Regular Meeting, Wednesday, June 25, 2025, 7:00 PM Government Center Main Board Room

ROLE CALL:

Gerald Garber
Butch Wells
Jeffrey Slaven
Pam Carter
Michael Shull
Carolyn Bragg
Scott Seaton
Timothy K. Fitzgerald, County Administrator
Jennifer M. Whetzel, Deputy County Administrator
Doug Wolfe, Director of Community Development
Nicole Price, Interim County Attorney
Angie Michael, Executive Assistant

VIRGINIA: At an adjourned meeting of the Augusta County Board of Supervisors held on Wednesday, June 25, 2025, at 7:00 PM at the Government Center Main Board Room, and in the 249th year of the Commonwealth...

Chairman Garber welcomed those present at the meeting.

* * * * * * * * * * * * * *

Tracy Martin, Churchville Volunteer Fire Department Fire Chief, led the Board in the Pledge of Allegiance.

* * * * * * * * * * * * * *

Pam Carter, Pastures District, delivered the invocation.

* * * * * * * * * * * * * * *

1. **Rezoning Request-Trustee John W. Root**

This being the date and time advertised to consider a request to rezone from Single Family Residential-15 to General Business approximately .55 acres and from General Agriculture to Single Family Residential with proffers approximately 14.57 acres of a 44.9 acre parcel owned by Trustee of John W. Root in the North River District. The Planning Commission recommends approval.

Julia Hensley, Planner II, stated that the property is located in an Urban Service Area of the Comprehensive Plan and is planned for Medium Density Residential. The applicant intends for approximately 1.05 acres to be dedicated General Business for access to an adjacent General Business zoned parcel and approximately 43.81 acres for Single Family dwellings. The applicant has submitted a proffer that stipulates the minimum square footage for single family dwellings will be 1,500 square feet, which mirrors the Single Family Residential-15 minimum dwelling size requirement on the portion of the property currently zoned Single Family Residential-15. If approved, the zoning breakdown of the property would be 1.05 acres zoned General Business, 29.24 acres zoned Single Family Residential-15 and 14.57 acres zoned Single Family Residential with proffers for a total of approximately 44.86 acres across the entire parcel. The Conceptual Layout depicted
residential layout with one hundred foot lot frontage and eighty-six lots. Staff notes that his concept does not include stormwater facilities and could potentially impact the number of lots a developer would be able to construct. This would be dealt with at site plan stage. A Conceptual Layout showing a seventy-five foot frontage with one hundred eight lots was also displayed with the same disclaimer regarding stormwater facility applies to this concept as the previous example.

Franklin Root, the applicant, there will be an inner parcel travel way to connect the business and make the fourteen acres consistent with the remainder of the property.

The Chairman opened the public hearing.

There being no speakers, the Chairman closed the public hearing.

Mr. Slaven moved, seconded by Dr. Seaton, that the Board approve the rezoning request as presented.

Vote was as follows: Yeas: Garber, Wells, Slaven, Bragg, Shull, Seaton and Carter

Nays: None

Motion carried.

* * * * * * * * * * * * * * *

2. **Rezoning Request-Sunrise Investors, Inc. -- DEFERRED**

This being the date and time advertised to consider a request to rezone from General Agriculture to Single Family Residential and Attached Residential approximately 88.302 total acres owned by Sunrise Investors, Inc. in the South River District. The Planning Commission recommends denial.

Ms. Hensley stated this was a planned public hearing that has been deferred. Based on the Planning Commissions comments during the public hearing on June 10th, the applicant submitted some amended proffers that are materially different enough to warrant the request going back to the Planning Commission for a different determination prior to being heard by the Board of Supervisors.

* * * * * * * * * * * * * * *

3. **Proffer Amendment-EJ's, LLC**

This being the date and time advertised to consider a request to amend and restate proffers on approximately 8.90 acres owned by EJ’s, LLC in the South River District. The Planning Commission recommends approval.

