



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: November 10, 2025
SUBJECT: Regular Meeting

The regular meeting of the Augusta County Planning Commission will be held on **Tuesday, November 18, 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**. 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, November 18, 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 regular and called meeting on October 14, 2025.
4. **Public Hearing**
 - a. A request to rezone from General Agriculture to Rural Residential approximately 9.41 acres (TMP 045D (3) 7A; TMP 045 60) owned by Charles and Carroll Weatherman and Herbert Kent McMath located off Shutterlee Mill Road in Staunton in the Pastures Magisterial District. The two (2) parcels are located in a Community Development Area of the Comprehensive Plan and are planned for Low Density Residential.
5. **Matters to Be Presented by the Public**
6. **New Business**
 - a. Meeting Schedule and Inclement Weather Resolution for 2026
 - b. Election of Officers for 2026
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, October 14, 2025 at 5:00 p.m. in the Board Conference Room, Augusta County Government Center, Verona, Virginia.

* * * * *

The Planning Commission reviewed the following request, which will be considered at the Public Hearing:

Comprehensive Plan
Review and Recommendation for Adoption §15.2-2223

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

Chairman

Secretary

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

J. Hensley, Planner II
K. Savage, Planner I
D. Wolfe, Director of Community Development

ABSENT: K. Leonard
K. McComas

VIRGINIA: At the Regular Meeting of the Augusta County Planning Commission held on Tuesday, October 14, 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.

* * * * *

MINUTES

Mr. Randy Harris moved to approve the minutes of the called and regular meeting held on September 9, 2025.

Mr. Bill Schindler seconded the motion, which carried unanimously, 5-0.

Mr. Larry Howdyshell moved to approve the minutes of the called Board of Supervisors and Planning Commission joint worksession meeting on September 17, 2025.

Mr. Harris seconded the motion, which carried unanimously, 5-0.

* * * * *

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 request to review and recommend adoption for the Augusta County 2045 Comprehensive Plan.

Ms. Hensley explained that the proposed Augusta County 2025-2045 Comprehensive Plan draft includes chapters regarding agriculture, economy, community facilities and services, public education, land use and growth management, environment, energy, housing, public safety, and transportation. The revision also includes proposed changes to the Future Land Uses and Planning Policy Areas within the Augusta County Future Land Use Map.

Ms. Hensley noted staff prepared a presentation on the Guiding Augusta draft and associated proposed Future Land Use Map changes.

Ms. Hensley explained that a comprehensive plan is a long-range plan that serves as a guide for future development of a locality. They are usually 20-year plans, and are general in nature. The main purpose of the Plan is to give intentional direction on a wide variety of issues that affect our local community, including economic development, housing, water and sewer infrastructure, future land use and development, and other topics.

Ms. Hensley explained the purpose of having a comprehensive plan. Ms. Hensley noted all localities within the Commonwealth of Virginia are required by the Code of Virginia to have a comprehensive plan. Localities are required to do partial updates to the plan every five (5) years, with a full update every 20 years. These plans help shape orderly development of a community, help plan infrastructure improvements such as roads and water and sewer lines, and guide decision makers when they have various requests come before them.

Ms. Hensley noted the last full update to the Augusta County Comprehensive Plan was in 2007. There was a partial update in 2014/2015, which updated demographics and goals, objectives, and policies. In 2018/2019, there was a partial update to the Future Land Use Map, which included updates to the Planning Policy Areas. In 2020, the Mobility Plan was updated with the most up to date project recommendations and traffic patterns at the time.

Ms. Hensley noted the draft Comprehensive Plan up for public hearing is the first full update since the 2007 Plan.

Ms. Hensley noted the Comprehensive Plan update kicked off in September 2023. In November 2023, staff held a series of five (5) community meetings at various elementary schools throughout the County and two (2) virtual meetings. The meetings were followed by a series of 10 focus groups on various topics, including, but not limited to, agriculture, transportation, housing, land use, and cultural and historic resources. Staff also held five

(5) pop-up engagement events at various community events, including the Deerfield Annual Plant Sale, the Annual Craigsville Yard Sale, and Draft Days in Stuarts Draft.

Ms. Hensley also noted there was a Future Land Use survey and a broader community survey done to further receive feedback.

Ms. Hensley added that staff then held visioning sessions to identify and outline themes that were heard throughout the initial public engagement process.

Ms. Hensley noted data was collected and an existing conditions analysis was performed to provide a baseline for where the County is from a development perspective. After this analysis and the establishment of an overall vision statement, staff was able to begin drafting the Plan. Each section, as it was written, was sent to staff, department heads, and the Comprehensive Plan Steering Committee for review.

Ms. Hensley introduced Ms. Kaitlyn Savage to present.

Ms. Savage explained the Comprehensive Plan review process ahead of the public hearings, which began in June 2025.

Ms. Savage noted Draft I of the Plan was released on June 23, 2025, which was sent to the Augusta County Board of Supervisors and Augusta County Planning Commission ahead of a joint information session on June 25, 2025. Ms. Savage noted the joint information session followed a similar presentation style as the one being presented that evening and as the ones presented throughout the community review process.

Ms. Savage noted the release of Draft II on July 15, 2025 included immediate revisions that came from the June 25, 2025 information session.

Ms. Savage added that the community review process ran from July 21, 2025 to August 29, 2025 with the first segment being a survey for feedback on Draft II of the Plan. The survey closed August 29, 2025.

Ms. Savage noted Community Development staff were at the Augusta County Fair, in part, to interact with the public regarding the Comprehensive Plan draft.

Ms. Savage added the Planning staff hosted five (5) community meetings throughout the County to get additional feedback on the draft Plan. Staff went to Riverheads Middle School on July 28, 2025; Wilson Middle School on July 30, 2025; Stuarts Draft Middle School on July 31, 2025; Blue Ridge Community College on August 5, 2025; Buffalo Gap Middle School on August 14, 2025.

