



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: September 2, 2025
SUBJECT: Regular Meeting

The regular meeting of the Augusta County Planning Commission will be held on **Tuesday, September 9, 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, September 9, 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 August 12, 2025
4. **Public Hearing**
 - a. A request to rezone from General Industrial with proffers to General Agriculture with proffers approximately 1.476 acres of a 102.84-acre parcel (TMP 027 113G) owned by Crosco Company located off Keezletown Road in Mount Sidney in the North River Magisterial District. The property is located in an Urban Service Area of the Comprehensive Plan and is planned for Industrial.
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.

PRESENT: R. Thomas, Chairman
W. Schindler, Vice Chairman
R. Harris
L. Howdlyshell
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, August 12, 2025 at 4:00 p.m. in the Community Development Conference Room, Augusta County Government Center, Verona, Virginia.

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

Sunrise Investors, Inc.
Locust Grove Lane,
Stuarts Draft, Virginia 22980

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

Chairman

Secretary

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

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, August 12, 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.

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MINUTES

Mr. Larry Howdyshell moved to approve the minutes of the called and regular meeting held on June 10, 2025.

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

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PUBLIC HEARING

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

Ms. Hensley introduced the agenda item as a rezoning request for Sunrise Investors Inc. and noted that the applicant was present.

Ms. Hensley stated the request is to rezone from General Agriculture with proffers to Single Family Residential and Attached Residential with proffers approximately 88.302 total acres (TMP 084 122C) owned by Sunrise Investors Inc. located off Stuarts Draft Highway (US-340) and Locust Grove Lane (Rt. 1476) in Stuarts Draft in the South River Magisterial District. The property is located in an Urban Service Area of the Comprehensive Plan and is planned for Industrial and Neighborhood Mixed Use.

Ms. Hensley explained the applicant intends to rezone approximately 63.15 acres to Single Family Residential and approximately 23.152 acres to Attached Residential for a proposed subdivision with amenities.

Ms. Hensley shared that the request was first heard in June 2025 and was brought back to the Commission for reconsideration due to resubmission of proffers that materially affected the original proposal/request. Ms. Hensley shared the applicant's proposed proffers, with the materially different proffers highlighted in yellow.

Ms. Hensley stated the additional proffers include specific listings and square footages for recreational areas, phasing of lot development, public streets with curb and gutter and sidewalks, driveway material composition, and a proffer agreeing to complete work identified in the Traffic Control – Striping Plan for Stone Valley Subdivision, Phase II dated 2008.

Ms. Hensley shared aerial, zoning, Future Land Use, and Planning Policy Area maps, reiterating the parcel is zoned General Agriculture, is planned for Industrial and Neighborhood Mixed Use, and is located in an Urban Service Area of the Comprehensive Plan. Ms. Hensley noted that, with the 2025 Comprehensive Plan update, the Future Land Use of the parcel has been recommended to be changed entirely to Neighborhood Mixed Use.

Ms. Hensley presented the applicant's rezoning exhibit, showing 63.15 acres would be zoned Single Family Residential and 23.152 acres would be zoned Attached Residential.

Ms. Hensley presented the traffic control striping plan the applicant noted in their proffers.

Ms. Hensley noted staff's recommendation for approval of the proposed subdivision with the resubmission of proffers.

Mr. Thomas asked if the applicant wished to speak.

Mr. Barry Lotts, 21 Cambridge Drive, Stuarts Draft, identified himself as a representative of the property owner and noted the additional proffers made were designed to address concerns previously mentioned by the Planning Commission in June 2025.

Mr. Howdyshell asked the applicant how many units remain to be built in the back portion of the Stone Valley Subdivision.

Mr. Lotts shared approximately 100 units remain to be built.

Mr. Howdyshell asked how many units are anticipated for the proposed subdivision on the evening's agenda.

Mr. Lotts estimated approximately 400 units.

Mr. Thomas asked if there was any further discussion from the Commissioners. Seeing none, Mr. Thomas opened the Public Hearing.

Mr. Thomas asked if anyone wished to speak for or against the request.

Ms. Wendy Thomas, 8 Mahogany Drive, Stuarts Draft, identified herself as a resident of Stone Valley. Ms. Thomas asked why the Stone Valley subdivision is not being finished before the development of the proposed subdivision.