Ms. Hensley stated that the property is located in an Urban Service Area of the Comprehensive Plan and is planned for Medium Density Residential. It is also located within the Urban Service Overlay District and partly within a Source Water Protection Overlay District. The proffer amendment would enable the developer to reduce the minimum square footage requirements for a single family dwelling from 1,800 square feet to 1,400 square feet. The property was rezoned to Single Family Residential with proffers in 2004.
The current proffers state the following:

1. That there will be no street connection to, nor any individual lot entrances off, Wayne Avenue. Access will be provided via High Street which will be built to state standards at no cost to the County and dedicated for public use from Crestview Drive to the existing end of state maintenance on East High Street approximately 340 feet from Sylvan Drive.
2. The minimum square footage for single family dwellings will be 1,800 square feet.

The only change in the proffers is from 1,800 square feet to 1,400 square feet.

Dr. Seaton stated that just south east of this property was a piece of land that is zoned residential, but the Board denied the rezoning request for that property due to flooding concerns. How will that influence this parcel because it is next to it?

Doug Wolfe, Director of Community Development, stated that there are three basins showed on the concept plan and they are already zoned residential. The current state and county ordinances will have to be met at the time of development. If they meet what is referred to as “energy balance” at the property line, they have essentially done the maximum that they can do on their site. During a rezoning process, there is an opportunity to look downstream at bottlenecks or something like that and consider those at that time when going from one use to another use. This property is already a single family use and this is why we had staff and Planning Commission recommendation for approval.

Barry Lotts, representing the developer and owner, pointed out that this request is only to adjust the square footage requirements. To answer the question regarding drainage, there will be ponds constructed along Wayne Avenue to help eliminate any issues.

The Chairman opened the public hearing.

Rebecca Angelo, 26 E. High St., Stuarts Draft, is concerned that the size of the homes will affect the value of her property. There are plans to build sidewalks in this area, but the sidewalks end and goes nowhere. She recommends removing the plan for sidewalks and increase the lot size. The egress and ingress in that area are deteriorating. Her recommendation is to consider a minimum of at least 1,500 square feet to conform to the neighborhood.

Rebecca Glass, 1806 West Midland Tr, Lexington, has contacted VDOT regarding the flooding concerns, but in the laws, the Board of Supervisors are supposed to maintain the stormwater from Rt. 340 to South River. The culverts to be replaced with bigger more substantial culvert to allow for better flow of water.

Kenneth Moore, 43 Crestview Dr., stated infrastructure in the area needs to be kept up and maintained before large developments take place. He is in favor of the houses being built, but it does not match the surrounding community.

Doug Huffman, 130 Sylvan Dr., Stuarts Draft, stated that he would benefit from this development, however, the water and flooding is a concern. A member of the Planning Commission recommended that High Street be connected from surface to surface. That would allow for traffic to go through the neighbor. There are already issues with traffic and speeding. The original plan of sixteen homes is okay, but doubling the amount is not okay. He also voiced a concern regarding schools.

There being no other speakers, the Chairman closed the public hearing.
Ms. Bragg thanked everyone for voicing their concerns. She pointed out that the property is already zoned. The board is not rezoning the property. The concept drawing from twenty years ago showed twenty lots and the current concept drawing reflects twenty-six lots. With a final plat there may be less after taking into account for stormwater retention. According to the current ordinance, by right, the developer can build twenty-six homes today at 1,800 square feet per home. The only question being addressed is should the homes go from 1,800 square feet to 1,400 square feet. Traffic will be an issue no matter the size of the houses. There is concern that the smaller houses will affect the value of the existing homes. The market has changed in what people are looking to buy. General in this area people are looking for one level, smaller homes and smaller yards. The size of the homes is not the issues, it is more about the quality of the homes. Staff and the Planning Commission recommends approval and states that it is in compliance with the Comprehensive Plan.

Ms. Bragg moved, seconded by Ms. Carter, that the Board approve the request that the proffers are amended from 1,800 square feet to 1,400 square feet.

Dr. Seaton questioned the area south of Stone Valley development.

Ms. Hensley stated that development will not go any further than the current parcel that it has been master planned for. There is additional development within Stone Valley, but nothing that has not already been approved through the master plan.

Dr. Seaton asked about the County's control over the stormwater issue.

Ms. Hensley stated that they would be bound to the ordinance that was just amended. The amended ordinance has more strict regulations.

Mr. Wolfe stated that construction plans would be reviewed for compliance with county code and state code.

Mr. Shull is not completely against the request, but is concerned with the drainage issues. He recommends postponing this until a later meeting to allow for the issues to be evaluated.