Ms. Savage noted that, in addition to traditional community feedback, Planning staff hosted concerned citizens at their office for more in-depth meetings and conversations, as well as received phone calls, emails, and letters with comments.

Ms. Savage noted all community feedback was reviewed and, in part, incorporated into Draft III of the Comprehensive Plan, which was released September 8, 2025. Ms. Savage noted this was ahead of the Board of Supervisors and Planning Commission's Joint Worksession on September 17, 2025 to review Draft III of the Plan. From all feedback received, especially from the Joint Worksession, staff revised the Plan once more and released Draft IV on October 7, 2025 ahead of the public hearing process.

Ms. Savage explained the community feedback process regularly focused on a handful of key topics that presented themselves as the most important to the community, Board of Supervisors, and Planning Commission. The topics include: protecting farmland; agriculture as the most significant economic sector; school capacity and student population; population and housing data and projections; balancing growth and pace of development; affordable housing development and maintenance; protecting environmental resources; water and water quality.

Ms. Savage noted it was important during the revision process to strengthen these topics throughout the Plan to properly respond to the public's care and attention to them.

Ms. Savage presented that, following several months of community review, staff formally introduce *Guiding Augusta: Pathways to 2045* Draft IV to the Planning Commission for review and a recommendation for adoption.

Ms. Savage added that the overall vision is supported by five (5) key priorities, 20 goals, 64 objectives, and approximately 350 strategies. Where the overall vision reads: Augusta County embraces its enduring rural charm, promotes thoughtful development, and fosters an environment where residents, visitors, and businesses feel valued.

Ms. Savage explained to support the overall vision, there are five (5) key priorities with their own set of goals, objectives, and strategies.

Ms. Savage presented *Balanced Growth* as Augusta County commits to a diverse economy by supporting agricultural vitality and aligning residential, commercial, and industrial development with plans, resources, and infrastructure. Ms. Savage noted *Balanced Growth* prioritizes next generation farming, balances residential, commercial, and industrial development in growth areas, and manages public infrastructure and resource development.

Ms. Savage presented *Environmental Stewardship* as Augusta County preserves its unique natural resources through strategically planned development that maximizes open space and maintains its rural character. Ms. Savage noted this priority focuses on topics such as stormwater management, water quality, large acre farm preservation, energy, and solar.

Ms. Savage presented *Quality of Life* as Augusta County provides residents with a variety of housing, employment, and recreational opportunities. Facilities and services are accessible, reflect the mission of each organization or agency, and protect the rural

lifestyle and character that define daily life in the County. Ms. Savage noted Quality of Life is the most robust priority as it focuses on affordable housing, resident retention, parks, libraries, and other human services that contribute to the daily lives of County residents.

Ms. Savage presented *Sense of Place* as Augusta County celebrates the unique traditions and qualities of its rural communities by encouraging and nurturing a strong sense of place, culture, and connection. Ms. Savage noted this priority prioritizes the rich history of Augusta County, long range planning efforts, and wayfinding.

Ms. Savage presented *Transportation Network* as Augusta County prioritizes the safety, efficiency, and accessibility of its transportation network, while respecting the unique character of both developed and rural areas. Ms. Savage noted Transportation Network has goals specific to vehicular traffic, public transit, pedestrian and bike safety, and farm vehicles and equipment.

Ms. Savage noted the top strategies recommended in the draft Plan: Strategy 2.4.A. Conduct a Land Use Build Out Analysis to determine existing land capacity for development in Urban Service Areas; Strategy 3.7.A. Create a Parks and Recreation Master Plan; Strategy 3.10.F. Encourage the Augusta County School Board to place stronger emphasis on CTE (Career and Technical Education) programs within Augusta County Public Schools; Strategy 5.2.A. Designate Agriculture as a Future Land Use category; Strategy 14.2.B. Identify additional growth areas and develop additional Small Area Plans.

Ms. Savage noted that, while Greenville is not an identified growth area it is still a significant area in the County in need of the first Small Area Plan following the adoption of the Comprehensive Plan.

Ms. Savage referenced an image of an implementation matrix for Strategy 2.4.A. to note the importance of implementation for each strategy. Ms. Savage noted that each strategy is accompanied by an implementation matrix that details the strategy number, the recommended implementation period, suggested action items, and stakeholders.

Ms. Savage introduced Ms. Hensley back for the next segment of the presentation.

Ms. Hensley noted that a part of the Comprehensive Plan update includes proposed changes to the Future Land Use Map, which is comprised of two (2) different components. Ms. Hensley directed the Commissioners and audience to the map on the left of their screens and noted it is the Planning Policy Area map, which helps determine where growth should occur in the County.

Ms. Hensley directed the Commissioners and audience to the Future Land Use Map, which dictates what type of development is encouraged to occur within the red and orange growth areas if it were to develop over the timeframe of the Plan.

Ms. Hensley further noted there are four (4) total Planning Policy Areas (PPAs) within the Future Land Use Map. The PPAs are broken up into two (2) broader categories: areas planned to absorb growth and areas planned to preserve open space.

Ms. Hensley commented on the red areas, Urban Service Areas (USAs), which are intended to see approximately 80% of future growth and development in the County. These areas include Weyers Cave, Verona, Fishersville, and Stuarts Draft. Urban Service Areas are also the areas in the County with access to both public water and sewer and are the locations within the County where there is a substantial amount of existing development.

Ms. Hensley commented on the orange areas, Community Development Areas (CDAs), which are planned to absorb approximately 10% of future growth and development. These areas characteristically surround Urban Service Areas and are planned to accommodate lower-density development. CDAs typically see mostly residential development and small-scale commercial development that supports these local community settlements.

Ms. Hensley commented on the light-yellow areas, Rural Conservation Areas (RCAs), which are planned to absorb approximately 5% of future growth and development. RCAs have already been substantially subdivided, and consist of residential and lower-intensity agricultural uses. RCAs support small, incremental additions to existing residential uses.

