Regular Meeting, Wednesday, July 23, 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
Jennifer M. Whetzel, Deputy County Administrator
Doug Wolfe, Director of Community Development
Nicole Price, County Attorney
Angie Michael, Executive Assistant

ABSENT: Timothy K. Fitzgerald, County Administrator

VIRGINIA: At an adjourned meeting of the Augusta County Board of Supervisors held on Wednesday, July 23, 2025, at 7:00 PM at the Government Center Main Board Room, and in the 250th year of the Commonwealth...

Chairman Garber welcomed those present at the meeting.

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Barry Lotts led the Board in the Pledge of Allegiance.

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Gerald Garber, Middle River District, delivered the invocation.

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1. **<u>County Ordinance</u>**

This being the date and time advertised to consider an ordinance for bonuses for Augusta County Schools and Department of Social Services.

Jennifer Whetzel, Deputy County Administrator, stated that State code requires that the Board of Supervisors hold a public hearing ahead of giving bonus payouts to employees. Both the Schools and Social Services are in the County's budget and the County is the fiscal agent for those two entities. Virginia General Assembly amended the FY26 budget to include bonuses for both of these entities. Department of Social Services bonus is one and a half percent of their base salary as of July 1st for full time employees. Augusta County Schools have received a lump sum payment that can be allocated by the schools based on their retention for instructional and support positions. The ordinance would effective immediately and it would terminate by May 31, 2026, which is the latest date that the Social Services payment can be made. The schools plan to make their payments in August if this is approved and Social Services is required to certify their payment by October 2025.

The Chairman opened the public hearing.

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

Ms. Carter moved, seconded by Mr. Wells, that the Board approve the ordinance as presented.

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

Nays: None

Motion carried.

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

Postponed from the June 25, 2025 meeting
The Board considered 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.

Doug Wolfe, Director of Community Development, stated that the public hearing on this item was held at the June 25, 2025 regular Board of Supervisors meeting. This is a request from EJ's, LLC to amend and restate proffers on approximately 8.90 acres owned by EJ's, LLC and located between West High Street and East High Street, north of Wayne Avenue in Stuarts Draft in the South River District. The proffer amendment would reduce the minimum square footage requirement for a single family dwelling from 1,800 to 1,400 square feet. The property was rezoned to Single Family Residential with proffers in 2004. Mr. Wolfe showed a revised concept plan presented by the developer on the screen. This concept plan shows typical house sizes that a developer builds in other areas of the County and that they can fit on the lots that are proposed. The concept plan is not proffered with the zoning. It is a depiction of what they believe can be achieved on the site. The Planning Commission unanimously recommended approval of the proffer amendment.

Ms. Bragg stated that there are times that decisions are brought before the Board that are not simply black and white. A lot of time as been spent reviewing the materials and information, speaking with staff and asking questions and listening to citizens comments. She stated that her focus has been on the adjoining property owners and the ones that will be most impacted. The surrounding neighborhood has been considered. In her observations, absolutely no one wants this property developed, but the property was rezoned twenty-two years ago, so by right, it can be built on. Water, runoff and traffic are the biggest concerns. The original concept drawing indicated twenty lots, by County ordinance, the developer can put twenty-six lots. That is a big difference when you are looking at the size of the lots and trying to compare what size house can go on that lot. The request has been reviewed by County staff and they have recommended approval of the amendment change. The Planning Commission has reviewed the request and visited the site.

Ms. Bragg moved, seconded by Mr. Wells, that the Board approve the amendment request as presented.

Dr. Seaton addressed the concerns that have been raised. He does not think this will affect the value of the surrounding homes.

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

Motion carried.
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3. **Infrastructure Funding**

The Board considered the following:

Ms. Whetzel stated that this is an infrastructure request received from for New Hope Volunteer Fire Department to replace two gas meters. They currently have gas meters that are end of life and need to be replaced.

a. A funding request from New Hope Volunteer Fire Department to replace two gas meters.