Ms. Bragg pointed out that the property can be developed tomorrow with a site plan. She does not disagree that drainage is an issue.

Mr. Wells supports tabling the request.

Ms. Bragg withdrew her motion.

Ms. Bragg moved, seconded by Ms. Carter, that the Board approve postponing this item to the regular Board of Supervisors meeting on Wednesday, July 23, 2025.

Vote was as follows: Yeas: Garber, Wells, Slaven, Bragg, Shull, Seaton and Carter
Nays: None

Motion carried.

* * * * * * * * * * * * * * *

Mr. Garber left the meeting.

* * * * * * * * * * * * * * *

4. **<u>Ordinance Amendment-Chapter 25, Section 25-54.1</u>**

This being the date and time advertised to consider an ordinance to amend Chapter 25.

Division A. In General. Article V. Accessory Buildings and Uses. Section 25-54.1. Uses accessory to single family residences. Construction material storage yards. The Planning Commission recommends approval.

Ms. Hensley stated that the amendment would permit one construction material storage yard as a temporary accessory use to single family residences.

The Vice Chairman opened the public hearing.

There being no speakers, the Vice Chairman closed the public hearing.

Mr. Shull moved, seconded by Dr. Seaton, that the Board approve the ordinance amendment as presented.

Vote was as follows: Yeas: Wells, Slaven, Bragg, Shull, Seaton and Carter
Nays: None
Absent: Garber

Motion carried.

* * * * * * * * * * * * * * *

Mr. Garber returned to the meeting.

* * * * * * * * * * * * * * *

5. **<u>Tourism Grant Contribution Agreement</u>**

The Board considered the Tourism Grant Contribution Agreement.

Timothy Fitzgerald, County Administrator, stated that the Economic Development Authority approved the agreement at its April 24, 2025 meeting. This agreement is a formal contribution agreement to outline the disbursement of funds not to exceed $50,000.00. The funding is available within the Tourism Budget.

Dr. Seaton moved, seconded by Ms. Bragg, that the Board authorize the Chair of the Augusta County Board of Supervisors to execute the Tourism Grant Contribution Agreement between the County of Augusta and the Economic Development Authority of the County of Augusta.

Vote was as follows: Yeas: Garber, Wells, Slaven, Bragg, Shull, Seaton and Carter
Nays: None

Motion carried.

* * * * * * * * * * * * * * * *

6. Verona Pedestrian-Quicks Mill Road Extension Funding Application Support

The Board considered a proposal for support of the TAP application for 80 federal funding to extend sidewalk west along Quicks Mill Road.

Funding: $10,390.00

Doug Wolfe, Director of Community Development, stated that the grant funding cycle that was used for Verona Pedestrian Project is coming around again. Staff looked at sites around the County and met with VDOT. Staff recommends extending more sidewalk onto Quicks Mill Road from the intersection with Route 11. A pre-application was submitted to VDOT and the final applications are due in the fall. A cost proposal to support development of the second round application has been submitted from the County's consulting engineer in the amount of $10,390.00 to develop the application and the cost estimate for submission. It will be brought to the Board at a later time for adoption of a resolution in support of and to dedicate the twenty percent funding requirement.

Dr. Seaton asked if there were cost estimates provided for Fishersville from the library to Food Lion?

Mr. Wolfe stated that the area was looked at, but did not get to the point of developing a cost estimate for that area. After meeting with VDOT, it was determined that it would be problematic due to drainage issues and more time would be needed to develop a robust application. It will be continued to be reviewed with VDOT to determine a plan.

Mr. Slaven moved, seconded by Dr. Seaton, that the Board approve the proposal as presented and authorize the County Administrator to sign the documents.

Vote was as follows: Yeas: Garber, Wells, Slaven, Bragg, Shull, Seaton and Carter
Nays: None

Motion carried.

* * * * * * * * * * * * * * * *

7. Route 256 (Weyers Cave Road) at Triangle Drive Improvements VDOT Revenue Sharing Funding Application Support

The Board considered a proposal to perform funding application support for the Weyers Cave Road Project.

