



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:** April 1, 2025  
**SUBJECT:** Regular Meeting

The regular meeting of the Augusta County Planning Commission will be held on **Tuesday, April 8, 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 **5:00 p.m.** for a staff briefing in the **Board Conference Room** and for a viewing of the one (1) site 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, April 8, 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 February 18, 2025
4. **Public Hearing**
  - a. A request to rezone from General Agriculture to General Business with proffers approximately 33.11 acres (TMP 077 30D) owned by H2 Holdings LLC located at 494 Three Notched Highway off Route 250 near Afton Mountain in the Wayne Magisterial District. This property is located in a Rural Conservation Area of the Comprehensive Plan and is planned for Agriculture. The applicant intends to renovate an existing structure and construct additional standalone lodging units in a clustered layout, while also enhancing outdoor and natural amenities. The property is currently being used for overnight accommodations and passive recreation.
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**
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](mailto: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, February 18, 2025 at 4:30 p.m. in the Board Conference Room, Augusta County Government Center, Verona, Virginia.

\* \* \* \* \*

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

Boyington Properties, LLC/McMeans  
Jefferson Highway  
Fishersville, VA 22939

Bridge Christian Church  
14 Caldwell Lane  
Fishersville, VA 22939

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

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Chairman

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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, February 18, 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.

\* \* \* \* \*

#### **MINUTES**

Mr. Kyle Leonard moved to approve the minutes of the called and regular meeting held on January 14, 2025.

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

\* \* \* \* \*

#### **PUBLIC HEARING**

Mr. Thomas asked Ms. Julia Hensley to read the first agenda item up for Public Hearing.

Ms. Hensley introduced the first item as a rezoning request from Boyington Properties, LLC. Ms. Hensley noted that the applicant was present.

Ms. Hensley stated that the request is to rezone from Limited Business to General Business with proffers approximately 2.692 acres on two (2) parcels owned by Boyington



Properties, LLC and William C. or Sandra E. McMeans located off Jefferson Highway in Fishersville in the Wayne Magisterial District.

Ms. Hensley stated the properties are located in an Urban Service Area of the Comprehensive Plan and are planned for Business. Ms. Hensley presented maps that illustrate these designations, along with an aerial map and a zoning map of the two properties.

Mr. Thomas asked if the applicant wished to speak.

Mr. William C. McMeans, 310 Stayman Lane, Staunton, noted that he has had partial ownership of the two (2) properties for approximately 20 years. Mr. McMeans noted that Limited Business is no longer an active zoning designation and stated General Business would make the most sense moving forward.

Mr. McMeans noted that he and the other property owners do not have immediate plans for the development of the two parcels but plan to market the property. Furthermore, Mr. McMeans stated he finds the proposed proffers acceptable, as they match nearby properties that were rezoned to General Business.

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 request to rezone from Limited Business to General Business with proffers.

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

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

Ms. Hensley introduced the second agenda item as a Public Use Overlay request from Bridge Christian Church. Ms. Hensley noted that the applicant was present.

Ms. Hensley stated that the request is to add a Public Use Overlay on approximately 16.122 acres owned by Bridge Christian Church located off Goose Creek Road at 14 Caldwell Lane in Fishersville in the Wayne Magisterial District.

Ms. Hensley stated the property is zoned General Agriculture, is planned for Low-Density Residential, and is located in a Community Development Area of the Comprehensive Plan. Ms. Hensley presented maps that illustrate these designations.

Mr. Thomas asked if the applicant wished to speak.

Dr. Sharon Mullen, 14 Caldwell Lane, Fishersville, stated that she will become the Executive Director and Principal for the Bridge Hybrid School. Dr. Mullen stated that the Bridge Hybrid School is a ministry of Bridge Christian Church and will serve students K-5 from the congregation and the community at large. Dr. Mullen stated that the students will be registered as homeschooled students and will be in the classroom two (2) days a week with three (3) days at home.

Dr. Mullen stated that the class size will be 12 students to one (1) professionally trained teacher in six (6) separate classroom spaces. Dr. Mullen noted that there will be no renovations or changes to the existing church building.

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. Harris asked Dr. Mullen if the program is the first of its kind.

Dr. Mullen said yes, but noted the program's growth across the state of Virginia from Onward Christian Academy's hybrid school model.

Mr. Harris made a motion to recommend approval of the request to add a Public Use Overlay to the subject parcel, citing the limited impact the request would have on nearby infrastructure, services, and the character of the surrounding area, as detailed in staff's recommendation.

Mr. Howdyshell 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.

