not exceed two (2) square feet per linear foot of lot frontage.
3. If 67C2 (8) 2,3, and 4 are developed individually, the total aggregate area of any structure or structures on the individual lot may not exceed 10,000 square feet. If any two (2) lots are combined, the total aggregate area of any structure or structures may not exceed 18,000 square feet on the combined lot.
4. No building shall exceed thirty-five feet (35') in height.

ORDINANCE

A REQUEST TO REZONE FROM LIMITED BUSINESS WITH PROFFERS TO GENERAL BUSINESS WITH PROFFERS APPROXIMATELY 2.692 ACRES (TMPS 067C2 (8) 2 AND 067C2 (8) 4) OWNED BY BOYINGTON PROPERTIES, LLC / WILLIAM C. OR SANDRA E. MCMEANS LOCATED OFF JEFFERSON HIGHWAY IN FISHERSVILLE IN THE WAYNE MAGISTERIAL DISTRICT.

AN ORDINANCE to amend Chapter 25 "Zoning" of the Code of Augusta County, Virginia.

WHEREAS, application has been made to the Board of Supervisors to amend the Augusta County Zoning Maps,

WHEREAS, the Augusta County Planning Commission, after a public hearing, has made their recommendation to the Board of Supervisors,

WHEREAS, the Board of Supervisors has conducted a public hearing,

WHEREAS, both the Commission and Board public hearings have been properly advertised and all public notice as required by the Zoning Ordinance and the Code of Virginia properly completed,

WHEREAS, the Board of Supervisors has considered the application and record, the Planning Commission recommendation and the comments presented at the public hearing,

WHEREAS, the Board of Supervisors has determined that the public necessity, convenience, general welfare, and good zoning practice requires such amendment;

NOW THEREFORE BE IT ORDAINED, by the Board of Supervisors that the Augusta County Zoning Maps be amended as follows:

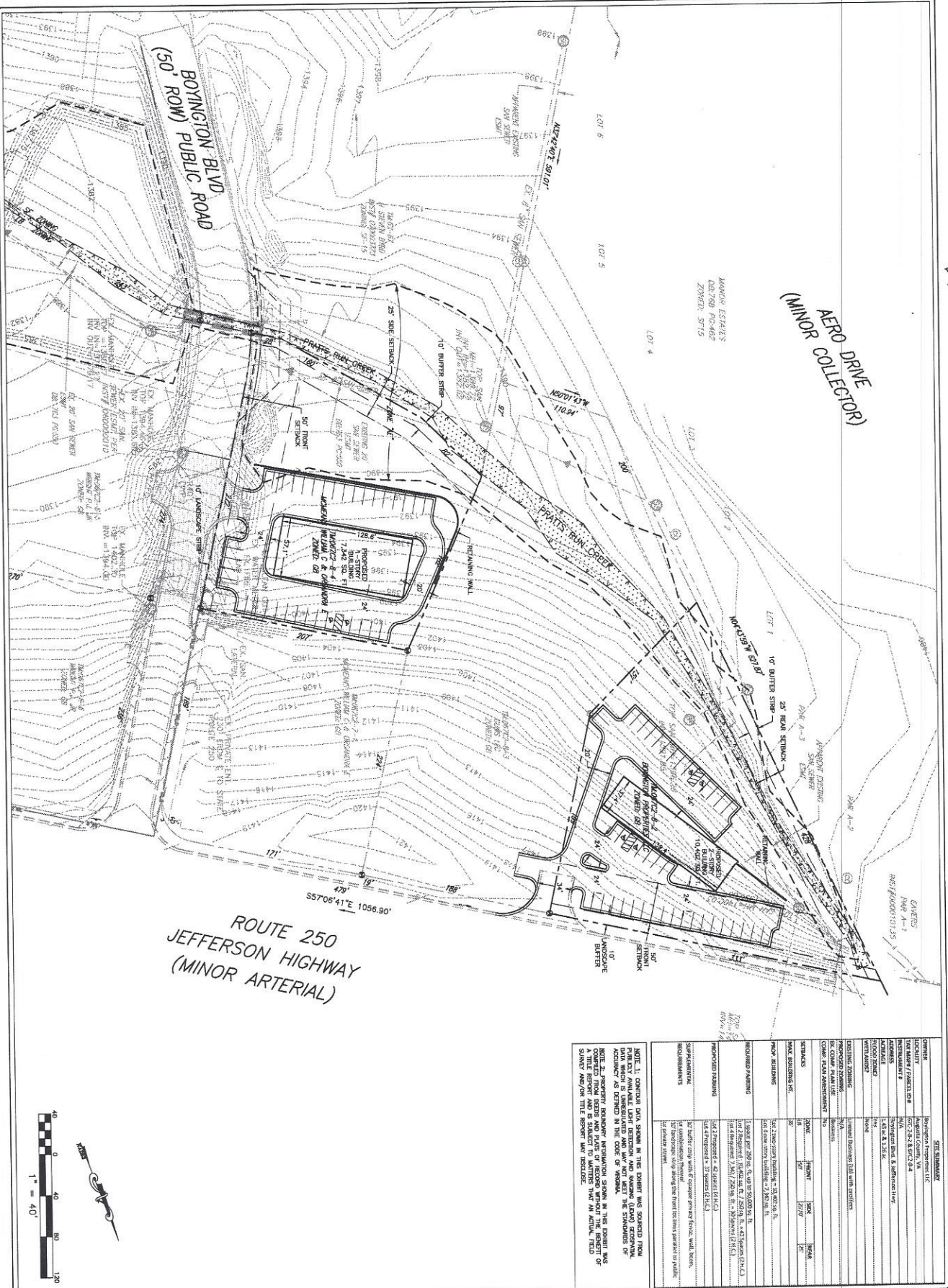
The zoning on approximately 2.692 acres on tax map number **067C2 (8) 2** and **67C2 (8) 4** be changed from Limited Business with proffers to General Business with the following proffers:

1. Prohibited uses of the property shall include:
 - a. Gasoline retail outlets
 - b. Warehouse and distribution centers, including mini-warehouses.
 - c. All uses which utilize the outdoor display or storage of vehicles, equipment, manufactured homes, boats, and building supplies; and the outdoor storage of merchandize or other goods.
 - d. All uses not conducted entirely within an enclosed building, including "drive-through" facilities. However, parking, loading, and unloading facilities, dumpster sites, and vehicular and pedestrian passageways are allowed.
2. No free-standing sign shall exceed twenty-five (25') in height. The total sign area per parcel will not exceed two (2) square feet per linear foot of lot frontage.
3. If 67C2 (8) 2,3, and 4 are developed individually, the total aggregate area of any structure or structures on the individual lot may not exceed 10,000 square feet. If any

two (2) lots are combined, the total aggregate area of any structure or structures may not exceed 18,000 square feet on the combined lot.