Ms. Hensley commented on the bright green areas, Agricultural Conservation Areas (ACAs), which are expected to absorb approximately 5% of future development. ACAs are characterized by active farm and forestry uses with very little residential development. These areas are planned to support a full range of long term agricultural, forestry, and natural resource activities, including intensive agricultural operations.

Ms. Hensley noted the map on the Commissioners' screens illustrates the location of proposed Planning Policy Area changes, which Ms. Hensley walked through individually.

Ms. Hensley noted the highlighted area is a parcel located off Fadley Road and Stonewall Road in the northwestern part of the County. It is being proposed to change from an Agricultural Conservation Area to a Rural Conservation Area.

Ms. Hensley noted the highlighted area in Weyers Cave and noted there are no proposed Planning Policy Area changes in Weyers Cave.

In Mount Sidney, Ms. Hensley noted there are two (2) proposed Planning Policy Area changes. The first extends the Community Development Area to the rear lot lines on parcels that are already served by public water. The front half of the lots are already located in a CDA, so the change merely extends the PPA across the entirety of the parcels. The second proposal is to change part of the Urban Service Area to a Rural Conservation Area. This was proposed after conversations with Augusta Water determined that an extension of public water and sewer to properties located between an

existing railroad and Interstate 81 would be cost-prohibitive and extremely unlikely during the timeframe of this Plan.

Ms. Hensley added a note that in a Community Development Area, there is either access to public water or sewer. New Hope is the only Community Development Area that has access to public sewer but not public water. All other Community Development Areas have access to public water but not public sewer.

Ms. Hensley noted the highlighted area and explained the previous Augusta Water comment applies to a narrow strip of land that extends from Mount Sidney to Verona. Staff has proposed removing all property located between the railroad and Interstate 81 as depicted on the map from the Urban Service Area and placing it in a Rural Conservation Area.

Ms. Hensley noted the highlighted area in Verona and presented three (3) total proposed PPA changes. The first is a proposed change from a Community Development Area to an Agricultural Conservation Area. The second is a proposed change from an Urban Service Area to a Community Development Area. The third is another depiction of the Urban Service Area to Rural Conservation Area from Mount Sidney to Verona.

Ms. Hensley noted the highlighted area and presented four (4) proposed changes to Planning Policy Areas in Harriston, all of which are proposed to go from an Urban Service Area to a Rural Conservation Area.

Ms. Hensley noted the highlighted area, the Dooms/Crimora areas, which have six (6) total proposed PPA changes. Referencing the map on the Commissioners' screens, Ms. Hensley noted number 1 is a proposed change from a Community Development Area to a Rural Conservation Area. Numbers 2, 3, and 4 are proposed changes from a Rural Conservation Area to a Community Development Area due to the presence of existing water lines serving the associated properties. Number 5, already zoned residential, is proposed to go from a Community Development Area to an Urban Service Area. Number 6 is proposed to change from an Urban Service Area to a Rural Conservation Area.

Ms. Hensley noted the highlighted area in Fishersville and noted the only proposed Planning Policy Area change for the subarea is to remove properties located north of Sangers Lane from a Community Development Area and to place it in a Rural Conservation Area.

Ms. Hensley noted the highlighted area in Stuarts Draft, which also had only one (1) proposed PPA change. The highlighted area is proposed to change from Rural Conservation Area to Community Development Area for the purposes of extending the existing water line on Cold Springs Road. Ms. Hensley noted the change was inspired by a resident without access to clean water off Mullins Lane and for that individual to have a private tie in from a line extending down Cold Springs Road. Ms. Hensley noted eligible property owners are uninterested in connecting to public water, so the expansion of the public water line is presenting to be infeasible.

Ms. Hensley noted the highlighted area in the Riverheads district off US-11 is proposed to change from a Community Development Area to a Rural Conservation Area.

Ms. Hensley noted several parcels off of Parkersburg Turnpike are proposed to change from an Urban Service Area to a Rural Conservation Area due to the steep topography of the property and the low likelihood of future development because of this.

Ms. Hensley noted there are four (4) total proposed Planning Policy Area changes in the Craigsville area. The first is proposed to change from an Urban Service Area to an Agricultural Conservation Area. The second is proposed to change from a Rural Conservation Area to a Community Development Area. This change merely extends the Community Development Area across an entire parcel that already has a majority within the CDA. The third is a proposed change from a Community Development Area to a Rural Conservation Area. This change was proposed due to the fact that an existing water line does not service these properties, and will likely not be extended during the timeframe of this plan based on the existence of wells on the properties. The fourth proposed change would be from a Community Development Area to an Agricultural Conservation Area. The majority of this parcel is already located within an Agricultural Conservation Area, and likely will not see public water service during the lifespan of this plan.

Ms. Hensley continued and presented the proposed Future Land Use Map.

Ms. Hensley reiterated the Future Land Use Map includes Future Land Use categories that guide what type of development should occur if and when any given property within a designated growth area develops. Ms. Hensley added that the descriptions of these categories are on a handout that were provided at the front of the room and are also detailed within the body of the Plan itself. These categories include residential uses at varying densities, business and industrial uses, and mixed-use districts.

Ms. Hensley directed the Commissioners' and audience to a map that illustrates the location of proposed Future Land Use category changes.

Ms. Hensley noted the highlighted area in Weyers Cave, which depicts a widespread proposed change from either Medium Density Residential or Business to Village Mixed Use. Ms. Hensley described the character of a Village Mixed Use community.

Ms. Hensley noted the highlighted area in Mount Sidney, as well as a majority of the FLUM proposed changes to follow, would be associated with the PPA changes discussed earlier. The first represents a change from having no associated Future Land Use due to being in a Rural Conservation Area to Low Density Residential to match what the front half of the properties are already planned for. The second proposed FLUM change is from Medium Density Residential to having no Future Land Use category.