Ms. Hensley noted the applicant's intent to delay construction until July 1, 2027 per the resubmitted proffers.

Ms. Thomas spoke in opposition to the request, emphasizing the beauty of the subject parcel. She raised concerns about potential impacts on traffic congestion, schools, wildlife, and farmland. She shared an anecdote about a young boy walking on Locust Grove Lane, expressing concern for his and others' safety if the request were approved. Ms. Thomas also noted that development in the area is ongoing and stated that the subject parcel is too beautiful to be developed.

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

Mr. Shannon Lucas stated that the additional proffers proposed by the applicant addressed many of the uncertainties regarding the request. He acknowledged public concerns over the loss of farmland but noted that the Future Land Use designation for the property is Industrial, which is less desirable. He further remarked that the area is expected to grow given the available resources and infrastructure. Mr. Lucas then made a motion to recommend approval of the request with proffers.

Mr. Howdyshell expressed his dissatisfaction with the request, particularly the loss of farmland to development. He pointed out that 40 acres in the southern portion of the Stone Valley Subdivision remain to be built. Mr. Howdyshell emphasized the need for a more sensitive approach to development and expressed concern that the housing market could become oversaturated with unsold homes. He concluded that he could not support the project.

Mr. Harris seconded the motion, which carried, 5-1.

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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 to discuss 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.

Mr. Howdyshell asked staff who is responsible for monitoring broadband development progress and cleanup.

Mr. Doug Wolfe identified Jennifer Whetzel as the primary point of contact, noting that she oversees broadband development in the County. He added that staff can request reports on this progress to address any concerns the Commissioners may have.

Mr. Howdyshell asked who is responsible for granting easements.

Mr. Wolfe explained it depends on whether they're existing utility easements or street rights-of-way.

Mr. Howdyshell asked about the size of prescriptive easements for roadways.

Mr. Wolfe shared that it's 15 ' from centerline in both directions, so 30' unless shown otherwise.

Mr. Harris commended staff on the Comprehensive Plan Community Input Meeting presentation at Blue Ridge Community College in Weyers Cave on August 5, 2025.

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STAFF REPORTS

Mr. Thomas asked Ms. Hensley for a Comprehensive Plan update.

Ms. Hensley shared staff will be at the Buffalo Gap Middle School on August 14th for the final Community Meeting.

Ms. Hensley announced that a joint work session of the Planning Commission and Board of Supervisors is tentatively scheduled for September 10. She added that public hearings on the Plan are anticipated for October 14 with the Planning Commission and October 22 with the Board of Supervisors, prior to final adoption.

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

Ms. Savage provided an update on September 2025 BZA Special Use Permit requests.

Ms. Savage shared that the first application is for Frederick K. and Emily M. Helm. This request is located in the Riverheads Magisterial District, in an Agricultural Conservation Area. The property is located on Chestnut Ridge Road in Staunton and is zoned General Agriculture. The purpose of this request is to construct a building for storage of commercial vehicles and equipment in conjunction with a landscape/lawn care business. Ms. Savage provided an aerial and tax map view of the property.

Ms. Savage shared that the second application is for Matthew J. Howell. This request is located in the Riverheads Magisterial District, in an Agricultural Conservation Area. The property is located at 1919 Indian Ridge Road in Stuarts Draft and is zoned General Agriculture. The purpose of this request is to have online auction sales and outdoor display of equipment and farm vehicles for sale. Ms. Savage provided an aerial and tax map view of the property.

Mr. Kyle Leonard asked if the request involved the same site currently in use.

Mr. Wolfe clarified that it was for a different parcel owned by the Howell family.

Mr. Leonard then inquired whether there had been any recent complaints related to the existing parcel.

Mr. Wolfe responded that it had been several years since any complaints were received.

Ms. Savage shared that the third application is for Adam J. or Nicolette S. Powell. This request is located in the North River Magisterial District, in an Agricultural Conservation Area. The property is located at 99 Naked Creek Hollow Road in Weyers Cave and is zoned General Agriculture. The purpose of this request is to have a short term vacation rental. Ms. Savage provided an aerial and tax map view of the property.