4. No building shall exceed thirty-five feet (35') in height.

DRAFT



SITE SUMMARY	
OWNER	BAUTZER & ASSOCIATES, LLC
PROJECT NAME	BOYINGTON LOT 2 & 4
PREPARED BY	BAUTZER & ASSOCIATES, LLC
DATE	08/07/2023
PROJECT LOCATION	BOYINGTON LOT 2 & 4, JEFFERSON COUNTY, VA
PROJECT ZONING	VA
PROPOSED ZONING	VA
PROPOSED DEVELOPMENT	10' BUFFER STRIP, 25' SOIL SETBACK, 10' LANSCAPE STRIP
PROPOSED BUILDING	10' BUFFER STRIP, 25' SOIL SETBACK, 10' LANSCAPE STRIP
PROPOSED PARKING	10' BUFFER STRIP, 25' SOIL SETBACK, 10' LANSCAPE STRIP
PROPOSED DRIVEWAY	10' BUFFER STRIP, 25' SOIL SETBACK, 10' LANSCAPE STRIP
PROPOSED FENCE	10' BUFFER STRIP, 25' SOIL SETBACK, 10' LANSCAPE STRIP
PROPOSED UTILITIES	10' BUFFER STRIP, 25' SOIL SETBACK, 10' LANSCAPE STRIP
PROPOSED EROSION CONTROL	10' BUFFER STRIP, 25' SOIL SETBACK, 10' LANSCAPE STRIP
PROPOSED LANDSCAPE	10' BUFFER STRIP, 25' SOIL SETBACK, 10' LANSCAPE STRIP
PROPOSED SIGNAGE	10' BUFFER STRIP, 25' SOIL SETBACK, 10' LANSCAPE STRIP
PROPOSED LIGHTING	10' BUFFER STRIP, 25' SOIL SETBACK, 10' LANSCAPE STRIP
PROPOSED SECURITY	10' BUFFER STRIP, 25' SOIL SETBACK, 10' LANSCAPE STRIP
PROPOSED MAINTENANCE	10' BUFFER STRIP, 25' SOIL SETBACK, 10' LANSCAPE STRIP
PROPOSED DEMOLITION	10' BUFFER STRIP, 25' SOIL SETBACK, 10' LANSCAPE STRIP
PROPOSED CONSTRUCTION	10' BUFFER STRIP, 25' SOIL SETBACK, 10' LANSCAPE STRIP
PROPOSED OPERATION	10' BUFFER STRIP, 25' SOIL SETBACK, 10' LANSCAPE STRIP
PROPOSED CLOSURE	10' BUFFER STRIP, 25' SOIL SETBACK, 10' LANSCAPE STRIP
PROPOSED RE-ENTRY	10' BUFFER STRIP, 25' SOIL SETBACK, 10' LANSCAPE STRIP
PROPOSED ABANDONMENT	10' BUFFER STRIP, 25' SOIL SETBACK, 10' LANSCAPE STRIP

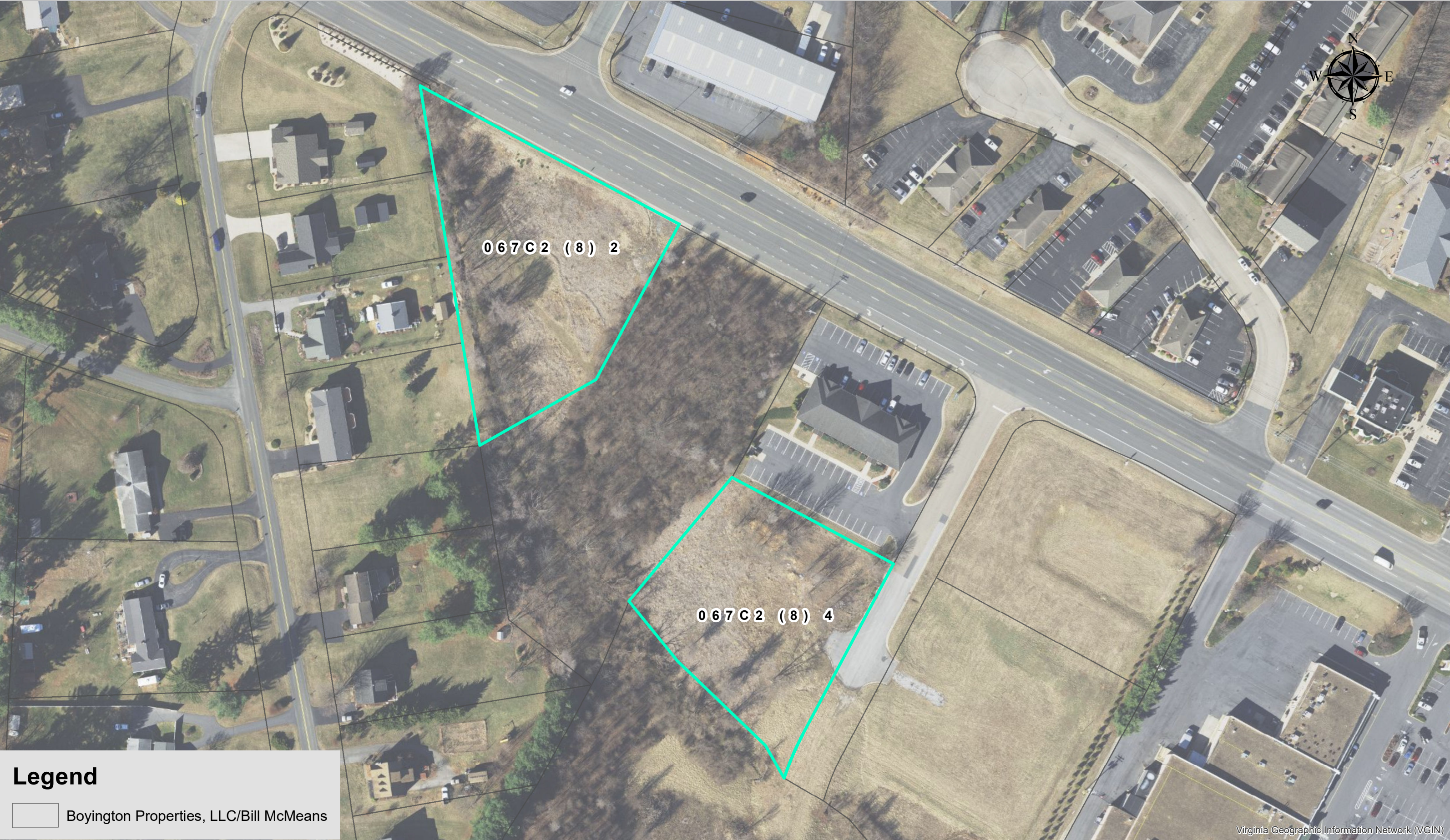
BOYINGTON LOT 2 & 4

CONCEPT LAYOUT PLAN

BOYINGTON PLACE
JULIA COUNTY, VA

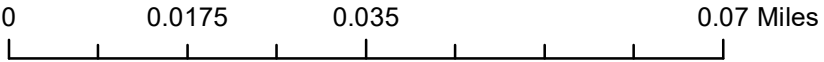
BAUTZER & ASSOCIATES
 1400 S. 1st Street
 Suite 100
 Richmond, VA 23220
 (804) 781-1111
 www.bautzer.com