\* \* \* \* \*

### **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**

Ms. Hensley noted the Commissioners received the 2024 Annual Report in the February 2025 Planning Commission packet. Ms. Hensley asked if there were any questions.

Ms. Hensley noted that the 2024 Annual Report is an action item that requires a vote to either accept or deny the report as written.

Mr. Thomas asked if there was a motion.

Mr. Leonard made a motion to accept the Annual Report as written.

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

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, including the Planning Policy Area and Future Land Use Map and the body of the Plan. Ms. Hensley noted a delay in the anticipated release of the first draft of the Plan due to staff workload and stated the draft would now be available in June. Ms. Hensley stated a joint work session between the Planning Commission and Board of Supervisors is expected to take place in early July, followed by community meetings that are tentatively scheduled for July and August 2025. Public Hearings for adoption of the Plan are expected in September 2025.

Mr. Leonard asked if property owners were going to be notified of any changes to the Future Land Use Map and by what notification method.

Ms. Hensley stated that affected property owners would receive a notification by mail and, if additional contact information is available, through other means as well.

Mr. Howdyshell asked if owner feedback has weight on the final decision of the Planning Policy Area and Future Land Use recommendations.

Ms. Hensley stated that it does.

Mr. Howdyshell asked how much weight or consideration is given to property owner feedback.

Ms. Hensley stated that it depends on the specific parcels, noting that some tracts of land have been subdivided to a point where no additional growth is feasible, especially if on well and septic, and should be taken out of Urban Service Areas. In addition to staff recommendations, Ms. Hensley noted that property owner feedback will be largely considered at the time of revisions.

Mr. Howdyshell asked about the future of vacant land.

Ms. Hensley stated staff do not intend on expanding growth areas while this Plan is being developed and considers topography, geography, and overall feasibility of development.

Mr. Leonard asked about the work session.

Ms. Hensley stated there will be a round-table, joint work session between the Planning Commission and the Board of Supervisors in July.

Ms. Hensley invited the Commissioners and audience members to come in to the office to see staff's work on the Comprehensive Plan.

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 March 2025 BZA Special Use Permit requests. Ms. Savage shared that the first applicant is for Appalachian Venture, LLC. This request is located in the South River Magisterial District, in a Community Development Area. The property is located at 2475 Mt. Torrey Road in Lyndhurst and is zoned General Agriculture. The purpose of this request is to have a short-term rental within the existing living space above the convenience store. Ms. Savage provided an aerial and tax map view of the property.

Ms. Savage shared that the second applicant is on property owned by Frederick K. and Emily M. Helm. This request is located in the Riverheads Magisterial District, in an Agricultural Conservation Area. The property is located north of Chestnut Ridge Road and east of Stingy Hollow Road in Staunton and is zoned General Agriculture. The purpose of this request is to have outdoor storage of equipment and commercial vehicles in conjunction with a landscape business. 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 J. Hildebrand. This request is located in the Riverheads Magisterial District, in a Rural Conservation Area. The property is located at 244 Sugar Loaf Road in Staunton and is zoned General Agriculture. The purpose of this request is to construct a kennel for boarding. Ms. Savage provided an aerial and tax map view of the property.

Ms. Savage shared that the fourth applicant is on property owned by Joshua D. or Jennifer B. Moore. This request is located in the Riverheads Magisterial District, in a Rural Conservation Area. The property is located at 101 Dabneys Road in Raphine and is zoned General Agriculture. The purpose of the request is to have a short-term rental. Ms. Savage provided an aerial and tax map view of the property.

Ms. Savage shared that the fifth applicant is on property owned by Jeffrey W. or Bridgette G. Showalter. This request is located in the Middle River Magisterial District, in an Urban Service Area. The property is located at 765 Dices Spring Road in Weyers Cave and is zoned General Agriculture. The purpose of the request is to have a short-term rental. Ms. Savage provided an aerial and tax map view of the property.

Ms. Savage shared that the sixth applicant is on property owned by Jeffrey W. or Bridgette G. Showalter. This request is located in the North River Magisterial District, in a Rural Conservation Area. The property is located at 685 Leaport Road in Verona and is zoned General Agriculture. The purpose of the request is to have a short-term rental. Ms. Savage provided an aerial and tax map view of the property.

Mr. Leonard asked if short-term rentals are like Airbnbs.

Ms. Hensley said yes.

Mr. Leonard asked if it was still correct that someone has to live on the property.

Ms. Hensley said that someone can also live on the property adjacent to the short-term rental.