Ms. Hensley noted the highlighted area along I-81 between Mount Sidney and Staunton where there are four (4) total proposed Future Land Use changes. All four (4) are

proposed to change to having no Future Land Use category. The first would change from Medium Density Residential. The second would change from Attached Residential. The third would change from Multifamily Residential, and the fourth would change from Industrial to no Future Land Use category.

Ms. Hensley noted the highlighted area in Verona where the first proposed Future Land Use change is to go from Low Density Residential to having no Future Land Use category. The second is to change from Medium Density to Low Density Residential. The third would change from Medium Density Residential to no Future Land Use category.

Ms. Hensley noted the highlighted area in Harriston where all four (4) proposed Future Land Use category changes would remove the Medium Density Residential designation and would have no associated Future Land Use category.

Ms. Hensley noted the highlighted area in Doods/Crimora where there are six (6) proposed Future Land Use category changes. The first would remove the Low Density Residential designation and change to no Future Land Use category. Changes 2, 3, and 4 depicted on the presentations' map are proposed to change from no Future Land Use category to Low Density Residential to reflect existing development. The 5th would change from Low Density Residential to Medium Density Residential; and the sixth would change from Industrial to no Future Land Use category.

Ms. Hensley noted the highlighted area in Fishersville where there are six (6) proposed Future Land Use category changes.

Ms. Hensley noted the first Fishersville area proposed Future Land Use change would remove the Low Density Residential designation from the parcels that are proposed to be placed in a Rural Conservation Area. The second is a proposed change from Business to Community Mixed Use.

Ms. Hensley noted the third proposed Fishersville Future Land Use change is located off of Tinkling Springs Road and would change three (3) parcels from Medium Density Residential to Community Mixed Use.

Ms. Hensley noted changes four and six propose the properties go from Medium Density Residential to Community Mixed Use. The 5th proposed change would convert four (4) total parcels from Medium Density Residential to Low Density Residential to match the existing development.

Ms. Hensley noted the highlighted area in Stuarts Draft where there is a total of eight (8) proposed Future Land Use category changes.

Ms. Hensley presented a map that shows properties located east of Tinkling Springs Road and Draft Avenue within Stuarts Draft. The first and second changes would go from Industrial to Neighborhood Mixed Use. The third change would go from Neighborhood

Mixed Use to Industrial. The fourth and fifth proposed changes depicted would be from Neighborhood Mixed Use to Medium Density Residential.

Ms. Hensley presented a map that depicts properties located west of Draft Avenue in Stuarts Draft. The sixth change proposes the area change from Neighborhood Mixed Use to Medium Density Residential. The seventh change proposes the area change from Low Density Residential to Urban Open Space, which reflects a Board-approved conservation easement on property owned by the Shenandoah Wetland Bank. The eighth change proposes the area change from no Future Land Use category to Low Density Residential to reflect the Planning Policy Area change from RCA to CDA.

Ms. Hensley noted the highlighted area in Afton where three (3) specific properties are proposed to change from having no Future Land Use designation to Recreational Business. The associated properties are Grey Pine Lodge, the Afton Mountain site, and Swannanoa Golf Course.

Ms. Hensley noted the highlighted area in Jolivue off of US-11 in the Riverheads district is proposed to go from Low Density Residential to no Future Land Use designation. This reflects the proposed change from Community Development Area to Rural Conservation Area.

Ms. Hensley noted the highlighted area on Parkersburg Turnpike where the first proposed change is to remove the properties from the Neighborhood Mixed Use and to have no Future Land Use category. The second is to go from Medium Density Residential to no Future Land Use category.

Ms. Hensley noted the highlighted area in Craigsville. This proposed Future Land Use change would be from Public Use to no Future Land Use category. This reflects the proposed PPA change from Urban Service Area to Agricultural Conservation Area.

Ms. Hensley also noted an additional five (5) total proposed Future Land Use category changes. Changes one (1) through four (4) are proposed to go from Low Density Residential to having no Future Land Use category. The fifth proposed change would be from no associated Future Land Use to Low Density Residential. All of the changes reflect proposed PPA changes discussed earlier in the presentation.

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

Mr. Wendall Coleman, 59 Lea Drive, Fishersville, identified himself as a representative for Tinkling Spring Presbyterian Church in Fishersville. Mr. Coleman asked fellow members of the congregation to stand. Mr. Coleman expressed the Church's opposition to the proposed Future Land Use change from Medium Density Residential to Community Mixed Use for the three (3) parcels located off Tinkling Spring Drive.

Mr. Coleman noted a rezoning for the subject area from General Agriculture was denied in previous years by the Board of Supervisors and suggested the next step for the property owner would be to reengage the Board of Supervisors for a rezoning. Mr. Coleman cited traffic concerns and noted the properties are partially located in a flood plain area. Mr. Coleman expressed the Church's concerns with having a higher density impact Tinkling Spring Drive, as well as the well being of the Church. Mr. Coleman detailed the Church's historic character.

Ms. Nancy Sorrells, 3419 Cold Springs Road, Greenville, spoke on behalf of the Alliance for the Shenandoah Valley and introduced Mr. Joe Moore as the new Augusta County Coordinator for the Alliance. Ms. Sorrells applauded staff, specifically calling out Ms. Hensley and Ms. Savage, for their efforts and invited them to take advantage of the Alliance's resources when implementing the recommended strategies of the Plan, specifically citing farm transition planning.

Mr. Charles O'Connell, 1205 Middlebrook Ave, Staunton, spoke in opposition of the Tinkling Spring Drive proposed Future Land Use change from Medium Density Residential to Community Mixed Use. Mr. O'Connell expressed the lack of public input on the Future Land Use recommendations is the result of citizens trusting their government to make the right decision. Mr. O'Connell cited traffic concerns and the Fishersville Small Area Plan's vision for the area. Mr. O'Connell suggested a Tinkling Spring Drive subarea plan be developed.

