

Regular Meeting, Wednesday, October 22, 2025, 7:00 PM Government Center Main
Board Room

ROLE CALL:

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

VIRGINIA: At an adjourned meeting of the
Augusta County Board of
Supervisors held on Wednesday,
October 22, 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 students from Buffalo Gap Middle School FFA led the Board of
Supervisors in the Pledge of Allegiance:

Davin Smith is the Chapter President and plans to pursue masonry.

Wyatt Britt would like to become a tree worker.

Ethan Smith wants to become a veterinarian.

Maggie Goble would like to be an equestrian farmer.

Madison Bagley plans to become a Marine Biologist.

Madison Lyle would like to be a veterinarian.

Aryianna Carter would like to be a veterinarian.

Charlotte Hewitt plans to go into cosmetology school to become a nail tech.

Scott Hickey would like to be a farmer.

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Scott Seaton, Wayne District, delivered the invocation.

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PUBLIC HEARING:

1. Comprehensive Plan

This being the date and time advertised to considered the 2045 Comprehensive Plan.

Julia Hensley, Planner II, reviewed the 2045 Comprehensive Plan titled Guiding Augusta Pathways to 2045. The proposed Comprehensive Plan draft includes chapters regarding agriculture, economy, community facilities and services, public education, land use and growth management, environment, energy and housing. 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 reviewed what a Comprehensive Plan is and why it is necessary. 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. The Mobility Plan was updated in 2020 with the most up-to-date project recommendations and traffic patterns. The beginning phases of developing the 2045 Comprehensive Plan started in 2023 which included community meetings, focus groups on various topics, pop up engagement events, a Future Land Use survey, a community survey and visioning sessions to identify and outline themes that were heard throughout the initial public engagement process. This led to the establishment of an overall vision statement and Staff was able to begin drafting the plan.

Kaitlyn Savage, Planner I, reviewed the Comprehensive Plan draft review process. She stated that staff found recurring topics emphasized by the public and the Board included protecting farmland, school capacity and water quality. Staff did their best to strengthen those elements in the plan to ensure it was a plan everyone in Augusta County could be proud of. The overall vision for Guiding Augusta is supported by five key priorities, twenty goals, sixty-four objectives and approximately three hundred and fifty strategies. Ms. Savage discussed the top strategies and implementation that are included in the plan.

Ms. Hensley stated that a large part of the update includes proposed changes to the Future Land Use Map, which is comprised of two different components. A Planning Policy Area map was shown on the screen. This map helps determine where growth

should occur in the County and the areas that are expected to absorb approximately ninety percent of the future development over the next twenty years. A Future Land Use map was shown, which dictates what type of development is encouraged to occur within the growth areas if it were to develop over the timeframe of this plan. Ms. Hensley discussed the Policy Planning Areas within the Future Land Use Map, which include Urban Service Areas, Community Development Areas, Rural Conservation Areas, Agricultural Conservation Areas and Public Land. Ms. Hensley reviewed the areas of proposed Planning Policy Area changes which include the following:

1. A parcel that is located off Fadley Road and Stonewall Road in the northwestern part of the County. This area is being proposed to change from an Agricultural Conservation Area to a Rural Conservation Area.
2. Two proposed Planning Policy Area changes in Mount Sidney. The first one 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 Community Development Area. This change extends the Planning Policy Area across the entirety of the parcels. The second proposed to change part of the Urban Service Area to a Rural Conservation Area. Augusta Water determined that an extension of public water and sewer to properties located between the existing railroad and I81 would be not only cost prohibitive, but extremely unlikely during the time of this plan. Staff has proposed removing all property located between the

railroad and I81 from an Urban Service Area and placing it within a Rural Conservation Area.