Mr. Leonard asked if it had to be the property owner.

Ms. Hensley stated that it could be an agent of the property owner.

Mr. Doug Wolfe stated that it could be an agent or a property manager.

Mr. Leonard recognized from Ms. Savage's report that the same property owner requested two (2) Special Use Permits for short-term rentals on two (2) separate properties.

Mr. Wolfe stated that Sandy Bunch, the Zoning Administrator, confirms with the applicant that there is a property manager or agent that can be available 24/7 on or adjacent to the short-term rental property. Mr. Wolfe stated the Zoning Ordinance allows this flexibility so that there can always be someone available to answer any concerns the neighborhood has with the active short-term rental.

Ms. Hensley stated that Ms. Bunch would have had the property owner sign a form that identifies a chosen individual as an acting agent or representative for the property.

Mr. Leonard recalled that at one time the property owner had to live on the property for a short-term rental.

Ms. Hensley stated that while the idea was discussed, it was ultimately deemed more flexible to allow an adjacent property owner or agent to oversee the short-term rental.

Mr. Leonard asked if individuals are looking to do this, are they coming to staff first.

Ms. Hensley stated finding a property manager or agent is a part of Ms. Bunch's process for the Special Use Permit.

Mr. Leonard restated his question and asked if property owners are going through the proper channels to become a short-term rental with a Special Use Permit.

Mr. Wolfe stated that when the County becomes aware of short-term rentals, often identified by the Commissioners' Office through tax submissions from Airbnb, staff work with property owners to bring them into compliance.

Ms. Hensley stated that Airbnb often sends payments to Commissioners' Offices along with lists of property owner names, but this practice is currently being challenged across the Commonwealth. Ms. Hensley stated that it is not possible to know the total number of properties listed as short-term rentals due to privacy concerns but commends those who go through the proper channels.

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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. Harris made a motion to adjourn.