Funding: $13,660.00

Mr. Wolfe stated that there is another funding source available called the Revenue Sharing Program, which offers dollar for dollar. There is a tremendous amount of construction planned for exit 235 in Weyers Cave on Weyers Cave Road. The Park & Ride is a concept that was approved as a Smart Scale Project and is funded. Which will provide a four lane divided section between the interstate ramp and Triangle Drive. Tentatively, there is approval of funding to widen the bridge over I81 and that will be a separate project. VDOT is enhancing I81 itself, so that project is taking place. There is developable land in the northeast quadrant of Weyers Cave Road and I81. There is a need for a stub into that quadrant and there are challenges with the existing truck traffic on Triangle Drive. This proposal would help further develop an application that is in discussion with property owners with the potential of putting a roundabout at Triangle Drive and Weyers Cave Road. The County's Transportation Consultant has given a cost estimate to fully develop the Revenue Sharing application for this site to make it as competitive as possible at a
cost of $13,660.00.

Mr. Slaven moved, seconded by Dr. Seaton, that the Board approve the proposal as presented and authorize the County Administrator to sign the documents.

Vote was as follows: Yeas: Garber, Wells, Slaven, Bragg, Shull, Seaton and Carter
Nays: None

Motion carried.

* * * * * * * * * * * * * * *

8. **Shenandoah Wetland Company, LC Conservation Easement**

The Board considered a conservation easement compliance request.

Mr. Wolfe that this is a request from a landowner to find that a conservation easement would be appropriate for a piece of property. Typically, these do not come to the Board of Supervisors for approval because staff will look the Planning Policy Area Map to determine if the property is in an agriculture conservation or rural conservation. This property is in an Urban Service Area. The property is unique due to it being a wetland bank. The property owner created an artificial wetland and they sell off the land by the square foot as a wetland credit. The land is already preserved through the deed restrictions that is recorded with the wetland bank. It is beneficial to the landowner to place a conservation easement on the property. Augusta County code requires Board of Supervisor approval due to it being in an Urban Service Area. Staff and the Planning Commission recommend approval of the request.

Ms. Carter moved, seconded by Mr. Shull, that the Board approve the easement request as presented.

Vote was as follows: Yeas: Garber, Wells, Slaven, Bragg, Shull, Seaton and Carter
Nays: None

Motion carried.

* * * * * * * * * * * * * * * *

9. **Consent Agenda**

Mr. Wells moved, seconded by Mr. Shull, that the Board approve the consent agenda as follows:

MINUTES:
Consider minutes from the following meeting:

- Staff Briefing, Tuesday, May 27, 2025

Vote was as follows: Yeas: Garber, Wells, Slaven, Bragg, Shull, Seaton and Carter
Nays: None

Motion carried.

* * * * * * * * * * * * * * * *

(END OF CONSENT AGENDA)

* * * * * * * * * * * * * * * *

10. **Matters to Be Presented by Public**

Linda Green, 64 Chapel Hill Lane, Weyers Cave, she spoke on concerns about Chapel Hill Lane being added to next year's road improvement plan with VDOT. She asked Dr. Seaton several questions regarding his decision to request this be added to the plan. She requests an email with his responses.

Tom Engle, 51 Haytie Lane, Swoope, expressed his protest of the Board's resent decision to cancel the library's pride event.

Eric Milnes, 30 Oak Lane, Staunton, voiced his concern and opposition regarding the cancellation of the pride event.

Randall Wolf, Stuarts Draft, expressed his appreciation for the development of the Crisis Receiving Center. Mr. Wolfe thanked the Board for approval additional sidewalks throughout the County. He also spoke in opposition of the cancellation of the pride event.

Samantha Hughes, 80 Lee Highway, Verona, voiced her concerns regarding the cancellation of the pride event.

Andrea Jackson, Waynesboro, voiced her disappointment regarding the cancellation of the library's pride event.

Jennifer Lewis read a statement from a vendor that was scheduled to attend the pride event. She also voiced her disappointment in the cancellation of the event.

* * * * * * * * * * * * * * *

11. **Matters to Be Presented by Staff**

Mr. Fitzgerald discussed the following:

1. Thanked everyone for attending the event held at the new courthouse celebrating the closure of the building held by the Contractor.

* * * * * * * * * * * * * * *

12. **Matters to Be Presented by the Board**

Ms. Bragg stated that an estimate was received to do a study for the site plan, erosion control and stormwater portion for potential pickle ball courts at Stuarts Draft Park.