Ms. Kathleen Mahanes, 424 Balsley Road, Staunton, expressed her support for the proposed change north of Sangers Lane from Community Development Area to Rural Conservation Area. Ms. Mahanes noted she and her neighbors are active farmers.

Ms. Diane Korte, 109 Pleasant Hill Lane, Churchville, noted her support for the size of the document, as well as the recommendation for a Natural Resources Geographic Information System layer or map. Ms. Korte expressed her concern with water quality and how the County manages biosolids. Ms. Korte suggested the County not accept waste from outside of Augusta County. Ms. Korte added the County's significant presence of Karst and the impact protecting the County's water quality has on that resource and the overall environment.

Mr. Jose Lopez-Cotaina identified himself as a property owner affected by the proposed change from Urban Service Area to Rural Conservation Area in Verona. Mr. Lopez-Cotaina asked what impact that change has on his ability to build on the property.

Mr. Fred Powell, 435 Hall School Road, Stuarts Draft, conversed with Ms. Hensley on his property's Future Land Use designation being recommended to go from Industrial to Neighborhood Mixed Use. Mr. Powell questioned the possibility of including another property owner's parcel in the Neighborhood Mixed Use district for the purposes of continuity.

Mr. David Ferguson, 1175 Cold Springs Road, Stuarts Draft, spoke in opposition of the Cold Springs Road proposed Planning Policy Area and Future Land Use Map change. Mr. Ferguson expressed he is understanding of the intent of the proposed change but noted there are numerous 10-acre farms that are established and operating within the subject area and would not benefit from the proposed change.

Mr. Ferguson shared a 43-person signed petition opposing the request with the Planning Commission. Mr. Ferguson noted the property owner that inspired the map change did not live on Cold Springs Road and asked all property owners from Cold Springs Road in attendance at the meeting to raise their hands. Mr. Ferguson concluded with the area's natural characteristics that are not suitable for development.

Mr. Chad Berry, Cold Springs Road, Stuarts Draft, spoke in opposition of the Cold Springs Road proposed Planning Policy Area and Future Land Use Map change. Mr. Berry noted there are other alternatives than to change the Planning Policy Area. Mr. Berry noted there are not enough people willing to connect to public water to make the request feasible.

Mr. Rick Pfizenmayer, 30 Round Hill Drive, Stuarts Draft, identified himself as a Board appointed representative for the Comprehensive Plan Steering Committee. Mr. Pfizenmayer reflected on the Comprehensive Plan drafting process and applauded Ms. Hensley and Ms. Savage on their efforts on producing a quality product. Mr. Pfizenmayer applauded their community engagement and review process and believe it's a proper reflection of the County's vision and needs. Mr. Pfizenmayer asked the Commission to recommend approval of the Plan.

Mr. Thomas closed the Public Hearing and granted a 10-minute recess before returning to the agenda.

Mr. Schindler made a motion to recommend the parallel road recommended on page 299 and in Map 8 of the Mobility Plan for the Fishersville subarea be removed as an amendment to the proposed draft Comprehensive Plan.

Mr. Thomas seconded the motion, which carried unanimously, 5-0.

Mr. Howdyshell made a motion to recommend the Tinkling Spring Drive proposed Future Land Use Map change from Medium Density Residential to Community Mixed Use not be adopted as an amendment to the proposed draft of the Comprehensive Plan.

Mr. Harris seconded the motion, which carried unanimously, 5-0.

Mr. Howdyshell made a motion to recommend the Cold Springs Road proposed Planning Policy Area and Future Land Use Map change from Rural Conservation Area to Community Development Area and from no Future Land Use to Low Density

Residential not be adopted as an amendment to the proposed draft of the Comprehensive Plan.

Mr. Harris seconded, which carried unanimously, 5-0.

Ms. Hensley repeated the first amendment as a recommendation to remove the transportation recommendation of the construction of a roadway parallel to US-250 from Staunton to Waynesboro in Fishersville within the Mobility Plan.

Ms. Hensley repeated the second amendment as a recommendation to keep the following Tax Map Parcel numbers as Medium Density Residential instead of changing to Community Mixed Use on the Future Land Use Map: 066D (2) 1; 066D (2) 2; and 066D (2) 2D.

Ms. Hensley repeated the third amendment as a recommendation to keep the Cold Springs Road subject area a Rural Conservation Area instead of changing into a Community Development Area. [EDITORS NOTE: The Cold Spring Road subject parcels include TMP 083 63; 083B1 (1) 3; 083B1 (1) 3A; 083B1 (1) 3C; 083B1 (1) 4; 083B1 (1) 4A; 083B1 (1) 4B; 083B1 (2) B; 083B1 (2) C; 083B1 (2) D; 083B1 (2) E; 083B1 (3) A; 083B1 (4) 1; 083B1 (4) 2; 083B1 (4) 3; 083B1 (4) 4; 083B1 (4) 5; 083B1 (4) 6; 083B1 (4) 7; 083B1 (4) 7A; 083B1 (4) 7B; 083C (1) 2; 083C (1) 2A; 083C (1) 2B; 083C (1) 2C; 083C (1) 2D; 083C (1) 3; 083C (1) 4; 083C (2) 1; 083C (3) A; 083C (3) B; 083C (3) C; and 083C (3) D.]

Mr. Harris made a motion to recommend adoption of the presented Comprehensive Plan with the approved recommended amendments.

Mr. Howdysshell seconded the motion, which carried, 5-0.

* * * * *

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.

* * * * *

NEW BUSINESS

Mr. Thomas stated that there was no New Business to discuss and moved on to the next agenda item.

* * * * *

OLD BUSINESS

Mr. Thomas stated that there was no Old Business to discuss and moved on to the next agenda item.

* * * * *

MATTERS TO BE PRESENTED BY THE COMMISSION

Mr. Thomas asked if any Commissioners wished to speak.

Mr. Howdyshell commended staff for their work, as well as the community for their engagement.