Ms. Savage shared that the fourth application is for Summit Dairy Inc. This request is located in the Riverheads Magisterial District, in an Agricultural Conservation Area. The property is located at the intersection of Wagon Shop Road and Pilson Road and is zoned General Agriculture. The purpose of this request is to construct a 199' monopole telecommunication tower. Ms. Savage provided an aerial and tax map view of the property.

Mr. Wolfe noted that the tower is located on the dividing line between the James and Potomac River watersheds.

Mr. Leonard commented that this area of the County is in need of improved cellular service.

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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. Bill Schindler made a motion to adjourn.

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

Chairman

Secretary

09/24/25

ORDINANCE

A REQUEST TO REZONE FROM GENERAL INDUSTRIAL WITH PROFFERS TO GENERAL AGRICULTURE WITH PROFFERS APPROXIMATELY 1.476 ACRES OF A 102.84-ACRE PARCEL OWNED BY CROSCO COMPANY LOCATED OFF KEEZLETOWN ROAD IN MOUNT SIDNEY IN THE NORTH RIVER 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, 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, or good zoning practice require, the governing body may by ordinance amend, supplement, or change the regulations, district boundaries, or classifications of property;

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

Approximately 1.476 acres of Parcel number 133G on Tax Map number 027 (containing approximately 102.84 acres in total) **is changed from General Industrial with proffers to General Agriculture with proffers.** The following conditions, which were voluntarily proffered in writing by the applicant, are approved and shall be pertinent to the rezoning of the property.

1. There will be no ingress or egress onto Route 750 from the portion of this parcel (Tax Map 027 Parcel 113G) that is located north of Route 750 (Keezletown Road) and east of Tax Map 027 Parcel 114A.



**COUNTY OF AUGUSTA
REZONING STAFF REPORT
CROSCO COMPANY
AUGUST 29, 2025**

SUMMARY OF REQUEST	A request to rezone from General Industrial with proffers to General Agriculture with proffers approximately 1.476 acres of a 102.84-acre parcel (TMP 027 113G) owned by Crosco Company located off Keezletown Road in Mount Sidney in the North River Magisterial District. The property is located in an Urban Service Area of the Comprehensive Plan and is planned for Industrial.
REZONING NUMBER	25-14
CURRENT ZONING	General Industrial
VICINITY ZONING	General Agriculture to the north, south, east, and west. General Industrial to the west and southwest.
CURRENT PROFFERS	1. There will be no ingress or egress on to Route 750 from this .85 of an acre parcel.
PROPOSED PROFFERS	1. There will be no ingress or egress onto Route 750 from the portion of this parcel (Tax Map 027 Parcel 113G) that is located north of Route 750 (Keezletown Road) and east of Tax Map 027 Parcel 114A.
OVERLAY DISTRICTS	Urban Service Overlay District; Airport Overlay District (Shenandoah Valley Regional Airport)
COMPREHENSIVE PLAN PLANNING POLICY AREA / FUTURE LAND USE DESIGNATION	Urban Service Area/Industrial
SOILS	The General Industrial zoned portion of this 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: Crosco Company

Schools: CIES, SMS, FDHS

Impact: The request to rezoning a portion of the property from General Industrial to General Agriculture would have no impact on these three (3) schools.

The table below indicates the enrollment as of August 18, 2025.

School	Enrollment	Capacity
Clymore Elementary School (CLES)	805	900
Stewart Middle School (SMS)	519	950
Fort Defiance High School (FDHS)	741	1025

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.

If you have further questions, please contact 540-245-5624.

TRAFFIC DATA

Traffic Data: Rte. 750 (Keezletown Road)

-AADT: 2900 (2021)

-Speed Limit: 45 MPH (Posted)

-K-factor: .1184, Direction Factor: .5172

-Funct. Major Collector

VDOT COMMENTS

VDOT understands that the above referenced applicant may request to rezone a portion of the property from General Industrial to General Agriculture. The applicant indicates the requested section of the parcel is currently being used for agricultural purposes and will continue to do so. VDOT is providing the following comments and/or concerns pertaining to the request:

1. The proposed rezoning would not require a Traffic Impact Analysis (TIA) and is not expected to negatively impact the adjacent roadway.
2. Any entrance/intersection to an existing state-maintained roadway must be designed and constructed in accordance with VDOT requirements in Appendix F of the Road Design Manual.