Ms. Bragg moved, seconded by Dr. Seaton, that the Board approve site plan funding a proposal from EGS & Associates, Inc. for pickle ball courts at Stuarts Draft Park in the amount of $18,500.00 and authorize the County Administrator to sign the documents.

Funding Source:	South River Infrastructure	$4,625.00
	Wayne Infrastructure	$4,625.00
	Riverheads Infrastructure	$4,625.00
	Beverley Manor Infrastructure	$4,625.00

Vote was as follows: Yeas: Garber, Wells, Slaven, Bragg, Shull, Seaton and Carter

Nays: None

Motion carried.

Ms. Carter moved, seconded by Dr. Seaton, that the Board approve a funding request from Craigsville Volunteer Fire Department to purchase an SUV.

Funding Source: Pastures Infrastructure Not to exceed $30,000.00

Vote was as follows: Yeas: Garber, Wells, Slaven, Bragg, Shull, Seaton and Carter
Nays: None

Motion carried.

Dr. Seaton stated that he and several other Board members attended a ground breaking ceremony at the Stone Ledge Cider.

Dr. Seaton questioned rumors regarding the cost amount for the Churchville Volunteer Fire Department.

Mr. Fitzgerald stated that an architect is in the process of completing a feasibility study that will give a preliminary cost estimate, but there has not been anything received to date.

Dr. Seaton asked if there was a need to update the library policies with regards to the pride event.

Ms. Whetzel stated that staff will look at the policies and procedures in the near future.

Mr. Slaven questions if the Board of Supervisors would be able to push harder in getting things taken care of, such as road conditions and the railroad. He also stated that the Red Wings Festival was a well managed event.

Mr. Shull stated that state officials need to get involved in the drainage issues throughout the County.

* * * * * * * * * * * * * * * *

The Board took a short break before entering into Closed Session.

* * * * * * * * * * * * * * * *

13. **Closed Session**

On motion of Mr. Wells, seconded by Mr. Shull, the Board went into closed session pursuant to:

(1) the personnel exemption under Virginia Code § 2.2-3711(A)(1)
[discussion, consideration, or interviews of prospective candidates for employment; assignment, appointment, promotion, performance, demotion, salaries, disciplining, or resignation of specific public officers, appointees, or employees of any public body]:

1. County Attorney

Vote was as follows: Yeas: Garber, Wells, Slaven, Bragg, Shull, Seaton and Carter
Nays: None

Motion carried.

* * * * * * * * * * * * * * *

On motion of Mr. Shull, seconded by Mr. Wells, the Board came out of Closed Session.

Vote was as follows: Yeas: Garber, Wells, Slaven, Shull, Bragg, Seaton and Carter
Nays: None

Motion carried.

* * * * * * * * * * * * * * * * *

The Chairman advised that each member is required to certify that to the best of their knowledge during the closed session only the following was discussed:

1. Public business matters lawfully exempted from statutory open meeting requirements, and

2. Only such public business matters identified in the motion to convene the executive session.

The Chairman asked if there is any Board member who cannot so certify.

Hearing none, the Chairman called upon the County Administrator/ Clerk of the Board to call the roll noting members of the Board who approve the certification shall answer AYE and those who cannot shall answer NAY.

Roll Call Vote was as follows:

Vote was as follows: Yeas: Garber, Wells, Slaven, Bragg, Shull, Seaton and Carter
Nays: None

Motion carried.
The Chairman authorized the County Administrator/Clerk of the Board to record this certification in the minutes.

* * * * * * * * * * * * * * *

Mr. Wells moved, seconded by Ms. Bragg, that the Board promoted Nicole Price to be the County Attorney.

Vote was as follows: Yeas: Garber, Wells, Slaven, Bragg, Shull, Seaton and Carter
Nays: None

Motion carried.

* * * * * * * * * * * * * * *

14. **Adjournment**

Dr. Seaton moved, seconded by Mr. Shull, that the Board adjourn the meeting.

Vote was as follows: Yeas: Garber, Wells, Slaven, Bragg, Shull, Seaton and Carter
Nays: None

Motion carried.

Minutes approved by the Board on Wednesday, September 10, 2025. The signed minutes can be reviewed in the County Administrator's Office.

Chairman	County Administrator