Boyington Properties, LLC | TMP 067C2 (8) 2, 4 | Aerial Map



Legend

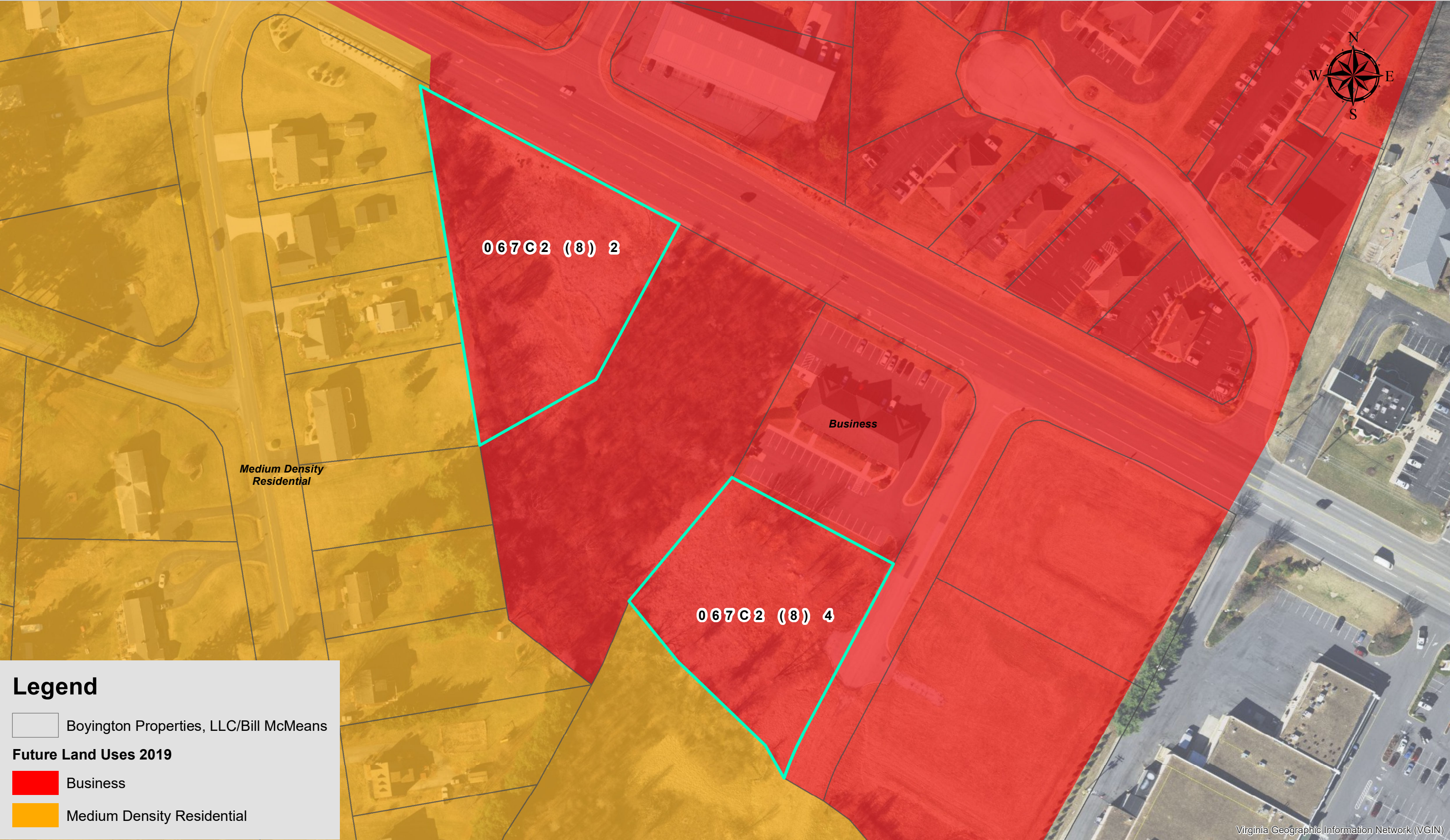
Boyington Properties, LLC/Bill McMeans



Boyington Properties, LLC | TMP 067C2 (8) 2, 4 | Zoning Map



Boyington Properties, LLC | TMP 067C2 (8) 2, 4 | Future Land Use Map



Boyington Properties, LLC | TMP 067C2 (8) 2, 4 | Planning Policy Area Map





**COUNTY OF AUGUSTA
REZONING STAFF REPORT
SHARON MULLEN
JANUARY 31, 2025**

SUMMARY OF REQUEST	A request to add a Public Use Overlay on approximately 16.122 acres (TMP 067 84F) owned by Bridge Christian Church located off Goose Creek Road at 14 Caldwell Lane in Fishersville in the Wayne Magisterial District. This property is located in an Urban Service Area of the Comprehensive Plan and is planned for Low-Density Residential. The applicant intends to establish a hybrid program for homeschool students in grades K-5 within the existing church building to accommodate up to 72 students.
REZONING NUMBER	25-6
CURRENT ZONING	General Agriculture
VICINITY ZONING	Single Family and Attached Residential to the north. General Agriculture to the east, south, and west.
EXISTING USE	Church
CURRENT PROFFERS	Not Applicable
PROPOSED PROFFERS	Not Applicable
OVERLAY DISTRICTS	Conical Zone of the Airport Overlay District (APO) for the Waynesboro Eagles Nest Airport.
COMPREHENSIVE PLAN PLANNING POLICY AREA / FUTURE LAND USE DESIGNATION	Community Development Area/ Low Density Residential
SOILS	The parcel is not in land use.
OTHER INFORMATION	Not Applicable
SUMMARY OF STAFF RECOMMENDATION	Staff recommends approval of the request.

AGENCY COMMENTS

SCHOOL BOARD STAFF COMMENTS

Property Owner/Applicant: Bridge Christian Church/Sharon Mullen

Schools: WES, WMS, WMHS

Impact: The request to add a Public Use Overlay to the parcel in order to serve homeschool students on the existing premises of the church will have no impact on these three (3) schools' enrollment.

The table below indicates the enrollment as of January 21, 2025.

School	Enrollment	Capacity
Wilson Elementary School (WES)	662	834
Wilson Middle School (WMS)	634	750
Wilson Memorial High School (WMHS)	839	900

AUGUSTA COUNTY FIRE-RESCUE

After review of the above project, the Augusta County Fire-Rescue Department provides the following:

Fire-Rescue sees little to no impact on service delivery from this request. Fire-Rescue has no further comment.

Fire-Rescue has no further comment at this time. If you have further questions, please contact 540-245-5624.

TRAFFIC DATA

Rte. 640 (Goose Creek Road)

-AADT: 3700 (2021)

-Speed Limit: 45 MPH (Posted)

-K-factor: .0949, Direction Factor: .6729

-Funct. Major Collector

VDOT COMMENTS

VDOT understands that the above referenced applicant may request to rezone the property to add a Public Use Overlay to its General Agriculture zoning designation. VDOT is providing the following comments and/or concerns pertaining to the request:

1. The proposed rezoning is not expected to negatively impact the adjacent roadway.
2. The parcel is served by an existing commercial entrance.

Thank you for the opportunity to comment. Please feel free to contact 540-248-1631 if you have any questions or concerns.

AUGUSTA WATER COMMENTS

Augusta Water has reviewed this rezoning request and has the following comment(s):

1. Water and sewer capacities are not reserved until system adequacy is determined (supply, treatment, transmission) and payment of the connection fees has been received in accordance with Augusta Water Policy. Augusta Water Policies and Procedures can be found at <http://www.acsawater.com/oppm>.
2. Any engineering evaluations and upgrades or extensions would be the responsibility of the owner/developer and are subject to Augusta Water review and approval.
3. 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. Any upgrades or extensions would be the responsibility of the owner/developer and are subject to Augusta Water review and approval.
4. There is an existing 8" waterline along Goose Creek Road across from the subject parcel.
5. There is an existing 8" sewer line across Goose Creek Road on Tax Map # 67-84H approximately 266'± to the northeast of the subject parcel.
6. The subject property is not connected to public water & sewer. Plans have been submitted for connection to public water & sewer but they have not been approved (pending acceptable revisions). An easement, dedicated to Augusta Water, is needed for a sewer lateral extension to permit the connection to the system.

ENGINEERING COMMENTS

Applicant/Owner: Bridge Christian Church/Sharon Mullen

TM 67-Parcel 84F

Zoning: General Agriculture

Overall Rezoning Description

Applicant is interested in adding a Public Use Overlay to the parcel in order to serve homeschool students grades K-5 with class sizes averaging 1:12 on the existing premises of the church.

Environment Ordinance Considerations

There is a suspected sink shown on the map. The applicant is advised to consult a geologist to determine the extent of any karst and for a determination of the suitability of the site for any future development. Drainage calculations for any karst areas must conform to DEQ SWM Handbook Appendix 6-B, "Stormwater Design Guidelines for Karst Terrain in Virginia".