3. In Verona, there are three proposed Planning Policy Area changes. This 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 proposed change is an Urban Service Area to Rural Conservation Area.
4. The northeastern part of the County has four 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.
5. In New Hope, the only Community Development Area in the County with access to sewer but not water (all other Community Development Areas have access to water and no sewer), has one proposed change from Community Development Area to Agricultural Conservation Area.
6. The Doods/Crimora Areas have six total proposed Planning Policy Area changes. Number one is a proposed change from a Community Development Area to a Rural Conservation Area. Numbers two, three and four are proposed changes from a Rural Conservation Area to a Community Development Area due to the presence of existing water lines that are serving the associated properties. Number five, which is already zoned residential, is proposed to go from a

- Community Development Area to an Urban Service Area. Number six is proposed to change from an Urban Service Area to a Rural Conservation Area.
7. Fishersville has one proposed Planning Policy Area change to remove properties located north of Sangers Lane from a Community Development Area and to place them in a Rural Conservation Area.
 8. Stuarts Draft area is proposed to change from Rural Conservation Area to Community Development Area. The intent of this was to extend an existing waterline on Cold Springs Road. The Planning Commission has recommended in their adopted resolution that the Board not adopt this Planning Policy Area change.
 9. A parcel located in the Riverheads District is proposed to change from a Community Development Area to a Rural Conservation Area.
 10. Several parcels off of Parkersburg Turnpike are proposed to change from an Urban Service Area to a Rural Conservation Area, mainly due to the steep topography of the property and the low likelihood of future development.
 11. The Craigsville area has a total of four proposed changes. 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. 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 waterline does not service these properties and will likely not be extended during the time framing of this plan based on the existence of wells on the property. The fourth proposed change would be from a Community Development Area to an Agricultural Conservation Area and likely will not see public water service during the lifespan of this plan.

Ms. Hensley presented the proposed Future Land Use category changes.

1. Weyers Cave Village-proposed change from Medium Density Residential/Business to Village Mixed Use.
2. Mount Sidney has two Future Land Use changes proposed. The first is a proposed Low Density Residential and the second is proposed removal from Medium Density Residential and having no future land use category.
3. Mount Sidney to Verona has four proposed Future Land Use changes. The first proposed change is Medium Density Residential to No Future Land Use category. The second is Attached Residential to No Future Land Use category. The third is Multifamily Residential to No Future Land Use category and the fourth is Industrial to No Future Land Use category.
4. There are three proposed changes in Verona. The first is removal from Low Density Residential. The second is Medium Density to Low Density Residential

and the third is removal from Medium Density Residential.

5. In Harriston, there are four proposed Future Land Use Map changes which would

remove from Medium Density Residential designation and would have no associated Future Land Use category.

6. New Hope has one proposed Future Land Use Map change from Low Density Residential to No Future Land Use category.
7. The Dooms/Crimora area has six proposed changes:
 1. Removal from Low Density Residential to no Future Land Use.
 2. Three from no Future Land Use to Low Density.
 3. One from Low Density to Medium Density
 4. One from Industrial to no Future Land Use.
8. There are six proposed Future Land Use changes in the Fishersville Area:
 1. Removal from Low Density Residential from the parcels that are proposed to be placed in a Rural Conservation Area north of Sangers Lane.
 2. Change from Business to Community Mixed Use to accommodate a wider variety of uses in those sites.
 3. Located off of Tinkling Springs Road-change three parcels from Medium Density Residential to Community Mixed Use. The Planning Commission recommended in their adopted resolution that the Board of Supervisors not adopt this Future Land Use change.
 4. Change of Medium Density Residential to Community Mixed Use.
 5. Change from Medium Density Residential to Community Mixed Use.
 6. Change from Medium Density Residential to Low Density Residential.
9. There are eight proposed Future Land Use changes in Stuarts Draft:
 1. Proposed change from Industrial to Neighborhood Mixed Use.
 2. Proposed change from Industrial to Neighborhood Mixed Use.
 3. Proposed change from Neighborhood Mixed Use to Industrial.
 4. Proposed change from Neighborhood Mixed Use to Medium Density Residential.
 5. Proposed change from Neighborhood Mixed Use to Medium Density Residential.
 6. Proposed change from Neighborhood Mixed Use to Medium Density Residential.
 7. Proposed change from Low Density Residential to Urban Open Space.
 8. Proposed change from no Future Land Use category to Low Density Residential. The Planning Commission recommended to not adopt this proposed change.
10. In the Afton area there are three proposed changes from no Future Land Use to Recreational Business. The associated properties are Grey Pine Lodge, Afton and Swannanoa Gold Course.
11. A proposed change in the Riverheads District off of US-11 of removal from Low Density Residential to no Future Land Use designation.
12. Parkersburg Turnpike has two proposed changes. The first is removal from