- a. VDOT understands that the current proffered condition on the property indicates that there will be no ingress or egress on to Rte. 750 from the portion of TM 27 113G which is located north of Rte. 750 and east of TM 27 114A, Parcel TM 27 113G shall have access to Rte. 750 through an existing entrance which is located on the south east corner of TM 27 114A. No new entrance to TM 27 113G will be granted as part of this 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 10" waterline along the southeast side of the RR track on the subject portion of the parcel between the RR & Keezletown Road.
5. There is no public sewer available in the area of the subject parcel.

ENGINEERING COMMENTS

Applicant/Owner: Crosco Company

TM 27-Parcel 113G

Zoning: Partial General Agriculture and General Industrial with Proffers

Overall Rezoning Description

Applicant is interested in rezoning a portion of the property from General Industrial to General Agriculture. The applicant indicates the requested section of the parcel is currently being used for agricultural purposes and will continue to do so. Applicant has stated intent to construct a new building following the rezoning.

Environment Ordinance Considerations

There is a sink shown on the USGS topographic 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 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 North River which is listed on the Virginia DEQ 2024 Impaired Waters List. This impaired segment extends from its confluence with Naked Creek downstream to its confluence with Middle River. The impaired uses are recreation, the specific impairments are E. coli. The sources are agriculture, non-point sources, on-site treatment systems and wildlife other than waterfowl. This segment is covered by approved TMDLs which must be considered by the applicant.

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 Shenandoah Valley Regional Airport. The floor of the zone above the site is approximately 1450-1400 Ft msl, and the highest grade on the site is approximately 1228 Ft msl, a difference of 222-172 Ft. Towers in this area could be restricted due to the height limitations.

This property lies within Zone X on the FEMA FIRM and therefore is outside the Special Flood Hazard Area and not subject to the Floodplain Overlay (FPO) Ordinance.

This property lies within of the Urban Service Overlay District (USO) and is 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. This property lies within the Urban Service Area and would be required to connect to adjoining parcels as the surrounding area is developed.

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.

ZONING ADMINISTRATOR COMMENTS

Rezoning the property to General Agriculture should not have a negative impact on the surrounding General Agriculture zoned properties.

COMPREHENSIVE PLAN CONSIDERATIONS

The subject parcel is located in an Urban Service Area of the Comprehensive Plan and is planned for Industrial.

PLANNING STAFF COMMENTS

PROS

1. The request would have no impact on nearby schools.
2. The surrounding General Agriculture zoned properties would not be negatively impacted.
3. Fire-Rescue sees little to no impact on service delivery from this request.

CONS

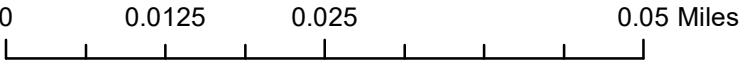
Staff does not find any concerns with the rezoning request.

