

PRESENT: L. Howdysshell, Chairman
R. Thomas, Vice Chairman
G. Campbell
K. Shiflett
C. Bragg
J. Wilkinson, Director of Community Development
L. Tate, Senior Planner

ABSENT: K. Leonard
T. Jennings
C. Vanterve, Planner I

VIRGINIA: At the Called Meeting of the Augusta County Planning Commission held on Tuesday, November 9, 2021 at 4:15 p.m. in the Community Development Conference Room, Augusta County Government Center, Verona, Virginia.

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The commission members traveled to the following sites:

Buffalo Gap Highway
Churchville, VA

Stuarts Draft Highway
Waynesboro, VA

Upon returning, Mrs. Tate discussed the requests on the agenda and items for the upcoming BZA meeting.

Chairman

Secretary

PRESENT: L. Howdyshell, Chairman
R. Thomas, Vice Chairman
C. Bragg
G. Campbell
K. Shiflett
K. Leonard
J. Wilkinson, Director of Community Development
L. Tate, Senior Planner

Absent: C. Vanterve, Planner I
T. Jennings

VIRGINIA: At the Regular Meeting of the Augusta County Planning Commission held on Tuesday, November 9, 2021 at 7:00 p.m. in the Board Room, Augusta County Government Center, Verona, Virginia.

DETERMINATION OF A QUORUM

Mr. Howdyshell stated as there were 6 members present, there was a quorum.

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MINUTES

Mrs. Carolyn Bragg made a motion to approve the minutes from the October 12, 2021 called and regular meeting of the Augusta County Planning Commission.

Mr. Kyle Leonard seconded the motion, which carried unanimously.

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PUBLIC HEARING

Mr. Howdyshell stated that there were two items on the agenda for the Public Hearing.

Mrs. Tate introduced the first item as a request to amend the Augusta County Comprehensive Plan Future Land Use Map from Low Density Residential to Urban Open Space for approximately 57 acres of an approximately 150.22 acre property owned by Robert Whitescarver or Jeanne Hoffman (TMP 034 17) located at the western corner of the intersection of Buffalo Gap Highway (Rt. 42) and Whiskey Creek Road in Churchville in the Pastures district. The proposed general use of the property is open space through

placement of a conservation easement on the entirety of the property. The area of the property being included in the amendment is located in the Community Development Area of the Comprehensive Plan and planned for future Low Density Residential development, which may include detached residential units at a density of between one-half and one dwelling unit per acre. The remainder of the property is located in the Rural Conservation Area of the Comprehensive Plan.

Mrs. Tate defined Urban Open Space as areas that are identified to remain in open space but are in a Community Development Area or an Urban Service Area.

Mr. Howdyshell asked if the applicant was present and wished to speak.

Jeanne Hoffman and Bobby Whitescarver of 164 Whiskey Creek Rd. stated that they would like to put a conservation easement on their property. Mr. Whitescarver stated that they planned to plant 3,000 trees on the property. He stated that he felt that this would be a positive thing for Augusta County.

Mr. Howdyshell opened the Public Hearing asking if anyone present wished to speak on the request.

Nancy Sorrells of 3419 Cold Springs Rd. spoke in favor of the request. She stated that she felt the request would have a positive impact for the county.

Betty Gruber of 546 Buffalo Gap Hwy. asked how else the property could be used or what could be done with it with the amendment. She stated that she wanted to be sure of what is going on.

Mrs. Tate stated that the property is currently zoned General Agriculture and would remain so with the conservation easement. She stated the easement would place more restrictions on the property concerning development.

Sarah Surface of 558 Buffalo Gap Hwy. asked if the lots will be rezoned to have houses.

Mrs. Tate stated the plan for the property is to keep it in agriculture and open space.

With no one else to speak on the request, Mr. Howdyshell closed the Public Hearing.

Mrs. Bragg made a motion to recommend the request for approval.

Mrs. Kitra Shiflett seconded the motion, which carried unanimously.

Mrs. Tate introduced the next agenda item as a request to rezone from General Agriculture to General Business approximately 0.65 acres of an approximately 1.5 acre property owned by PAXNFAITH Investments, LLC (TMP 76-63) located in the southwest quadrant of the intersection of Stuarts Draft Highway (U.S. Rt. 340) and Ladd Road (Rt. 631) in Waynesboro in the South River district. The proposed general use of the property is business. The general use of the property as stated in the Comprehensive Plan is Neighborhood Mixed Use, which may include a variety of residential uses at a density of four to eight dwelling units per acre and convenience retail and office uses on up to 20% of the total land area.

Mrs. Tate stated the property owner wanted the back half of their property to match the same zoning as the front half to expand their business and build a structure on the property.

Mr. Howdyshell asked if the property owner was present and wished to speak.

Charity Cox with PAXNFAITH Investments and Angela Campbell with Cox Construction stated that they bought the back half of the property and would like to rezone it to match the front.

Mrs. Bragg asked if it was one lot or two separate lots.

Mrs. Tate stated it was one lot with different zoning designations.

Mr. Howdyshell opened the Public Hearing and asked if anyone wished to speak on the request.

Mr. Steven Morelli stated that he was for the rezoning. He stated that he felt it would improve the site and that he felt it was a good time for small business to expand.

With no one left to speak on the request, Mr. Howdyshell closed the Public Hearing.

Mrs. Bragg made a motion to recommend approval of the request.

Mr. Robert Thomas seconded the motion, which carried unanimously.

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NEW BUSINESS

Mrs. Tate stated that officers would need to be elected for the new year.

Mrs. Bragg made a motion to nominate Mr. Robert Thomas as Chairman.

Mrs. Shiflett seconded the motion, which carried unanimously.

Mr. Greg Campbell made a motion to nominate Mrs. Bragg as Vice Chairman.

Mr. Howdyshell declared Mrs. Bragg as Vice Chairman by acclamation.

Mr. Howdyshell presented Mrs. Kitra Shiflett with a resolution for her service to the Augusta County Planning Commission for twenty-five years.

Mr. Campbell made a motion to adopt the resolution.

Mrs. Bragg seconded the motion which carried unanimously.

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STAFF REPORTS

A. CODE OF VIRGINIA – SECTION 15.2-2310

Mrs. Tate reviewed with the Commissioners the requests coming before the BZA at the December 2021 meeting.

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ADJOURNMENT

There being no further business to come before the Commission, Mr. Howdysshell asked for a motion to adjourn.

Mrs. Bragg made a motion to adjourn the meeting.

Mr. Campbell seconded the motion, which carried unanimously.

Chairman

Secretary