Mr. Schindler complimented Mr. Coleman on his efforts.

* * * * *

STAFF REPORTS

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

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

Ms. Savage shared that the first application is on property owned by Teresa H. Howell. This request is located in the Riverheads Magisterial District, in an Agricultural Conservation Area 1, 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 an entrance on an adjacent parcel in order to access an equipment and farm vehicle display area. Ms. Savage provided an aerial and tax map view of the property, as well as a sketch of the proposal.

Ms. Savage shared that the second application is for Miguel Ipina. This request is located in the North River Magisterial District, in Area 2, a Rural Conservation Area. The

property is located at 1122 Quicks Mill Road in Staunton and is zoned General Agriculture. The purpose of this request is to convert a portion of the dwelling into a contractor office and to construct a 20’x20’ addition for commercial storage. Ms. Savage provided an aerial and tax map view of the property, as well as a sketch of the proposal.

Ms. Savage shared that the third application is on property owned by Jocasila, LLC. This request is located in the Riverheads Magisterial District, in an Urban Service Area. The property is located in the northeast quadrant at the intersection of Route 11 and Route 340 and is zoned General Business. The purpose of this request is to have a travel plaza. Ms. Savage provided an aerial and tax map view of the property, as well as site plans of the proposal.

Ms. Savage shared that the fourth application is for Cole Knight. This request is located in the Middle River Magisterial District, in an Urban Service Area. The property is located at 8 Jollet Drive in Grottoes and is zoned General Agriculture. The purpose of this request is to have an auto body repair shop and impoundment yard. Ms. Savage provided an aerial and tax map view of the property, as well as a sketch of the proposal.

Ms. Savage shared that the fifth application is for Marlin D. and Zena Calhoun Losey. This request is located in the Riverheads Magisterial District, in a Community Development Area. The property is located off Spitler Circle, east of Route 11 in Greenville and is zoned Single Family Residential-10. The purpose of this request is to have a farm and limited agriculture. Ms. Savage provided an aerial and tax map view of the property, as well as a sketch of the proposal.

Ms. Savage shared that the sixth application is for Pleasant Valley Church of the Brethren. This request is located in the Middle River Magisterial District, in an Urban Service Area. The property is located at 91 Valley Church Road in Weyers Cave and is zoned General Agriculture. The purpose of this request is to have a nursery school within the existing church. Ms. Savage provided an aerial and tax map view of the property, as well as a sketch of the proposal.

Ms. Savage shared that the seventh application is on property owned by Wall Residences, Inc. This request is located in the Riverheads Magisterial District, in a Community Development Area. The property is located at 13 Swartzel Shop Road in Staunton and is zoned General Agriculture. The purpose of this request is to have a contractor office with outdoor storage of commercial vehicles and equipment. Ms. Savage provided an aerial and tax map view of the property, as well as a sketch of the proposal.

* * * * *

ADJOURNMENT

Mr. Thomas asked if there was any discussion from the Commissioners or if there was a motion to adjourn.

Mr. Schindler made a motion to adjourn.

Mr. Lucas seconded the motion, which carried 5-0.

Chairman

Secretary

ORDINANCE

A REQUEST TO REZONE FROM GENERAL AGRICULTURE TO RURAL RESIDENTIAL APPROXIMATELY 9.45 ACRES OWNED BY CHARLES AND CARROLL WEATHERMAN AND HERBERT KENT MCMATH LOCATED OFF SHUTTERLEE MILL ROAD, ADJACENT TO THE CITY OF STAUNTON LINE, IN STAUNTON IN THE PASTURES 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:

Parcel number 7A on tax map number 045D (3), containing approximately 7.528 acres, and a portion of parcel number 60 on tax map number 045, containing approximately 1.925 acres, be changed from General Agriculture to Rural Residential.



**COUNTY OF AUGUSTA
REZONING STAFF REPORT
CARROLL WEATHERMAN
NOVEMBER 7, 2025**

SUMMARY OF REQUEST	A request to rezone from General Agriculture to Rural Residential approximately 9.40 acres (TMP 045D (3) 7A; TMP 045 60) owned by Charles and Carroll Weatherman and Herbert Kent McMath located off Shutterlee Mill Road in Staunton in the Pastures Magisterial District. The two (2) parcels are located in a Community Development Area of the Comprehensive Plan and are planned for Low Density Residential.
REZONING NUMBER	25-16
CURRENT ZONING	General Agriculture
VICINITY ZONING	General Agriculture to the north and east. Rural Residential to the west. City of Staunton boundary line to the south.
CURRENT PROFFERS	N/A
PROPOSED PROFFERS	N/A
OVERLAY DISTRICTS	Source Water Protection Overlay District
COMPREHENSIVE PLAN PLANNING POLICY AREA / FUTURE LAND USE DESIGNATION	Community Development Area/Low Density Residential
SOILS	TMP 045 60 is not in land use. TMP 045D (3) 7A soils information is below.
OTHER INFORMATION	Not Applicable
SUMMARY OF STAFF RECOMMENDATION	Staff recommends approval of the request.

AGENCY COMMENTS

SOILS

TAX MAP PARCEL	CLASS I	CLASS II	CLASS III	CLASS IV	FOREST	TOTAL ACREAGE
045D (3) 7A	0.0	0.0	7.612	0.0	0.0	7.612

SCHOOL BOARD STAFF COMMENTS

Property Owner/Applicant: Charles and Carroll Weatherman and Herbert Kent McMath/
Carroll Weatherman

Schools: ChES, BGMS, BGHS

Impact: The request to rezone from General Agriculture to Rural Residential in order to develop additional lots will have a moderate impact on the enrollment of these three (3) schools' enrollment (table below).

The table below indicates the enrollment as of October 27, 2025.