Neighborhood Mixed Use to no Future Land Use category and the second is removal from Medium Density Residential to no Future Land Use category.

13. The following proposed changes are for the Craigsville area:

1. Little River Road-change from Public Use to no Future Land Use category.
2. Estaline Valley Road-four changes from Low Density Residential to no Future Land Use category and one change from no Future Land Use category to Low Density Residential.

Ms. Hensley stated that the Planning Commission adopted a resolution October 14, 2025 recommending approval of Guiding Augusta Pathways to 2045 with the following amendments:

- a. Remove a planned roadway that would be parallel to US 250 in Fishersville.
- b. Remove the Tinkling Springs proposed Future Land Use Map change from Medium Density Residential to Community Mixed Use.
- c. Remove the Cold Springs Road proposed Planning Policy Area change from Rural Conservation Area to Community Development Area and the associated Future Land Use Map change from no Future Land Use to Low Density Residential.

The Chairman opened the public hearing.

Wendell Coleman, Fishersville, spoke on behalf of Tinkling Springs Presbyterian Church. The church is supportive of the proposed recommendation of the Planning Commission to change the Future Land Use designation on the parcel located to the southwest of Tinkling Springs back to Medium Density Residential. He recommends that the Board of Supervisors approve the Planning Commission's recommendation.

Diane Korte, Churchville, is impressed with the proposed Comprehensive Plan and appreciative of its size and detail.

David Ferguson, 1175 Cold Springs Road, Stuarts Draft, supports the Planning Commission's revision to the Comprehensive Plan. It was proposed that his farm and those in proximity go from Rural Conservation to a Community Development Area and from no Future Land Use to Low Density Residential.

Richard Fox, 95 N. Jackson Street, Craigsville, is appreciative of the Board of Supervisors and the Planning Commission.

Nancy Sorrells, 3419 Cold Springs Road, Greenville, appreciates the work that County Staff has put into the proposed Comprehensive Plan.

Scott Jones, 273 Oakdale Lane, Stuarts Draft, spoke on behalf of the residents on

Oakdale Lane and voiced support of amendment three to prevent David Ferguson's farm and the lands across from it from being turned into a Community Development Area.

Rick Pfizenmayer, 30 Round Hill Drive, Stuarts Draft, served on the Comprehensive Plan Steering Committee. He thanked Staff, the Planning Commission and the Board of Supervisors for their hard work on the plan.

Scott Williams, PO box 700, Fishersville, spoke on behalf of the Augusta Home Builders Association. Housing affordability is a serious issue and he looks forward to working with Staff, Board of Supervisors and the Planning Commission on plans that can help bring down the cost of housing.

Tyler, Weyers Cave, asked for clarification on Village Mixed Use and what it means for his property.

Ms. Hensley stated that this is not a rezoning. It is simply related to Future Land Use. Currently the way those properties are set up in the Future Land Use Map, it is a vast majority Medium Density Residential. Medium Residential is classified as including single family residential units at a density of between two and five dwelling units per acre. The other section is a Future Land Use of Business, which states business uses of varying scale and scope would be appropriate. The intent of the Village Mixed Use encourages the adaptive reuse of existing structures as well as infill development that conforms to the existing or historic development pattern in the community. Staff's intent with this was to make sure that that particular part of Weyers Cave retains its unique historical character going forward.