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

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Chairman

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Secretary

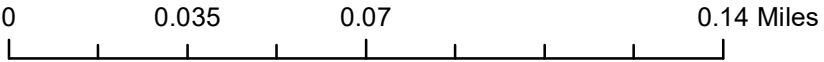


# H2 Holdings, LLC | TMP 77 30D | Aerial Map



Legend

H2 Holdings LLC





# H2 Holdings, LLC | TMP 77 30D | Zoning Map



**Legend**

 H2 Holdings LLC

 GA

0 0.035 0.07 0.14 Miles



# H2 Holdings, LLC | TMP 77 30D | Future Land Use Map



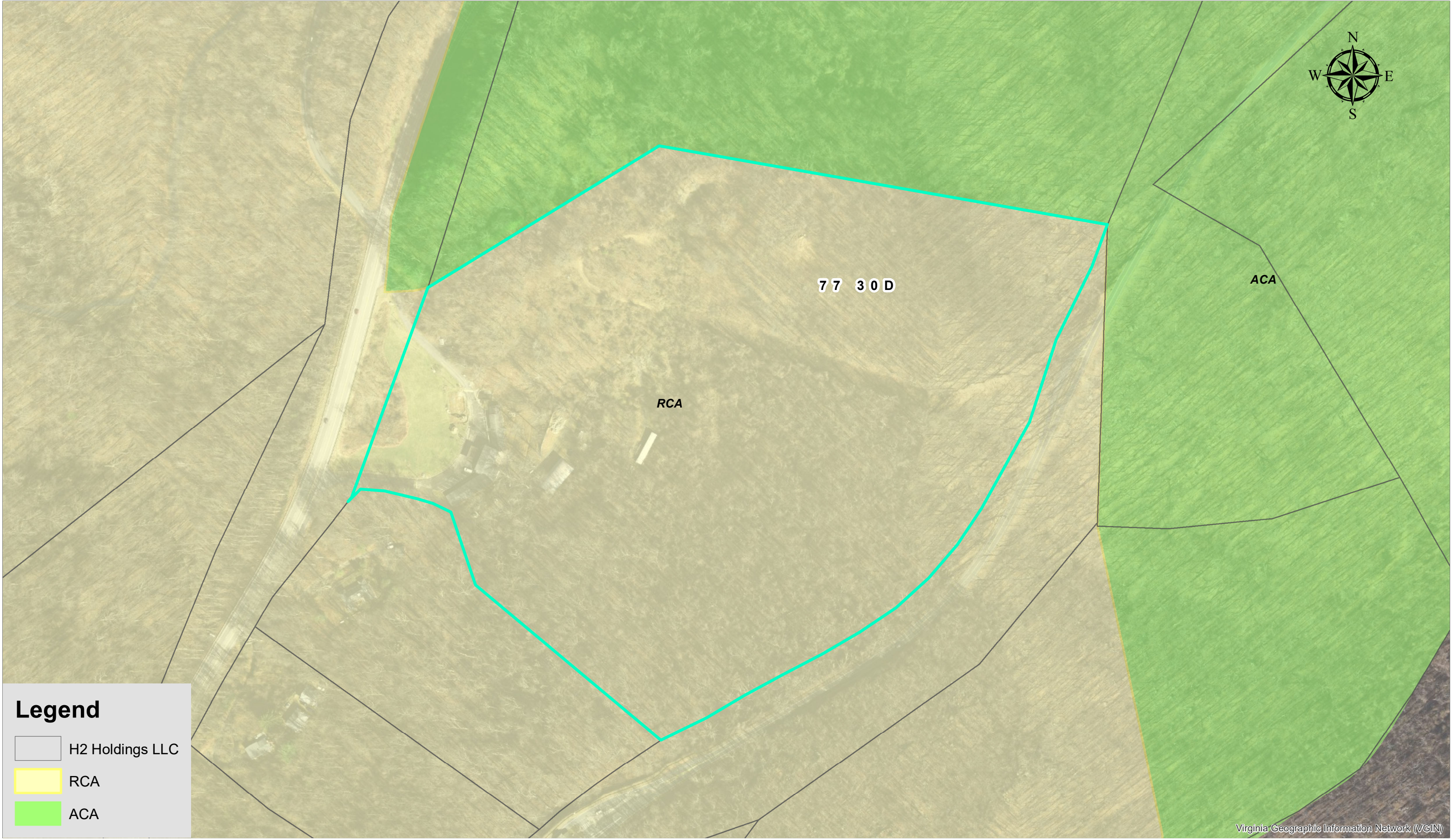
**Legend**

 H2 Holdings LLC

0 0.035 0.07 0.14 Miles



# H2 Holdings, LLC | TMP 77 30D | Planning Policy Area Map



## Legend

- H2 Holdings LLC
- RCA
- ACA

Virginia Geographic Information Network (VGIN)

0 0.035 0.07 0.14 Miles





**COUNTY OF AUGUSTA  
REZONING STAFF REPORT  
H2 HOLDINGS, LLC  
MARCH 31, 2025**

|                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|---------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>SUMMARY OF REQUEST</b> | A request to rezone from General Agriculture to General Business with proffers approximately 33.11 acres (TMP 077 30D) owned by H2 Holdings, LLC located at 494 Three Notched Highway off Route 250 near Afton Mountain in the Wayne Magisterial District. The property is located in a Rural Conservation Area of the Comprehensive Plan and is planned for Agriculture. The applicant is interested in renovating an existing structure, constructing additional standalone lodging units in a clustered layout, and improving outdoor and natural amenities. The property is currently being used for overnight accommodations and passive recreation.                                                                                                                                                                                                                                         |
| <b>REZONING NUMBER</b>    | 25-7                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>CURRENT ZONING</b>     | General Agriculture                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>VICINITY ZONING</b>    | General Agriculture to the north, south, east, and west.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>CURRENT PROFFERS</b>   | Not Applicable                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>PROPOSED PROFFERS</b>  | <ol style="list-style-type: none"><li>1. Permitted uses of the property will be limited to standard hospitality uses, including:<ol style="list-style-type: none"><li>a. Eating and drinking establishments, including restaurants, brewpubs, microbreweries, and cafes, without “drive through” facilities.</li><li>b. Overnight accommodations, including bed and breakfast inns, hotels, and motels.</li><li>c. Retail sales and services, including antique shops, farmers markets, flea markets, florists, or other business uses that would not have a negative impact on the surrounding General Agriculture zoned properties.</li><li>d. Active and passive recreational facilities not utilizing outdoor lighting, including health and wellness amenities.</li><li>e. Meeting places and other facilities of civic, community service, and fraternal organizations.</li></ol></li></ol> |



|                                                                                              |                                                                                                                                                                                                 |
|----------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                              | <ul style="list-style-type: none"> <li>2. The total number of additional units shall not exceed 50.</li> <li>3. The northern entranceway to the property will be permanently closed.</li> </ul> |
| <b>OVERLAY DISTRICTS</b>                                                                     | Not Applicable                                                                                                                                                                                  |
| <b>COMPREHENSIVE<br/>PLAN PLANNING<br/>POLICY AREA /<br/>FUTURE LAND USE<br/>DESIGNATION</b> | Rural Conservation Area / Agriculture                                                                                                                                                           |
| <b>SOILS</b>                                                                                 | The parcel is not in land use.                                                                                                                                                                  |
| <b>OTHER INFORMATION</b>                                                                     | Not Applicable                                                                                                                                                                                  |
| <b>SUMMARY OF STAFF<br/>RECOMMENDATION</b>                                                   | Staff recommends <b>approval</b> of the request.                                                                                                                                                |