Funding Source: Middle River Infrastructure $3,582.54

Ms. Bragg moved, seconded by Mr. Wells, that the Board approve the funding request.

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

Motion carried.

Ms. Whetzel stated that the second request is from Middlebrook Ruritan Club to place an AED at the Middlebrook Community Center. The equipment type has been reviewed by Fire-Rescue and one has been chosen that would work.

b. A funding request from Middlebrook Ruritan Club for the placement of an AED at the Middlebrook Community Center.

Funding Source: Riverheads Infrastructure $2,030.00

Mr. Shull moved, seconded by Ms. Carter, that the Board approve the funding request.

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

Motion carried.

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4. **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:

- Regular Meeting, Wednesday, May 14, 2025

CLAIMS:
Consider claims paid since June 1, 2025

STREET ADDITION
Consider a street addition for Windward Pointe Section 5B & 5C

PERSONAL PROPERTY TAX RELIEF ACT
Consider a resolution establishing the rate of tax relief of qualifying vehicles for the Personal Property Tax Relief Act.
CAP-SAW MOA
Consider the proposed MOA for CAP-SAW

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

Nays: None

Motion carried.

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(END OF CONSENT AGENDA)

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5. **Matters to Be Presented by the Public**

Alex Edwards, 33 Stoneyridge Lane, Lyndhurst, addressed the cancellation of the Augusta County Library Pride Event.

Giovanna Edwards, 33 Stoneyridge Lane, Lyndhurst, expressed her disappointment in cancelling the pride event.

Jennifer Lewis, Waynesboro, expressed her disappointment that the truth has not been given on why the pride event was cancelled.

Nancy Sorrells, 3419 Cold Springs Road, Greenville, spoke on the Comprehensive Plan and recommended ways to improve the new Comprehensive Plan.

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

Ms. Whetzel reminded the Board of first Comprehensive Plan Community Meeting at Riverheads Elementary School, Monday, July 28 at 5:00 p.m.

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

Mr. Shull pointed out how important it is for the public to attend the Comprehensive Plan Community Meetings and give feedback. He would like to see a bigger focus on agriculture and thinks the process for completing the Comprehensive Plan should be delayed.

Ms. Carter pointed out that she supports Mr. Shull's comments on the Comprehensive Plan.

Ms. Carter moved, seconded by Dr. Seaton, that the Board appoint George Neighbors to serve a term on the CAP-SAW Board. Effective immediately and to expire June 30, 2027.

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

Motion carried.

Dr. Seaton stated that the Comprehensive Plan is important and it should not be rushed through to get it completed.
Mr. Slaven is concerned that the Board is trying to be responsible to the citizens in keeping the tax rate down as much as possible, but a low tax is encouraging more people, more places, and more houses that affect the ag land in the County. This is an issue that needs to be discussed.

Mr. Shull questions if there could be state guidelines in place to regulate the number of homes being built per a year. This would help eliminate over whelming the schools. Smart growth is important for the County.

Ms. Bragg suggests that the Board allow Staff to explore options on the issue.

Mr. Wolfe stated that this is something that can be done and is done. Staff will recommend to developers to proffer as a part of a rezoning application that they would build only a certain number of units per year. This allows the school system to have time to respond, whether in building construction or redistricting.

Mr. Slaven asked if a zoning can stay on the books indefinitely or is there a period where that zoning reverts to a baseline that would allow the current Board of Supervisors and Planning can take another look at that property and start fresh.

Mr. Wolfe stated that there are things the County can control with a piece of zoned property. An ordinance that is passed on how you develop a piece of property can apply to already zoned properties, but once a property is zoned, it is zoned.

Mr. Garber stated that these items of discussion are why it is important for citizens to attend the Comprehensive Planning Community Meetings.
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8. **Adjournment**

Dr. Seaton moved, seconded by Ms. Bragg, 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