STAFF RECOMMENDATION

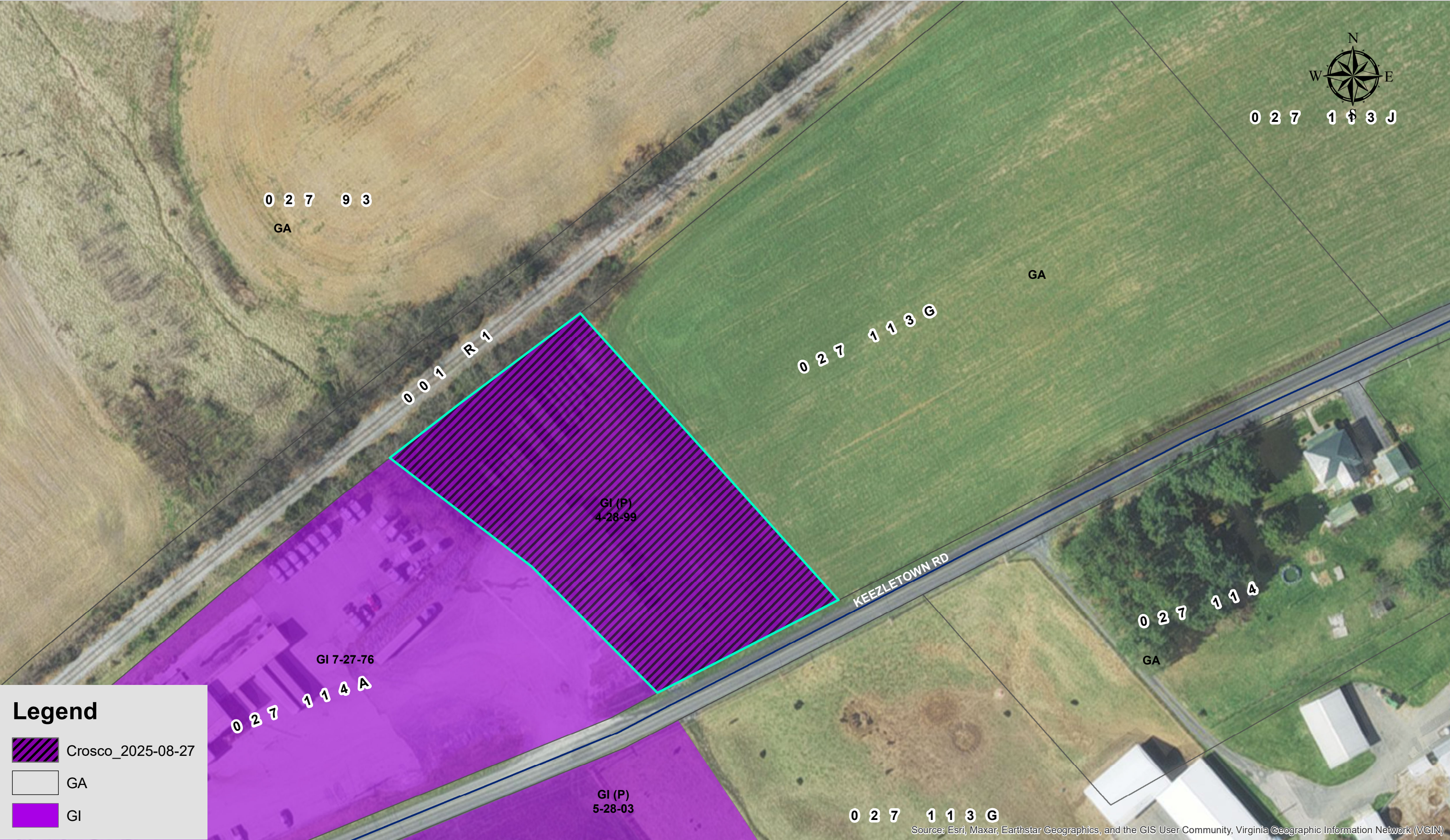
Rezoning 1.476 acres of a 102.84-acre parcel (TMP 027 113G) owned by Crosco Company from General Industrial with proffers to General Agriculture with proffers is expected to have little to no impact on nearby public services. Additionally, the surrounding General Agriculture zoned properties would not be negatively impacted.

For the reasons cited above, staff recommends **approval** of the request with proffers.