School	Enrollment	Capacity
Churchville Elementary School (ChES)	428	600
Buffalo Gap Middle School (BGMS)	293	450
Buffalo Gap High School (BGHS)	374	650

AUGUSTA COUNTY FIRE-RESCUE

After review of the above project, the Augusta County Fire-Rescue Department provides the following comments:

Fire rescue sees little to no impact on service delivery from this request.

Fire-Rescue has no further comment at this time. If you have further questions, please contact (540) 245 – 5624.

TRAFFIC DATA

Rte. 714 (Shutterlee Mill Road)

-AADT: 1900 (2021)

-Speed Limit: 45 MPH (Posted)

-K-factor: .0986, Direction Factor: .6387

-Funct. Major Collector

VDOT COMMENTS

VDOT understands that the above referenced applicant may request to rezone the property from General Agriculture to Rural Residential. 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 access to a State maintained roadway must be in accordance with Appendix F of the VDOT Road Design Manual.
3. Any new streets proposed to be taken into the VDOT secondary system will need to be constructed to SSAR standards and must satisfy VDOT’s connectivity requirements.

Please feel free to contact 540-248-1631 if you have any questions or concerns.

AUGUSTA WATER COMMENTS

Augusta Water has reviewed this potential rezoning request and has the following comment(s):

1. The closest public water is located along Baldwin Lane (6” main).
2. There is no public sewer available in the area of the subject parcels.

ENGINEERING COMMENTS

Applicant/Owner: Charles and Carroll Weatherman and Herbert Kent McMath/Carroll Weatherman

TM 45D--Parcel (3)-7A, and TM 45-60

Zoning: General Agriculture

Overall Rezoning Description

Applicant is interested in rezoning from General Agriculture to Rural Residential in order to develop additional lots.

Environment Ordinance Considerations

Development on these lots would require a full ESC and SWM plan due to it being a common plan of development. For the proposed rural residential zoning, lots are required to be a minimum of 2 acres and any SWM facilities would be required to be located on their own individual parcels.

This property drains to Lewis Creek which is listed on the Virginia DEQ 2024 Impaired Waters List. This impaired segment extends from south of the Staunton City boundary near the power line crossing downstream to its confluence with Middle River. The impaired uses are aquatic life, wildlife and fish consumption, the specific impairments are E. coli, General Benthic standard, lead, and PCBs in fish tissue. The Sources of impairments are Contaminated Sediments; Illegal Dumps or Other Inappropriate Waste Disposal; Municipal Point Source Discharges; Non-Point Source; Sediment Resuspension (Contaminated Sediment); Streambank Erosion; Unpermitted Discharge (Industrial/commercial Wastes); Urban Runoff/Storm Sewers. This segment is included in the EPA approved Lewis Creek TMDL for Bacteria. The EPA approved TMDL determined that Lead is a pollutant causing benthic macroinvertebrate community

Natural Resources Recommendations from the Comprehensive Plan

For Source Water & Recharge Areas, the Comprehensive Plan recommends preservation of open space to the extent feasible and restriction of land uses that pose a contaminant threat. Additionally, stormwater practices that infiltrate or can contaminate groundwater should be avoided, water quality treatment and revegetation are recommended, and enhanced onsite sewage disposal systems should be utilized.

For unique natural features such as caves, major karst features, critical habitats, etc., the Comprehensive Plan recommends to tie these features in with greenways, active and passive recreation areas and flood plain preservation areas.

ZONING ADMINISTRATOR COMMENTS

The property adjoins existing Rural Residential that should not be negatively impacted by the request. However, the existing General Agriculture properties adjoining the parcel and across the road may be negatively impacted by increased traffic, noise and lights associated with an increase in residential lots within close proximity.

COMPREHENSIVE PLAN CONSIDERATIONS

The subject parcels are located in a Community Development Area and are planned for Low Density Residential. Community Development Areas are anticipated to assume 10% of future residential growth and are ideal locations for moderate amounts of small scale residential growth. Low Density Residential may include detached residential units at a density between one-half (1/2) and one (1) dwelling unit per acre. This request is in line with the Comprehensive Plan Future Land Use Map. Staff recommends not exceeding nine (9) detached dwelling units for the subject parcels.

PLANNING STAFF COMMENTS

PROS

1. The proposed rezoning would not require a Traffic Impact Analysis (TIA) and is not expected to negatively impact the adjacent roadway.
2. Public water service is available nearby (~2,000' off Baldwin Lane).
3. The property adjoins existing Rural Residential zoned lots that should not be negatively impacted by the request.
4. This request is in line with the Comprehensive Plan Planning Policy Area and Future Land Use maps.

CONS

Staff does not find any concerns with the rezoning request.

STAFF RECOMMENDATION

The request to rezone approximately 9.40 acres (TMP 045D (3) 7A; TMP 045 60) from General Agriculture to Rural Residential is consistent with the Comprehensive Plan Planning Policy Area and Future Land Use maps, is not anticipated to negatively impact the adjacent roadway, and has public water service available nearby. Staff does not find any concerns with the rezoning request that would overall negatively impact the surrounding community.

City of Staunton Planning staff were contacted to provide feedback. However, County Planning staff did not receive formal written comments from the City on the matter.