This property drains to Christians Creek which is listed on the Virginia DEQ 2024 Impaired Waters List. This impaired segment extends from its confluence with Folly Mills Creek downstream to its confluence with Middle River. The impaired uses are recreation and aquatic life, the specific impairments are E. coli, fecal coliform and violations of the general benthics standard. The sources are: Wildlife Other than Waterfowl, Non-Point Source, Livestock (Grazing or Feeding Operations), Crop Production (Crop Land or Dry Land), Agriculture, Urban Runoff/Storm Sewers, and Streambank Erosion. TMDLs are approved for the bacterial and benthic impairments and must be considered by the applicant. This segment is included in the EPA approved Christians Creek benthic TMDL (Federal TMDL ID # 24514) and the EPA approved Christians Creek bacteria TMDL (Federal TMDL ID # 9480).

Overlay Ordinance Considerations

This property lies outside of the Source Water Protection Overlay (SWPO).

This property lies within the Conical Zone of the Airport Overlay District (APO) for the Waynesboro Eagles Nest Airport. The floor of the zone above the site is approximately 1787 Ft msl, and the highest grade on the site is approximately 1400 Ft msl, a difference of 387 Ft.

This property lies outside of the Urban Service Overlay District and Floodplain Overlay Districts.

Subdivision Ordinance Considerations

§21-9.1 Subsection B of the County Subdivision Ordinance addresses street layout and access to adjacent property. Development is required to connect to existing or planned streets and must also provide for access to adjacent property that is located with areas designated in the Comprehensive Plan as Urban Service or Community Development Areas. This property lies outside of the Urban Service Overlay District.

Natural Resources Recommendations from the Comprehensive Plan

The Augusta County Comprehensive Plan recommends performance standards to protect natural resources. For Community Development Areas, a riparian buffer of 35 feet on either side of a stream is encouraged, and stormwater should not be piped through in a manner to short-cut the buffer. Additionally, floodplain areas should have no habitable structures, but should instead be utilized for greenways & recreation areas.

In Community Development Areas, the Comprehensive Plan recommends avoidance of slopes >25%, especially associated with stream valleys.

For unique natural features such as caves, major karst features, critical habitats, etc., the Comprehensive Plan recommends to tie these features in with greenways, active and passive recreation areas and flood plain preservation areas.

ZONING ADMINISTRATOR COMMENTS

If a Public Use Overlay is added in order to offer alternative classes to homeschooled students grades K-5, the surrounding General Agriculture and Single Family Residential zoned properties should not be negatively impacted.

PLANNING STAFF COMMENTS

PROS

1. This request would have no impact on the nearby schools.
2. This request would have no impact on nearby fire-rescue services.
3. This request would have no negative impact on the adjacent roadway.
4. The subject property is not connected to public water & sewer, but is not required to connect to public water & sewer.
5. This request would not negatively impact the surrounding Single Family Residential and General Agriculture zoned properties.

CONS

Staff does not anticipate any adverse impacts by adding a Public Use Overlay to the property.

RECOMMENDATION

The requested parcel (TMP 067 84F) is currently zoned General Agriculture, is planned for low-density residential, and is in a Community Development Area of the Comprehensive Plan. The property currently serves as a church owned by Bridge Christian Church. The request to add a Public Use Overlay to the subject parcel is not expected to negatively impact the character of adjoining parcels' or the capacity of any nearby infrastructure or services. Staff recommends **approval** of this rezoning request.

ORDINANCE

A REQUEST TO ADD A PUBLIC USE OVERLAY ON APPROXIMATELY 16.122 ACRES (TMP 067 84F) OWNED BY BRIDGE CHRISTIAN CHURCH LOCATED OFF GOOSE CREEK ROAD AT 14 CALDWELL LANE IN FISHERSVILLE IN THE WAYNE MAGISTERIAL DISTRICT.

AN ORDINANCE to amend Chapter 25 "Zoning" of the Code of Augusta County, Virginia.

WHEREAS, application has been made to the Board of Supervisors to amend the Augusta County Zoning Maps,

WHEREAS, the Augusta County Planning Commission, after a public hearing, has made their recommendation to the Board of Supervisors,

WHEREAS, the Board of Supervisors has conducted a public hearing,

WHEREAS, both the Commission and Board public hearings have been properly advertised and all public notice as required by the Zoning Ordinance and the Code of Virginia properly completed,

WHEREAS, the Board of Supervisors has considered the application and record, the Planning Commission recommendation and the comments presented at the public hearing,

WHEREAS, the Board of Supervisors has determined that the public necessity, convenience, general welfare, and good zoning practice requires such amendment;

NOW THEREFORE BE IT ORDAINED, by the Board of Supervisors that the Augusta County Zoning Maps be amended as follows:

Parcel number **84F** on tax map number **067** containing a total of approximately 16.122 acres is changed to add the Public Use Overlay designation with the following proffers:

1. Additional permitted uses will be limited to:

A. Schools.

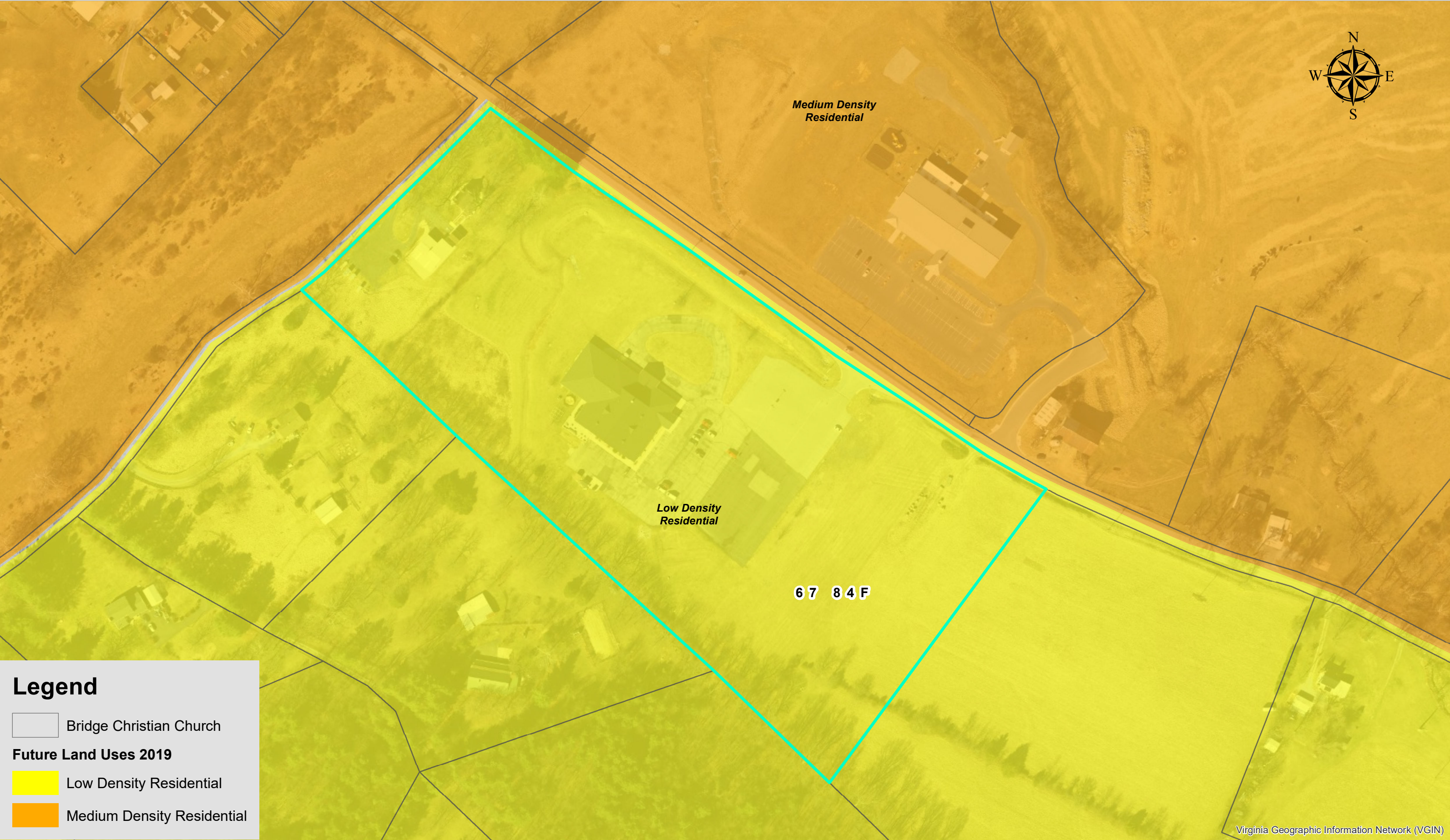
Bridge Christian Church | TMP 67 84F | Aerial Map