## AGENCY COMMENTS

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### SCHOOL BOARD STAFF COMMENTS

Property Owner/Applicant: H2 Holdings LLC/Tri Gull LLC

Schools: SDES, SDMS, SDHS

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

The table below indicates the enrollment as of February 24, 2025.

| School                                 | Enrollment | Capacity |
|----------------------------------------|------------|----------|
| Stuarts Draft Elementary School (SDES) | 583        | 834      |
| Stuarts Draft Middle School (SDMS)     | 513        | 960      |
| Stuarts Draft High School (SDHS)       | 648        | 940      |

### 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.
- 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 (Three Notched Mountain Highway)

-AADT: 8900 (2021)

-Speed Limit: 55 MPH (Posted)

-K-factor: .1011, Direction Factor: .6543

-Funct. Minor Arterial

## **VDOT COMMENTS**

Based on the rezoning tour on 03/17/2025, VDOT understands that the above referenced applicant may request to rezone approx. 33.11 acres of the above referenced parcel from General Agriculture to General Business with proffers in order to revitalize and add additional lodging to the premises, as well as other hospitality-specific structures and amenities. VDOT is providing the following comments and/or concerns pertaining to the request:

1. The proposed rezoning would not require a VDOT Chapter 527 Traffic Impact Analysis (TIA). However, since the parcel is quite large (33 acres), proffered conditions as to the use may be beneficial so that the size of the property does not prompt worst case views of a large commercial area.
2. Any access to a State maintained roadway must be in accordance with Appendix F of the VDOT Road Design Manual. The northern (lower) entrance to the site does not meet intersection sight distance and appears to fall short of the required entrance spacing. The northern entrance will need to be completely removed.
3. At the time of site plan review, the Engineer will provide traffic generation estimates to determine if turn lanes are warranted. The highest/best use of the site may be capped by the feasibility (or lack thereof) of providing any kind of turn lanes on Route 250.
  - a. The design engineer will be responsible for assigning trip generation and traffic distribution estimates at time of site plan.
  - b. I think it would be in the best interest of the traveling public to provide at least the right turn taper even if it is determined that the traditional warrant is not met.

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. There is no public water or sewer available in the area of the subject parcel.

## **ENGINEERING COMMENTS**

Applicant/Owner: H2 Holdings LLC

TM 77-Parcel 30D

Zoning: General Agriculture

### Overall Rezoning Description

Applicant is interested in rezoning from General Agriculture to General Business with proffers in order to revitalize and add additional lodging units to the premises, as well as other hospitality-specific structures and amenities.

### Environment Ordinance Considerations

Activity associated with this expansion, when coupled with existing extensive graveled area and accessory buildings, are likely to exceed 10,000 sf. A complete Erosion &



Sediment Control Plan and Stormwater Management Plan are required. Impervious area associated with this rezoning will be calculated back to 1990 based on documentation available and 1991 aerial photography.

This property drains to 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 Porterfield Run-South River watershed as a Priority Watershed for Groundwater Protection due to the presence of karst features and the location of Source Water Assessment Program zones. 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

This property lies outside of the Source Water Protection Overlay (SWPO), Airport Overlay District (APO), Floodplain Overlay (FPO) Ordinance and Urban Service Overlay Districts (USO).

#### 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 and Community Development areas.

#### Natural Resources Recommendations from the Comprehensive Plan

The Augusta County Comprehensive Plan recommends performance standards to protect natural resources. For Rural Conservation Areas, a riparian buffer of 100 feet on either side of a stream or the limit of the floodplain (wider of the two) is encouraged, and stormwater should not be piped through in a manner to short-cut the buffer. Additionally, there should be no development or filling in floodplain areas. Small-scale trails and reforestation are encouraged.

In Rural Conservation Areas, the Comprehensive Plan recommends that slopes >25% and ridgelines be set aside through cluster design.

For unique natural features such as caves, major karst features, critical habitats, etc., the Comprehensive Plan recommends use of cluster design to protect the features to the extent achievable, as well as protecting active agricultural and forestry uses.