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

Carroll & Charles Weatherman | TMP 045 60 & 045D (3) 7A | Aerial Map



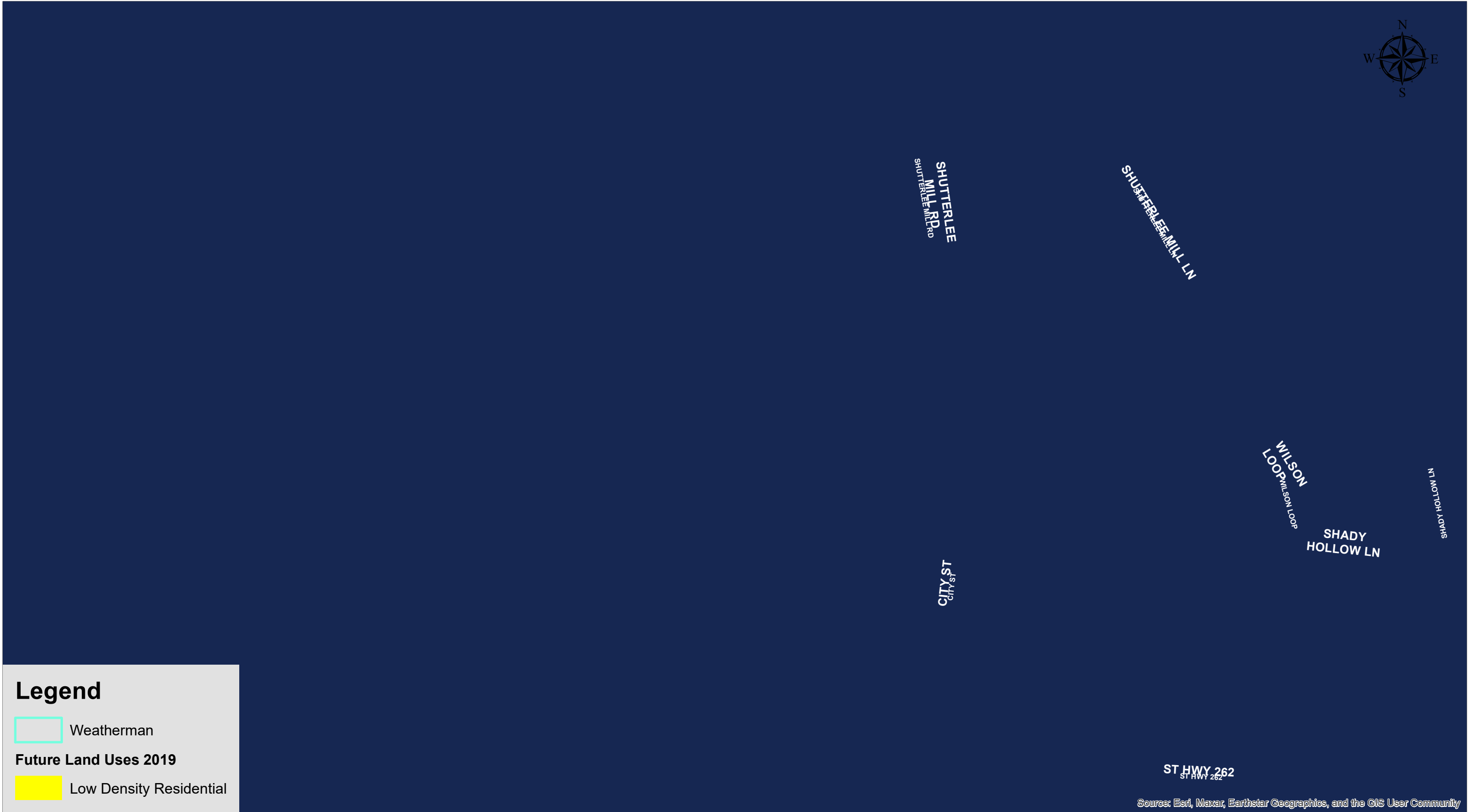
Date: 8/15/2025

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Carroll & Charles Weatherman | TMP 045 60 & 045D (3) 7A | Zoning Map



Carroll & Charles Weatherman | TMP 045 60 & 045D (3) 7A | Future Land Use Map



Date: 8/15/2025

0 0.04 0.08 0.16 Miles

Carroll & Charles Weatherman | TMP 045 60 & 045D (3) 7A | Planning Policy Area Map





**AUGUSTA COUNTY PLANNING COMMISSION REGULAR MEETING SCHEDULE AND
INCLEMENT WEATHER RESOLUTION 2026**

WHEREAS, §15.2-2214 of the Code of Virginia, as amended, authorizes the Augusta County Planning Commission to fix a schedule of regular meetings and fix the day or days to which any meeting shall be continued due to inclement weather.

WHEREAS, the Planning Commission now desires to establish its schedule for regular meetings during calendar year 2026.

BE IT RESOLVED BY THE AUGUSTA COUNTY PLANNING COMMISSION:

1. The Planning Commission shall hold regular meetings during calendar year 2026, in the Board Meeting Room at the Augusta County Government Center, on the dates and at the times set forth below:

January 13, 2026	7:00 p.m.
February 10, 2026	7:00 p.m.
March 10, 2026	7:00 p.m.
April 14, 2026	7:00 p.m.
May 12, 2026	7:00 p.m.
June 9, 2026	7:00 p.m.
July 14, 2026	7:00 p.m.
August 11, 2026	7:00 p.m.
September 8, 2026	7:00 p.m.
October 13, 2026	7:00 p.m.
November 10, 2026	7:00 p.m.
December 8, 2026	7:00 p.m.

2. Prior to the regular meeting listed above, the Planning Commission may meet for a staff briefing, which are open to the public and shall be advertised in accordance with §2.2-3707 of the Code of Virginia.
3. The Planning Commission may also hold work sessions throughout the year on an as needed basis. The scheduling of such work sessions shall be in accordance with §15.2-2214 of the Code of Virginia. Work sessions are open to the public and shall be advertised in accordance with §2.2-3707 of the Code of Virginia.
4. In the event the Chairman of the Planning Commission, or the Vice Chairman of the Planning Commission, if the Chairman is unable to act, finds and declares that weather or other conditions are such that it is hazardous for members of the Planning Commission to attend a meeting, such meeting shall be continued to the following Tuesday. Such finding and declaration shall be communicated to the members of the Planning Commission and the media as promptly as possible. All hearings and other matters previously advertised shall be conducted at the continued meeting and no further advertisement is required.

BE IT FURTHER RESOLVED, that this resolution be adopted by the Commission, recorded in its minutes, and inserted in a newspaper having general circulation in the County at least seven days prior to the first meeting held pursuant to the adopted schedule.