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

Mr. Wells moved, seconded by Ms. Bragg, that the Board adopt the 2025-2045 Comprehensive Plan as presented with the changes recommended by the Planning Commission.

Mr. Shull stated that what is presented today may change in the years to come after receiving more public input.

Dr. Seaton stated that this is a guide for twenty years and a lot can happen in twenty years. He appreciates the citizen's input.

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

Nays: None

Motion carried.

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****(END OF PUBLIC HEARINGS)****

2. Shenandoah National Park Update

NONE

3. Legislative Services

The Board considered awarding the Legislative Services contract to Eldon James & Associates.

Jennifer Whetzel, Deputy County Administrator, stated that the committee received two proposals and interviewed both of the vendors. Based on the evaluations, the committee intends to award the contract to Eldon James & Associates.

Dr. Seaton moved, seconded by Ms. Bragg, that the Board approve awarding the Legislative Services contract to Eldon James & Associates.

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

Nays: None

Motion carried.

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4. Tax Refund Requests

The Board considered the following tax refund requests:

Nicole Price, County Attorney, stated that the first is from the Bridge Christian Church. This refund is result of a correction that was made by a staff member in the Commissioner of the Revenue's office in 2019. Two codes were placed on the parcel for two different buildings. The church, which was exempt from taxation, and then a structure that they were renting or leasing out and that structure was not exempt from taxation. The software overrode what staff had input and made the entire parcel not exempt from taxes. That resulted in the issuance of tax bills from 2020 forward. The Treasurer for the church at the time did not question the bills and paid it. A new Treasurer was elected and it was questioned if the bills were correct.

1. Tax refund request from Bridge Christian Church in the amount of \$68,451.33.

Dr. Seaton moved, seconded by Mr. Shull, that the Board approve the refund request in the amount of \$68,451.33.

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

Motion carried.

Ms. Price stated that this is a refund, which is the result of a business that changed hands mid year, while the business license tax is prepaid for the year. This is a pro rata refund to the first owners. The new owners must also pay their pro-rata share of the business license tax for that year, so there is no loss to the County.

2. A refund request from Lawrence Equipment in the amount of \$19,296.84.

Mr. Shull moved, seconded by Dr. Seaton, that the Board approve the refund request in the amount of \$19,296.84.

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

Motion carried.

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

Dave Zimmerman thanked the Board for approving the plaques on the wall at the courthouse being moved to the new Veterans Memorial in front of the courthouse.

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

NONE

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

Dr. Seaton stated that he would like Staff to get a cost for the Fishersville Library

Playground replacement.

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8. **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]:

a. Boards and Commissions: Library Board

(2) **the real property exemption under Virginia Code § 2.2-3711(A)(3)**

[discussion or consideration of the acquisition of real property for a public purpose, or of the disposition of publicly held real property, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body]:

a. Potential acquisition of a parcel of real estate in Augusta County for a public purpose.

3. **the legal counsel exemption under Virginia Code § 2.2-3711(A)(8)**

[consultation with legal counsel employed or retained by a public body regarding specific legal matters requiring the provision of legal advice by such counsel. Nothing in this subdivision shall be construed to permit the closure of a meeting merely because an attorney representing the public body is in attendance or is consulted on a matter]:

a. Potential acquisition of a parcel of real estate in Augusta County for a

public purpose.

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

Nays: None

Motion carried.

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

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

Nays: None

Motion carried.

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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.

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BOARDS AND COMMISSIONS

Ms. Carter moved, seconded by Ms. Bragg, moved to appoint Lisa Nanni-Messegee to serve on the Library Board. Effectively immediately and to expire on June 30, 2029.

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

Nays: None

Motion carried.

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9. Adjournment

Ms. Bragg 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, January 14, 2026. The signed minutes can be reviewed in the County Administrator's Office.

Chairman

County Administrator