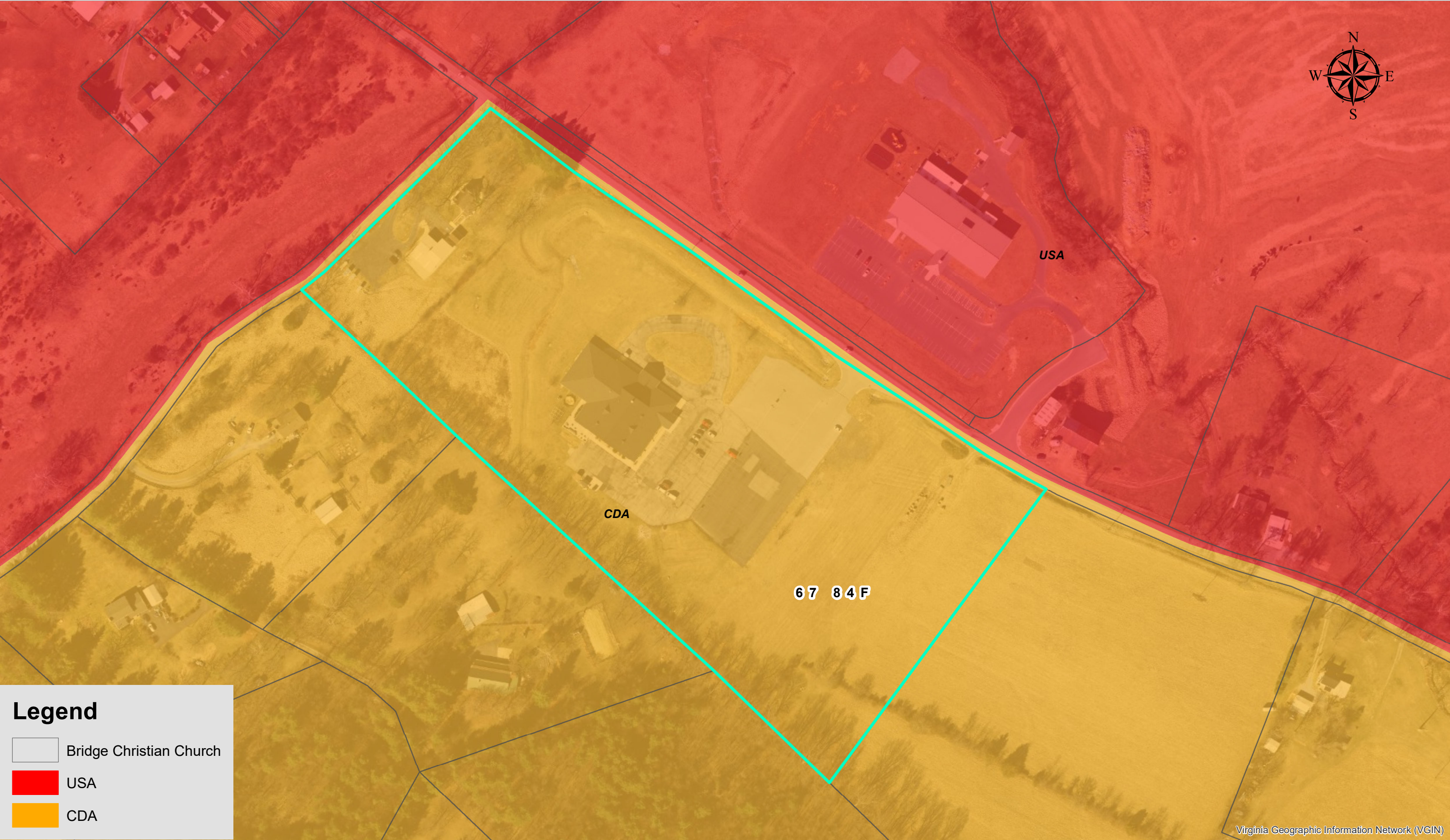
Bridge Christian Church | TMP 67 84F | Zoning Map



Bridge Christian Church | TMP 67 84F | Future Land Use Map



Bridge Christian Church | TMP 67 84F | Planning Policy Area Map



Legend

Bridge Christian Church

USA

CDA

0 0.0275 0.055 0.11 Miles

AUGUSTA COUNTY PLANNING COMMISSION

2024

Annual Report



AUGUSTA COUNTY PLANNING COMMISSION

ANNUAL REPORT

MEMBERSHIP

Randall Harris, Chair
Middle River

Bill Schindler, Vice-Chair
Beverley Manor

Robert Thomas III
Wayne

Carolyn Bragg
South River

Gordon Kyle Leonard, Jr.
Riverheads

Kristy McComas
Pastures

Larry Howdysshell
North River

Kaitlyn Savage
Community Development, Planner I

Julia Hensley
Community Development, Planner II, Secretary to the Commission

Thank you to the Planning Commission for their continued service and leadership to the people of Augusta County.

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AUGUSTA COUNTY PLANNING COMMISSION 2024 ANNUAL REPORT

MEETINGS

In 2024, the Planning Commission held eleven (11) regular meetings. The Commission had strong attendance at all meetings. Randall Harris, Larry Howdyshell, Robert Thomas, and Carolyn Bragg attended all eleven (11) meetings. Bill Schindler was present at all but two (2) meetings, and Kyle Leonard was present at all but three (3) meetings. Kristy McComas was appointed to fill the unexpired term of Dave Henderson after the January regular meeting, and attended seven (7) total meetings. The Commission continued their practice of meeting on the second Tuesday of each month and viewing the properties prior to the public hearings. The April 2024 meeting was cancelled due to a lack of agenda items.

WORKLOAD

The Commission had a significant and diverse workload in 2024. In total, the Commission heard five (5) rezoning requests, and two (2) overlay amendment requests in 2024. Both of the overlay amendment requests were to add a Public Use Overlay (PUO); one in order to accommodate high school students in a church building, and the other to build a community center and add active and passive recreational amenities. A chart detailing the outcomes of all the public hearings can be reviewed in Table 1 of this report.

In addition to rezoning requests, the Commission heard fourteen (14) ordinance amendments. All but three (3) proposed ordinance amendments were ultimately approved by the Board of Supervisors. Further information regarding the ordinance amendments can be reviewed on page 8 of this report.

The Commission also heard five (5) substantial accord determination requests, all of which were determinations regarding proposed solar energy facilities.

*Table 1
Outcomes of Public Hearings, 2024*

DISTRICT	RECOMMEND APPROVAL	RECOMMEND DENIAL	IN SUBSTANTIAL ACCORD	NOT IN SUBSTANTIAL ACCORD	TABLED	TOTAL
Rezonings	4	1	N/A	N/A	0	5
Public Use Overlays	2	0	N/A	N/A	0	2
Ordinance Amendments	12	2	N/A	N/A	0	14
Substantial Accord Determinations	N/A	N/A	2	3	0	5
TOTAL	18	3	2	3	0	26

REZONING OF LAND

**AUGUSTA COUNTY PLANNING COMMISSION
2024 ANNUAL REPORT**

Four (4) of the five (5) rezoning requests were recommended to the Board of Supervisors to be approved. The five (5) rezoning requests heard by the Commission in 2024 were distributed over four (4) of the seven (7) magisterial districts. The North River, South River, and Wayne districts each had one (1) request, and the Middle River district had two (2) requests. There were no rezoning requests in the Pastures or Riverheads districts in 2024. Table 2 details the breakdown of rezoning recommendations by Magisterial District.