Crosco Company | TMP 027 113G | Aerial Map

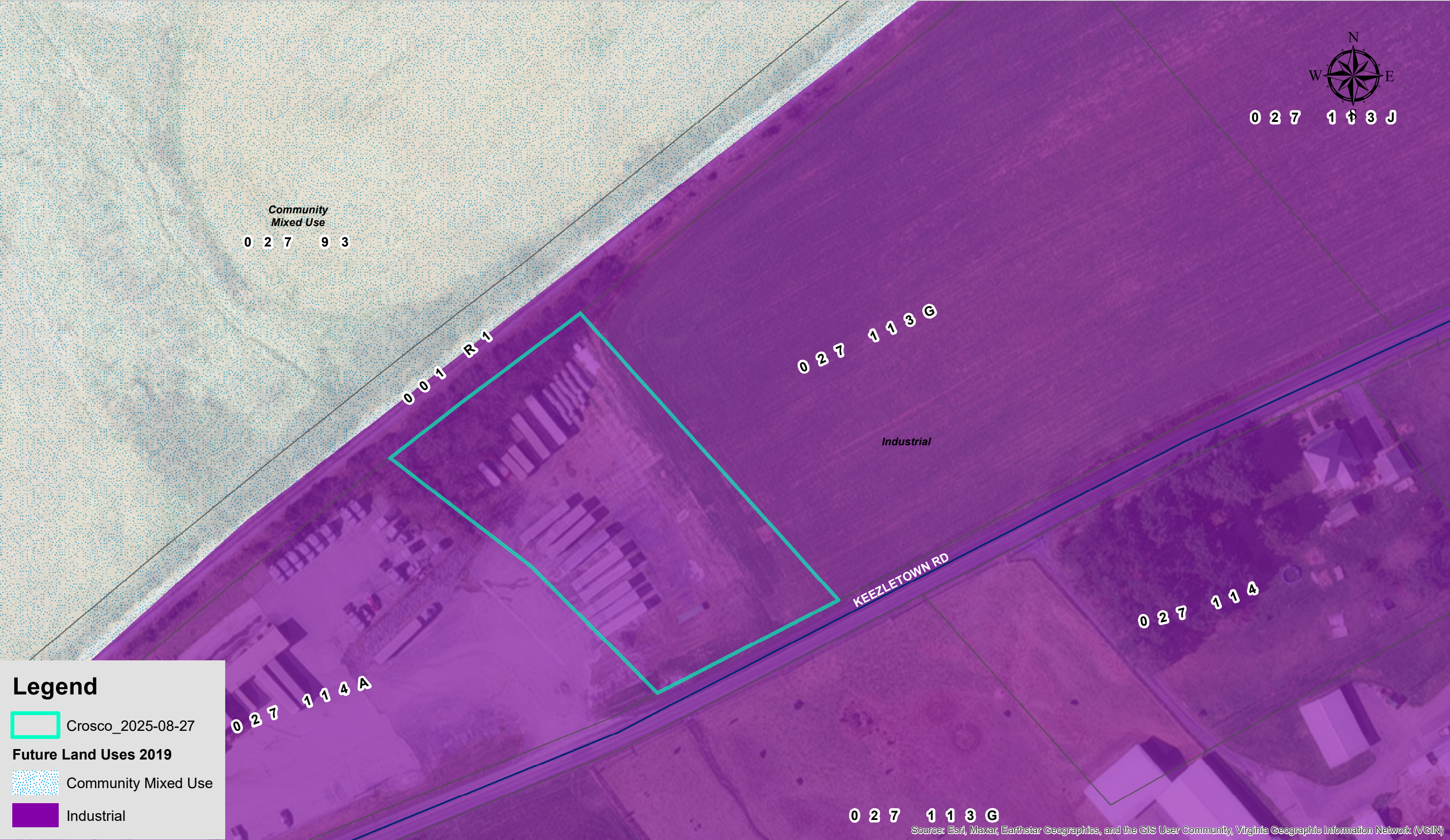


Crosco Company | TMP 027 113G | Zoning Map

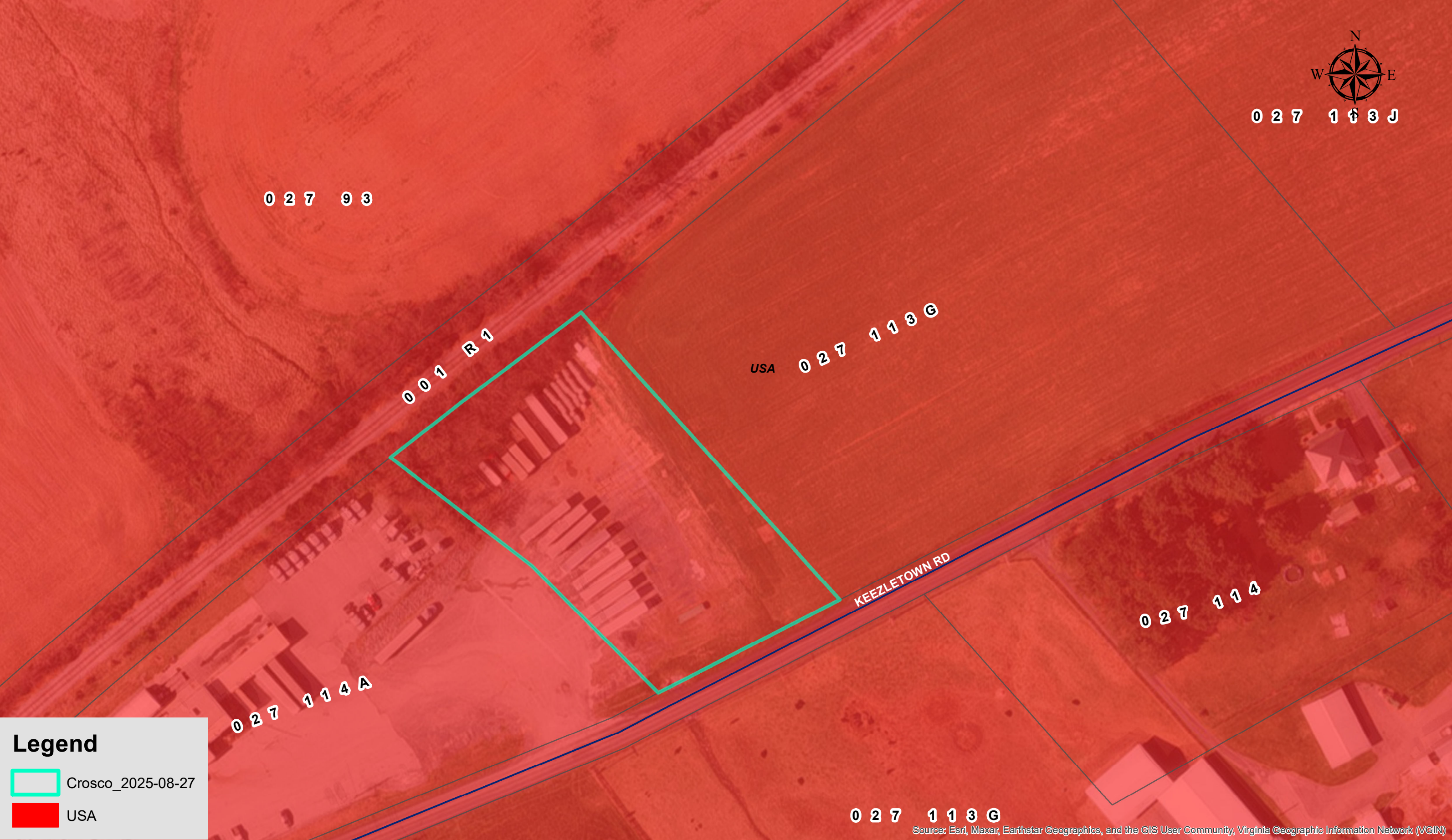


Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, Virginia Geographic Information Network (VGIN)

Crosco Company | TMP 027 113G | Future Land Use Map



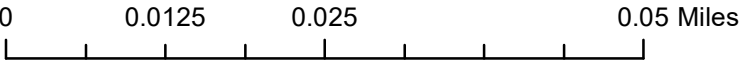
Crosco Company | TMP 027 113G | Planning Policy Area Map



Legend

Crosco_2025-08-27

USA





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: Gerald Garber, Chair, Board of Supervisors
Timothy Fitzgerald, County Administrator
Doug Wolfe, Director of Community Development
DATE: September 2, 2025
SUBJECT: Joint BOS/PC Comprehensive Plan Work Session

A Joint Board of Supervisors and Planning Commission Comprehensive Plan Work Session will be held on **Wednesday, September 17, 2025** and is tentatively scheduled from **4:00 p.m. to 6:00 p.m.** at the Augusta County Government Center in the Smith West Meeting Room, 18 Government Center Lane, Verona, Virginia. Should that time change, our office will contact you as soon as possible.

The third draft of the Comprehensive Plan will be sent to the Planning Commission's County emails on Monday, September 8, 2025. Should you like a physical copy of the Plan, please let us know and one will be provided for you.

If you have any questions, please feel free to contact us. If you won't be able to attend the session, please let us know as soon as possible.

JH/KS