Regular Meeting, Wednesday, September 24, 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
Julia Hensley, Planner II
Nicole Price, County Attorney
Angie Michael, Executive Assistant

VIRGINIA: At an adjourned meeting of the Augusta County Board of Supervisors held on Wednesday, September 24, 2025, at 7:00 PM at the Government Center Main Board Room, and in the 250th year of the Commonwealth...

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Chairman Garber welcomed those present at the meeting.

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The following student from Stuarts Draft High School led the Board of Supervisors in the Pledge of Allegiance:

Noah Anastopoulous plays lacrosse and plans to attend Virginia Tech for Agribusiness. He is currently doing a mentorship at Sunrise Farms.

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Gerald Garber, Middle River District, delivered the invocation.

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1. **Rezoning Request - Crosco Company**

This being the date and time advertised to consider 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 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 industrial. The current proffers state there will be no ingress or egress on to Route 750 from this .85 of an acre parcel. The proposed proffers state that there will be no ingress or egress onto Route 750 from the portion of this parcel that is located north of Route 750 (Keezletown Road) and east of parcel 027-114A. Both the current and proposed proffers address ingress and egress from the property and state that no access to Keezletown Road will be made directly from the portion of the
property that is being request to be rezoned. An existing ingress egress point already exists on the adjacent parcel. Ms. Hensley showed an aerial map of the property along with a zoning map of the property showing that part of the parcel is currently zoned General Industrial with proffers. She also showed a Future Land Use map that shows the property is planned for industrial and a Planning Policy Area Map that shows the parcel is located within an Urban Service Area of the Comprehensive Plan.

The Chairman opened the public hearing.

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

Dr. Seaton stated we are allowing landowners to do what the landowner wants to do with their land, as long as it does not cause odor particles or noise. He is in favor, but questions if this is spot zoning.

Ms. Hensley stated that since this is not an up zoning, the adjacent land is the same parcel. This section is part of the larger parcel that extends across the street and the remainder of the parcel is already zoned General Agriculture. A narrow 1.476 acres was rezoned out of that parcel so this is down zoning and would not classify it as a spot zoning.

Mr. Slaven moved, seconded by Ms. Carter, that the Board approve the rezoning request as presented.

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

Motion carried.

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2. **Central Shenandoah Planning District Commission**

Ann Cundy, Executive Director of CSPDC, presented the annual report.

Ms. Cundy stated that the Fiscal Year 2025 Annual Report was recently published. Ms. Cundy gave an update on what the CSPDC works on and what has happened in the past year. She also stated that they will continue to advocate for the General Transportation priorities through the work of the MPO and assuring that the CTB understands what is critical for the region. They are beginning the water supply planning updates through two different watershed and a flood plain resiliency plan. Grant funding is being received from the Department of Conservation and Recreation for that project. There was discussion at the VACo meeting regarding water supply. It is important to have conversations with members of the state legislature on the importance to allocate funds in this upcoming budget to DEQ to fund the creation of the water supply plans.

Mr. Fitzgerald stated that the Water Supply Plan would be added to the Legislative package.

The Board accepted as information.

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3. **Quarterly Financial Report**

The Board considered the infrastructures adds and deletes.

Timothy Fitzgerald, County Administrator, stated that this is for consideration of the infrastructure adds and deletes that require Board approval. Deletes include Middlebrook Ruritan Club for stone replacement in the amount of $19.00 and Stuarts Draft Library for a circulation desk. Additions include $16.90 to complete the Stuarts Draft Park netting project from multiple infrastructure accounts.

Ms. Bragg moved, seconded by Dr. Seaton, that the Board approve the infrastructure adds and deletes as presented.

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

Nays: None

Motion carried.

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4. **Mill Place Commerce Park - VA Business Ready Site Program Grant Application**

The Board considered providing a match for the VA Business Ready Site Program Grant.

Mr. Fitzgerald stated that this is a request in regards to an opportunity given through the state's Business Ready Site Program. This program has given the County a grant for $500.000.00 to look at water and sewer opportunities in Mill Place Commerce Park. Augusta Water intends to do a project to add water from Berry Farm over to Mill Place Commerce Park and the second part of that project is a study to look at the park and the Wastewater Treatment Plant in regards to what the County can do for future growth opportunities. This requires the County to do a match of $55,000.00 for the study. Augusta Water is providing the match for the construction project in the amount of $300,000.00 and they will provide half of the match for the study, which would be a total of $110,000.00. The County's match amount of $55,000.00 will come from the Economic Development Capital account.