Table 2
Recommendations on Requests for Rezoning by Magisterial District,
2024

DISTRICT	RECOMMEND APPROVAL	RECOMMEND DENIAL	TABLED	TOTAL
Beverley Manor	0	0	0	0
Middle River	1	1	0	2
North River	1	0	0	1
Pastures	0	0	0	0
Riverheads	0	0	0	0
South River	1	0	0	1
Wayne	1	0	0	1
TOTAL	4	1	0	5

2024 reflected a decrease in rezoning request activity, with five (5) requests heard in 2024 compared to six (6) heard in 2023. For the purposes of this report, only the rezoning requests are detailed by Magisterial District above in Table 2. The overlay amendment requests and the request to amend existing proffers on a property zoned General Business are not included in the table. The Board of Supervisors followed the recommendations of the Planning Commission in all of the rezoning cases heard by the Board in 2024.

Table 3 lists the acreage recommended for rezoning by zoning classification and magisterial district. In total, the North River District saw the most acreage recommended for rezoning with 64.366 total acres, followed by the South River district with 60.635 total acres. A total of 97.8% of acreage recommended to be rezoned were requests to rezone from more intense uses to General Agriculture.

**AUGUSTA COUNTY PLANNING COMMISSION
2024 ANNUAL REPORT**

*Table 3
Acreage Recommended for Rezoning by Zoning Classification and
Magisterial District*

ZONE	BEVERLEY MANOR	MIDDLE RIVER	NORTH RIVER	PASTURES	RIVERHEADS	SOUTH RIVER	WAYNE	TOTAL
General Agriculture	0	.268	64.366	0	0	60.635	0	125.269
Rural Residential	0	0	0	0	0	0	0	0.0
Single-Family Residential	0	0	0	0	0	0	0	0.0
Manufactured Home Park	0	0	0	0	0	0	0	0.0
Multi-Family Residential	0	0	0	0	0	0	0	0.0
Attached Residential	0	0	0	0	0	0	0	0.0
Airport Business	0	0	0	0	0	0	0	0.0
General Business	0	0	0	0	0	0	0	0.0
General Industrial	0	0	0	0	0	0	2.843	2.843
Planned Unit Developments	0	0	0	0	0	0	0	0.0
Village Mixed Use	0	0	0	0	0	0	0	0.0
TOTAL*	0.0	.268	64.366	0.0	0.0	60.635	2.843	128.112

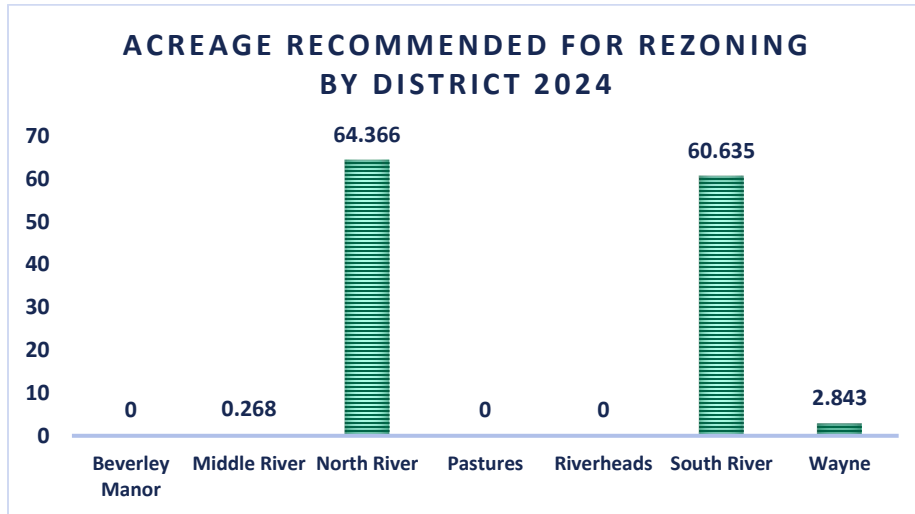
*Note: This table does not include rezoning requests recommended for denial by the Commission, Comprehensive Plan amendments, solar energy facility requests, public use overlays, or proffer amendments.

Figures 1 and 2 further illustrate the geographic location of the acreage recommended for rezoning. Approximately 97.6% of the acreage recommended for rezoning was in the South River and North River Districts. Approximately 47.3% of the total acreage was in the South River District, and approximately 50.2% was in the North River District.

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AUGUSTA COUNTY PLANNING COMMISSION 2024 ANNUAL REPORT

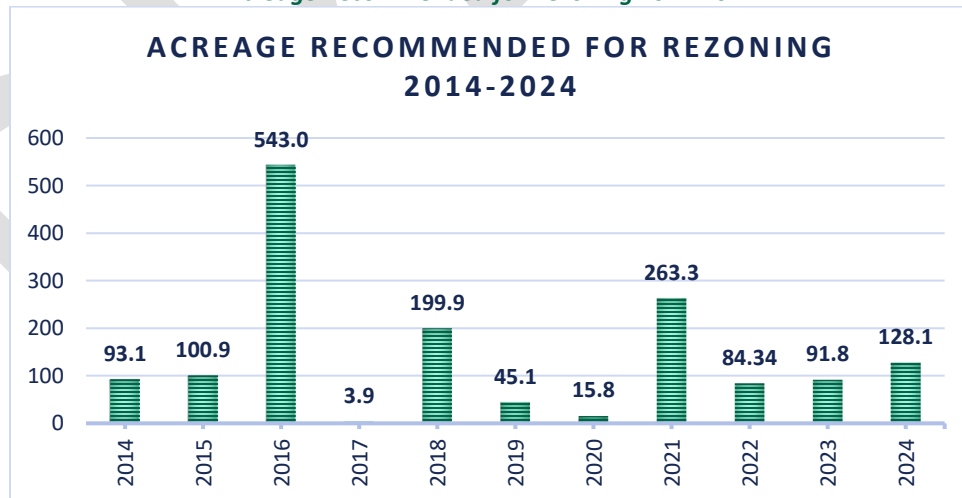
Figure 1
Acreage Recommended for Rezoning by Magisterial District



*Note: This graph does not include rezoning requests recommended for denial by the Commission, Comprehensive Plan amendments, solar energy facility requests, public use overlays, or proffer amendments.

As shown in Figure 2, the acreage recommended for rezoning in 2024 increased by approximately 39.6%. The average acreage per recommendation in 2024 was 32.0 acres, compared to 5.4 acres in 2023.

Figure 2
Acreage Recommended for Rezoning 2014-2024



*Note: This table does not include rezoning requests that were withdrawn by the applicant prior to being heard by the Commission, Comprehensive Plan amendments, or proffer amendments. It includes acreage recommended for denial.

RELATIONSHIP TO THE COMPREHENSIVE PLAN

AUGUSTA COUNTY PLANNING COMMISSION 2024 ANNUAL REPORT

One of the goals of the Augusta County Comprehensive Plan, affirmed by the 2014-2015 update, is to target the County's growth in Planning Policy Areas where existing or planned public services designed to accommodate future development are located or planned to be located. The Plan recommends 80 percent of the County's future growth be located in Urban Service Areas, while Community Development Areas are planned to accommodate up to 10% of future growth. Rural Conservation Areas and Agricultural Conservation Areas are each expected to accommodate less than 5 percent of future development, with Rural Conservation Areas expected to accommodate the majority of the rural residential development in the County.