### **ZONING ADMINISTRATOR COMMENTS**

There is an existing motel on the property that was established prior to the current Zoning Ordinance and is therefore considered a non-conforming use. Rezoning the property to General Business with proffers that will prohibit business uses that could have a negative impact on the surrounding General Agriculture zoned properties specifically to revitalize and add additional lodging units and other hospitality structures on the property should not have a negative impact on the adjacent General Agriculture properties and would also bring the existing motel into compliance with the Zoning Ordinance.

A site plan meeting the requirements 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 (200') feet of any established residential use in agriculture must be screened per the requirements of Section 25-38 and 25-308.

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

### **COMPREHENSIVE PLAN CONSIDERATIONS**

The property is located in a Rural Conservation Area (RCA) of the Comprehensive Plan, and is not planned for further development. RCAs are characterized by land that has been substantially subdivided and/or developed with residential uses, and lack access to public water and/or sewer. The Comprehensive Plan suggests development in the RCA should be in the form of incremental additions to existing settlements. The proposed addition of clustered cabin structures and other hospitality arrangements is in keeping with the Plan's vision for RCAs.

The 2025 Comprehensive Plan update will introduce the Recreational Business future land use category to the Afton Mountain area.

### **PLANNING STAFF COMMENTS**

#### **PROS**

1. This request would have little to no impact on nearby schools.
2. This rezoning should not have a negative impact on the adjacent General Agriculture properties and would bring the existing motel into compliance with the Zoning Ordinance.
3. The request is supported by the Comprehensive Plan and staff's vision for the Afton Mountain area.



## CONS

1. This request could create an increase of call volume to the station which serves this area, which could lead to increased staff and apparatus needs.
2. This request could lead to increased traffic volume in the area.

## OTHER NOTES

1. At the time of site plan review, the Engineer will provide traffic generation estimates to determine if turn lanes are warranted. The highest/best use of the site may be capped by the feasibility (or lack thereof) of providing any kind of turn lanes on Route 250.

## STAFF RECOMMENDATION

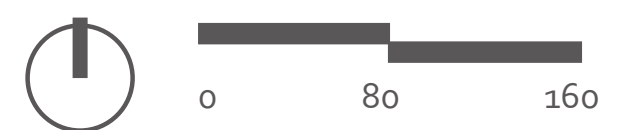
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As part of the 2025 Comprehensive Plan update, planning staff are proposing to change the Future Land Use Map for this and surrounding parcels to “Recreational Business.” This Future Land Use category provides for business development on a limited scale, within close proximity to important natural resource recreation opportunities. Businesses developed in this area should support and/or enhance the natural resource attraction and provide amenities to those accessing such recreation, whether tourists or community members. Businesses developed as part of this future land use should blend into the surrounding rural/natural area. These businesses should be compatible with surrounding low-density residential development. Examples include: bicycle shops, camping/hiking equipment stores, small restaurants to support recreation users, and campgrounds. Staff agree that the proposed addition of standard hospitality uses, including additional cabins, supports the vision for the Afton Mountain area.

On Friday, March 28, 2025, the United States Department of the Interior [Department], specifically the National Park Service’s Shenandoah National Park, requested that Augusta County pause on any actions this parcel (including this rezoning) regarding while due diligence and easement research is being performed by the Department.

The property owner provided a title report by a title company indicating there is a 400-foot scenic easement on the portion of the property that abuts the Shenandoah National Park and Appalachian Trail. In addition, the applicant has submitted a draft master plan showing that no development will occur within the 400-foot easement, with the exception of a trail connection to the Appalachian Trail. Due to the title report and the consistency of the request with the Comprehensive Plan, staff recommend **approval** of the rezoning.