Mr. Shull moved, seconded by Ms. Carter, that the Board approve moving forward with the study and providing the match of $55,000.00.

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

Motion carried.

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5. **Infrastructure Funding**

The Board considered a funding request for two radar speed signs on Wayne Avenue in the South District in the amount of $6,899.00.

Funding Source: South River Infrastructure
Doug Wolfe, Director of Community Development, stated that there have been complaints of excessive speed on the western end of Wayne Avenue. VDOT conducted a speed study that showed an eighty-fifth percentile speed of 35mph in a 25mph speed zone. A previously used vendor provided a cost for two radar signs in the amount of $6,899.00. If approved, VDOT will mark the locations for the signs. The County will review it, contact Miss Utility and calibrate the signs for speed and then the signs will be installed.

Ms. Bragg moved, seconded by Mr. Shull, that the Board approve the funding request as presented.

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

Carter

Nays: None

Motion carried.

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

NONE

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

Mr. Fitzgerald discussed the following:

1. There will be a ribbon cutting and open house for the new animal shelter on October 21, 2025 from 4:00p.m. to 6:00p.m.

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

Mr. Shull requested an updated unemployment rate for the County.

Mr. Fitzgerald stated that July's unemployment rate was 3%.

Mr. Shull suggested placing postcards in the tax bills with information on the Comprehensive Plan. It is important to have as much public input as possible. He does not want to see the plan pushed out too quickly. Citizens need time to review the plan. Mr. Shull asked Mr. Fitzgerald what his perspective was on the Comprehensive Plan.

Mr. Fitzgerald stated that there have been multiple public meetings and staff has met with multiple citizens, taken calls and emails regarding the plan. The Comprehensive Plan does a good job of putting growth where it needs to be from a Staff's perspective. The Future Land Use map shows reducing the development area overall in the County from where it was in the 2007 plan. Staff is intentionally looking at where growth should be and getting the public's input. There have been two rounds of public meetings and comments and that is being incorporated into the Comprehensive Plan.

Mr. Shull stated that the Small Area Plans for Riverheads, Verona and Weyers Cave are mentioned in the Comp Plan and it would be beneficial to have the small area plans completed. Traffic is an ongoing problem in the Riverheads District and needs to be addressed.

Mr. Shull moved, seconded by Ms. Carter, that the Board approve starting the process for completing the Greenville Small Area Plan.

Ms. Bragg is concerned with funding for the small area plans and also the amount of time it takes to complete a plan.

Mr. Wolfe stated that from a Staff perspective, draft three of the Comprehensive Plan that was released to the Board and to the public outlines the need for and identifies a small Area Plan as a priority for Greenville. There is extensive talk about the interstate challenges in that location. Staff's understanding from VDOT is what is really needed is an Interchange Analysis and that is interaction with Federal Highway Administration and VDOT. It is an extensive study that needs to occur to finalize a recommendation for how to move forward with that interchange specifically. Outside of that interchange, what are the limits of study going to be? How much outside support will be needed. Staff would drive the plan itself, but on other Small Area Plan, Staff has utilized outside transportation consultants. If the Board wants to prioritize Greenville and a Small Area Plan is established for Greenville, pre study work could begin to be able to define the scope of work so that a good product can be produced.

Mr. Fitzgerald pointed out that the Small Area Plan process is not going to produce a product that the Federal Highway is looking for to improve the interchange.

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

Motion carried.

Ms. Bragg informed the Board of the organization that is working to build the Veterans Memorial at the Government Center is raising money for the project. On Sunday, September 28th from 2:00 p.m. to 5:00 p.m. at Broadmoor Plaza in Stuarts Draft, there will be a cruise in to help in their fundraising efforts.

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9. **Adjournment**

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

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

Motion carried.

Minutes approved by the Board on Wednesday, October 8, 2025. The signed minutes can be reviewed in the County Administrator's Office.

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Chairman

County Administrator