One way to track how well the Comprehensive Plan is being implemented is to compare the number of rezoning requests by Planning Policy Area that were ultimately recommended for approval by the Commission. In 2024, four (4) of the five (5) total rezoning requests were in Urban Service or Community Development Areas, totaling approximately 128.112 acres. The one (1) request that was denied by the Board of Supervisors after being recommended for denial by the Commission was located in a Rural Conservation Area and totaled approximately 2.515 acres. A vast majority (approximately 97.8%) of acreage recommended for rezoning was rezoned back to General Agriculture from another use located within either an Urban Service or Community Development Area. Two of these rezonings reverted back to agriculture due to the difficulty of residential development being constructed on the properties, and the other was a spot-zoning reversal.

Four (4) of the five (5) rezoning requests heard were recommended for approval by the Planning Commission. All of the four (4) requests recommended for approval were approved by the Board, which included a request to rezone approximately 0.268 acres from General Business to General Agriculture in order to renovate an existing single-family dwelling that was once used as a business adjacent to a residence. Another request was to rezone approximately 2.843 acres from General Agriculture to General Industrial (GI) in order to be compliant in the display and sales of agricultural equipment. The applicant in this request had been participating in the display and sale of agricultural equipment since the 1990's, but had never been properly rezoned to GI. The other two requests that the Commission recommended for approval were both rezoned from Single Family Residential to General Agriculture (approximately 125.001 acres).

The one (1) rezoning request that was recommended for denial by the Commission was a request to rezone from General Agriculture to General Business, and was located within a Rural Conservation area of the Comprehensive Plan. The applicant for this rezoning was interested in rezoning to General Business in order to add a shipping container for the storage of tools, to expand a vehicle sales lot, and to construct a small shop. The request was ultimately recommended for denial due to all requested uses being permitted by Special Use Permit within General Agriculture, with the exception of shipping container storage. In addition, it was noted that rezoning a small parcel surrounded by other General Agriculture properties could constitute a spot-zoning.

ORDINANCE AMENDMENTS

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In 2024, the Commission heard a total of 14 amendments to the Zoning Ordinance. The Commission recommended **approval** for the following amendments to the Augusta County Code:

1. §25-4. Revision of the definition for Limited Outdoor Storage.
2. §25-303. Revision of the limitations of Limited Outdoor Storage. Addition of a standard to include vehicles, boats, recreational vehicles, and similar vehicles not otherwise meeting the definition of inoperable vehicles as qualifying as Limited Outdoor Storage.
3. §25-74. Increase in the minimum setback requirements for Mining/Quarry Operations/Uses Away from Developed Areas in General Agriculture districts.
4. §25-4. Addition of the provision for the Board of Zoning Appeals to reduce or eliminate the one hundred-foot (100') setback between adjoining property owners where similar industrial uses are ongoing.
5. §25-603. Updated language to match state requirements for proffers.
6. §25-382. Addition of recycling plants without the use or storage of explosives or hazardous substances as a principal use in General Industrial districts.
7. §25-384. Addition of recycling explosive or hazardous substances to uses allowed in General Industrial districts with the issuance of a Special Use Permit.
8. §25-4. Reclassification of Travel Plazas as facilities with more than four (4) diesel fueling positions.
9. §25-4. Reclassification of Gasoline Retail Outlets as facilities with more than four (4) diesel fueling positions.
10. §25-70.4. Prohibition of the removal of topsoil from small solar energy system sites.
11. §25-70.8. Prohibition of the removal of topsoil from large solar energy system sites.
12. §25-70.10. Removal of the word "large" in the Decommissioning section of the solar ordinance.

The Planning Commission recommended **denial** for the following ordinance amendments:

1. §25-4. Addition of a definition for "companion pigs."
2. §25-54.1. Addition of companion pigs as permitted animals as an accessory use to single family residences.

The Board of Supervisors approved all of the amendments listed above with the exception of the two (2) related to companion pigs, and the increase in the minimum setback requirements for mining/quarry operations/uses away from developed areas.

PUBLIC USE OVERLAYS

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There were two (2) requests to add a Public Use Overlay (PUO) over current zoning in 2024. The first request was to add a Public Use Overlay over a church-owned property zoned General Business (GB) in order to accommodate high school aged students. The second request was to add a Public Use Overlay over property zoned Single Family Residential 15 (SF-15) in order to construct a community center and add active and passive recreational facilities. Both PUO requests were recommended for approval by the Planning Commission, and were ultimately approved by the Board of Supervisors.

AGRICULTURAL AND FORESTAL DISTRICTS

There were no Agricultural and Forestal District requests heard by the Commission in 2024.

SOLAR ENERGY FACILITIES

The Code of Virginia requires localities to review proposed public utility projects to determine whether the projects are in substantial accord with the Comprehensive Plan or “parts thereof” pursuant to §15.2-2232, also known as a “2232 Review.” The Planning Commission reviewed five (5) solar substantial accord determinations in 2024. Each of these substantial accord reviews were preceded by two staff reports with staff recommendations, and included public hearings. Four (4) of the facilities considered under the 2232 review were small solar energy systems, defined in Augusta County Code in 2024 as being under 25 acres. County Code stipulates that Special Use Permits for **small** solar energy systems are approved or denied by the Board of Zoning Appeals (BZA) after a public hearing, whereas **large** solar energy systems (greater than 25 acres) are approved or denied by the Board of Supervisors.

Two (2) of the four (4) small solar energy facilities were approved by the BZA and are in the process of completing pre-conditions. After they have completed all of the requirements of the pre-conditions, the Zoning Administrator will issue the Special Use Permit. One of the four (4) small solar energy facilities was denied by the BZA, and one will be heard in April 2025. The large solar energy system was denied by the Board of Supervisors in a 5-1 vote with one Supervisor absent from the meeting.

Three (3) of the five (5) solar energy facilities considered by the Planning Commission during 2232 reviews were located in the Urban Service or Community Development Area, while the other two (2) were located in an Agricultural Conservation Area. The large solar energy system application was spread throughout both an Urban Service and Community Development Area. The Commission followed planning staff’s recommendations on three (3) out of the five (5) substantial accord determination requests.

There have been a total of eight (8) small solar energy system requests that have been approved by the Board of Zoning Appeals, while no large solar energy system requests have been approved by the Board of Supervisors. To date, three (3) of the eight (8) approved projects within the County are under construction. Augusta County has

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approved approximately 178.8 acres for solar facilities, which is .0002% of total land area in the County (including federal and state-owned land). Approximately 23.5 fenced in acres approved to date are located in an Agricultural Conservation Area, approximately 10 fenced in acres are located in a Community Development Area, and approximately 145.3 acres are located in an Urban Service Area. All 178.8 acres are zoned General Agriculture. Table 4 on page 11 of this report illustrates the name, location, size, and recommendation of each project heard in 2024.