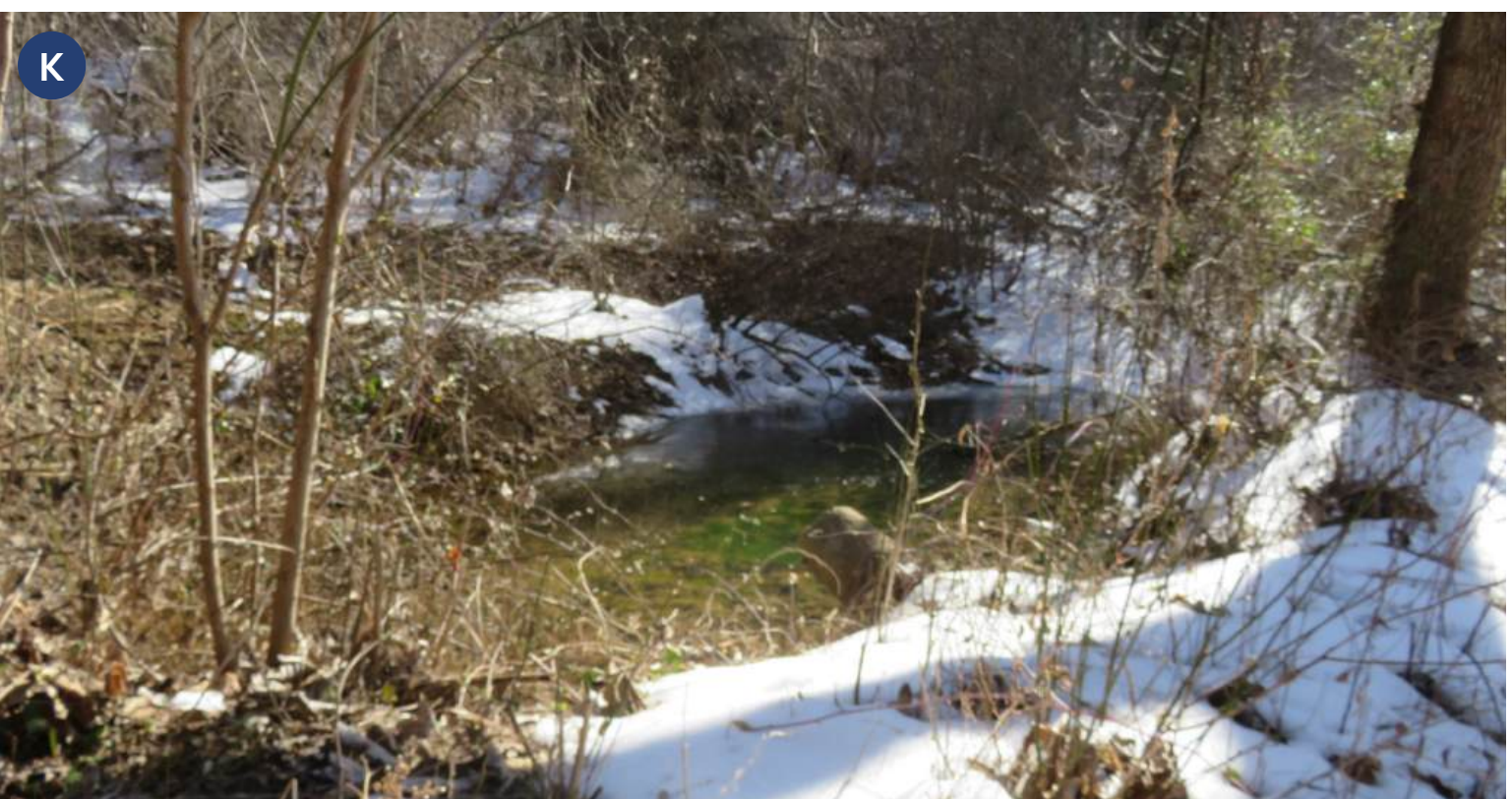








PARTIAL SITE PLAN  
NTS  
FOR REFERENCE ONLY



SITE IMAGES | GREY PINE LODGE





PARTIAL SITE PLAN  
NTS  
FOR REFERENCE ONLY



SITE IMAGES | GREY PINE LODGE





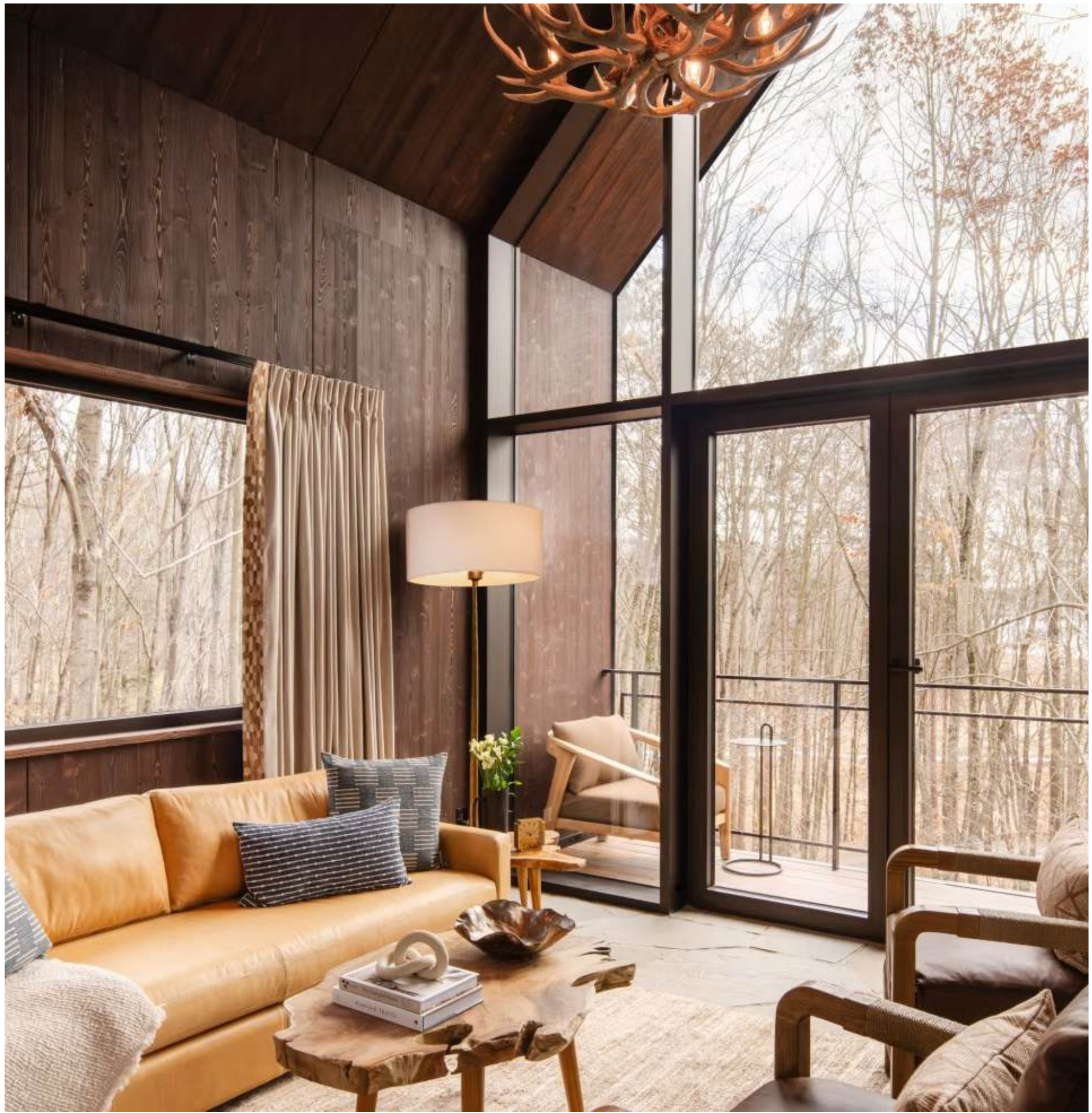
| GUEST UNIT MATRIX    |          |
|----------------------|----------|
| TYPE                 | QUANTITY |
| STUDIO               | 8        |
| 1 BEDROOM            | 22       |
| 2 BEDROOM            | 8        |
| NEW UNIT TOTAL       | 38       |
| EXISTING LODGE UNITS | 22       |
| TOTAL UNITS          | 60       |

| PROPOSED PARKING      |    |
|-----------------------|----|
| PERVIOUS SPACES, TYP. | 84 |



DISCLAIMER:  
THIS PLAN IS CONCEPTUAL AND REPRESENTS A GENERAL LAYOUT OF THE PROPOSED DEVELOPMENT. FINAL LAYOUT AND LOT YIELD MAY VARY BASED UPON SITE SURVEY, TOPOGRAPHY, MARKET AND REGULATORY REQUIREMENTS.





| TREEHOUSE        |         |
|------------------|---------|
| UNIT INFORMATION |         |
| 400-700          | SQ FT   |
| 1-2              | BEDROOM |
| 4-6              | SLEEPS  |





| A-FRAME<br>UNIT INFORMATION |         |
|-----------------------------|---------|
| 400-600                     | SQ FT   |
| 1-2                         | BEDROOM |
| 4-6                         | SLEEPS  |





| MIRROR CABINS    |         |
|------------------|---------|
| UNIT INFORMATION |         |
| 400-600          | SQ FT   |
| 1-2              | BEDROOM |
| 4-6              | SLEEPS  |





IMAGES SHOWN ARE FOR REFERENCE TO TYPE OF ARCHITECTURE AND LEVEL OF AMENITY ONLY. ACTUAL BARN WILL MAINTAIN EXISTING FOOTPRINT