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Table 4
Solar Energy System Applications, 2024

PROJECT NAME	PROJECT SIZE	ENERGY GENERATION (AC)	MAGISTERIAL DISTRICT	STATUS	PLANNING COMMISSION RECOMMENDATION	BOARD OF ZONING APPEALS / BOARD OF SUPERVISORS
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Waynesboro VAB, LLC	23.5 acres Fenced In	3 MW AC	Wayne	APPROVED	In substantial accord with Comprehensive Plan	BZA APPROVED MAY 2, 2024
Augusta Solar, LLC/AES Solar	470 acres Fenced In	90 MW AC	South River	DENIED	Not in substantial accord with Comprehensive Plan	BOS DENIED JULY 24, 2024
Elm Spring VAB, LLC	23 acres Fenced In	3 MW AC	Wayne	DENIED	Not in substantial accord with Comprehensive Plan	BZA DENIED AUGUST 1, 2024
Fishersville VAA Solar, LLC	22 acres Fenced In	3 MW AC	Beverley Manor	APPROVED	In substantial accord with Comprehensive Plan	BZA APPROVED OCTOBER 3, 2024
Weyers Cave VAA, LLC	24 acres Fenced In	3 MW AC	Middle River	PENDING	Not in substantial accord with Comprehensive Plan	BZA Public Hearing in April 2025
TOTAL HEARD BY COMMISSION	562.5 acres Fenced In	102 MW AC				

TOTAL FENCED IN ACREAGE APPROVED (2024): 45.5 acres

TOTAL FENCED IN ACREAGE DENIED (2024): 493 acres

TOTAL FENCED IN ACREAGE APPROVED TO DATE (2018 – present): Approximately 178.8 acres

TOTAL FENCED IN ACREAGE DENIED TO DATE (2018 – present): Approximately 1,529 acres

LOT CREATION

There are currently two (2) ways to create new lots in Augusta County. The major subdivision process is the typical way lots get created in residential, business, or industrial zoned districts. In 2024, 37 new lots were created through the major subdivision process within two subdivisions, Spring Lakes and Seasons Ridge. This is an approximately seventy-seven percent decrease (-77.02%) from 161 new major subdivision lots created in 2023.

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This marks the first annual decrease in the number of lots created through the major subdivision process since 2018 (see Table 5).

*Table 5
Lots Created 2015 – 2024*

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Total
MINOR SUBDIVISION LOTS	38	47	109	68	36	77	102	72	64	79	692
MAJOR SUBDIVISION LOTS	159	74	34	38	104	85	64	118	161	37	874
TOTAL NEW LOTS	197	121	143	105	140	162	166	190	221	116	1,566

Lots can also be created through the minor subdivision process. This process allows a single lot, zoned General Agriculture, to be created off a larger tract of land and approved administratively by the County Subdivision Agent. In most cases, these lots are created to be sold in order to build a house. Up to two lots zoned residential, industrial or business can also be created in this manner, although the minor subdivision process is most frequently used in agricultural zoned areas. In 2024, 77 lots were approved in General Agriculture zoned districts through the minor subdivision process. Out of those, 18 were created using Family Member Exception and one (1) using the existing dwelling lot provision. This number reflects an approximately twenty-three percent increase (23.4%) from the number of total new lots created through the minor subdivision process in 2023, which was 64.

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*Table 6
Lots Created in 2024 through Major and Minor Subdivision*

ZONING	MINOR SUBDIVISION LOTS	MAJOR SUBDIVISION LOTS	TOTAL NEW LOTS
General Agriculture	77	0	77

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Rural Residential	0	0	0
Single-Family Residential	0	37	37
Manufactured Home Park	0	0	0
Multi-Family Residential	0	0	0
Attached Residential	0	0	0
Airport Business	0	0	0
General Business	2	0	2
Planned Unit Developments	0	0	0
TOTAL	79	37	116

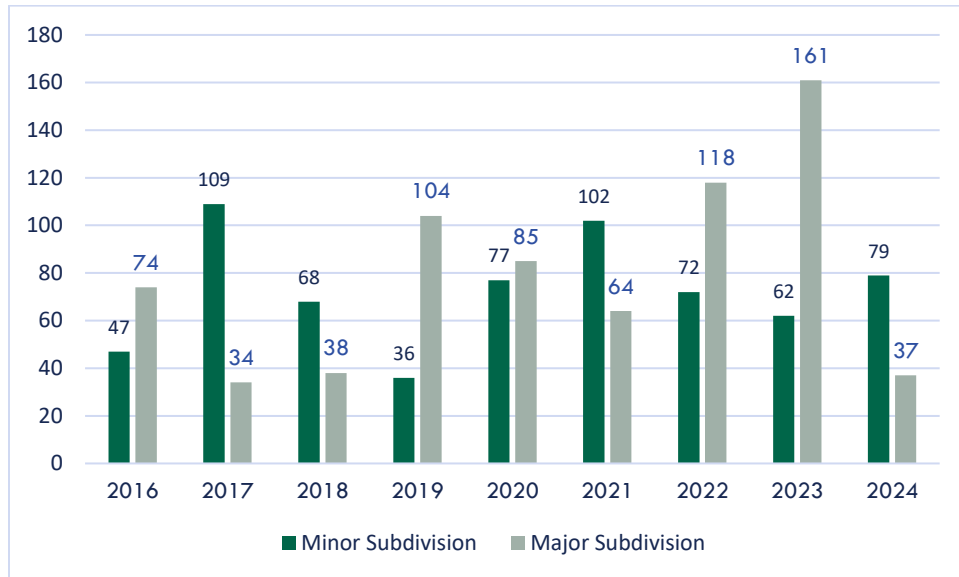
To get a clearer picture of the number of residential lots being created in Augusta County in any given year, both the minor and major subdivision plats being approved in the County are taken into consideration (Table 5). In 2024, 37 lots were created through the major subdivision process. The lots created were in residential districts, with all 37 lots being created within Single-Family Residential districts.

New lots created in the County are required to have frontage on a public road. One exception to that is in General Agriculture districts where it is possible to create a lot without road frontage in order to convey the new lot to a family member (Family Member Exception, or FME). In 2024, eighteen (18) of the seventy-seven (77) new lots created in General Agriculture districts – or approximately twenty-three percent (23.4%) – were created using FME. This is an increase from 2023, when approximately fifteen percent (15.2%) of General Agriculture lots were created using FME.

Figure 3 on page 14 of this report depicts the total number of lots created from major and minor subdivisions from 2016 through 2024.

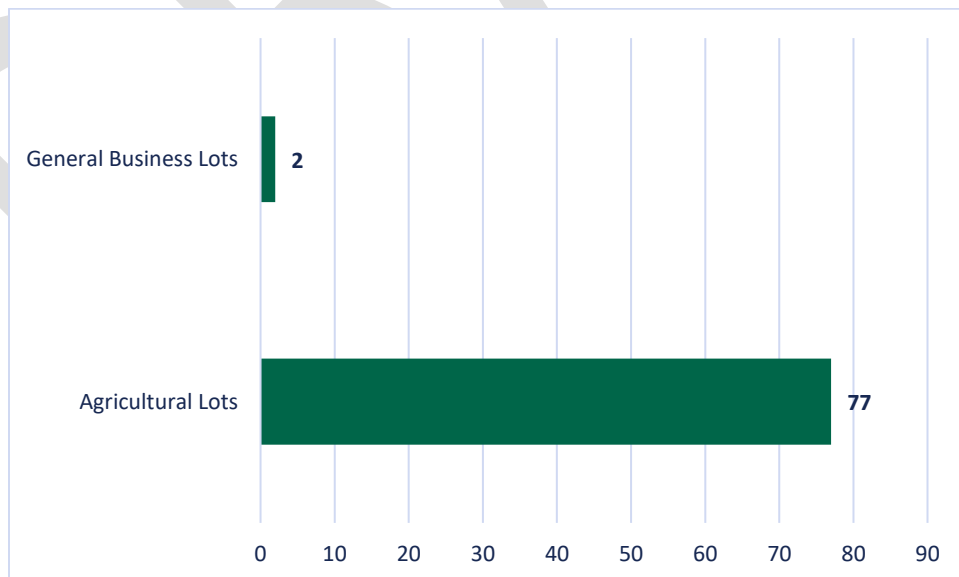
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Figure 3
Major vs. Minor Subdivision Lots 2016 - 2024



Finally, Figure 4 breaks down the total number of lots created from minor subdivisions. A vast majority of lots created via minor subdivision were in Agricultural zones, which equaled 77 out of 79 new lots.

Figure 4
Minor Subdivision Lot Creation



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Staff appreciates the Commission's tireless work in listening to rezoning and overlay applications, ordinance amendments, and substantial accord determinations, and for continuing to provide a vital service to the citizens of Augusta County.

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