

A G E N D A

Regular Meeting of the Augusta County Planning Commission

Tuesday, October 12, 2021 7:00 P.M.

1. CALL TO ORDER

2. DETERMINATION OF A QUORUM

3. APPROVAL OF THE MINUTES

A. Approval of the Regular and Called Meeting on September 14, 2021

4. PUBLIC HEARINGS

1. A request to amend the Augusta County Comprehensive Plan Future Land Use Map from Low Density Residential to Urban Open Space for approximately 31 acres owned by Connie Sue Showalter (TMP 056 35) located on the northwest side of New Hope Road (Rt. 254) approximately 0.7 miles south of the intersection of Woodrow Wilson Parkway (Rt. 262) and New Hope Road in Staunton in the Beverley Manor district. The proposed general use of the property is open space through placement of a conservation easement on the entirety of the property.

~~**2. An ordinance to amend Chapter 25. Zoning. Division A. In General. Article I. General Provisions. Section 25-4. Definitions.**~~ Amendment to the definition of kennel to clarify that a personal kennel is any use where over four dogs are kept as an accessory use to a residential dwelling. Amendment to add a definition of a commercial kennel to the Augusta County Code and clarify that such a use is any kennel where over four dogs are kept exclusively for purposes of compensation. **STAFF WITHDRAWN**

3. An ordinance to amend Chapter 25. Zoning. Division G. Mixed Use Districts. Article XLII. Planned Commerce Districts. Amendment to allow passive recreation and active recreation as permitted uses in Planned Commerce zoning districts.

4. Ordinances to amend the following sections of the Augusta County Code pertaining to brewpubs and microbreweries:

- **Chapter 25. Zoning. Division A. In General. Article I. General Provisions. Section 25-4. Definitions.** Amendment to add definitions of brewpub and microbrewery to the Augusta County Code.
- **Chapter 25. Zoning. Division E. Business Districts. Article XXX. General Business (GB) Districts. Section 25-302. Permitted Uses.** Amendment to allow brewpubs and microbreweries as permitted uses in General Business zoning districts.
- **Chapter 25. Zoning. Division F. Industrial Districts. Article XXXVIII. General Industrial (GI) Districts. Section 25-382. Permitted Uses.** Amendment to allow microbreweries as a permitted use in General Industrial zoning districts.
- **Chapter 25. Zoning. Division A. In General. Article III. Off-Street Parking. Section 25-35. Number of spaces required.** Amendment to require one parking space for every two seats at a brewpub. Amendment to require one parking space per 1,000 feet gross floor area at a microbrewery.

5. Ordinances to amend the following sections of the Augusta County Code:

- **Chapter 25. Zoning. Division A. In General. Article I. General Provisions. Section 25-4. Definitions.** Amendments to the definition of junkyard to clarify

that the term does include motor vehicle junkyards and house wrecking yards. Amendments to the definition of vehicle sales lot to clarify that such a use is defined as an open area, other than a right-of-way or public parking area, used for display, sale, or rental of numerous types of new or used vehicles in operable condition and are not partially or totally disassembled or wrecked. Amendments to the definition of inoperable motor vehicle to clarify that such a term includes partially or totally wrecked or partially or totally disassembles motor vehicles, trailers, or semi-trailers. Add definition of a motor vehicle impoundment lot to the Augusta County Code.

- **Chapter 25. Zoning. Division A. In General. Article V. Accessory Buildings and Uses. Section 25-58.** Accessory uses permitted by administrative permit Amendments to rename inoperable motor vehicle impoundment yard to motor vehicle impoundment lot. Amendments also add a height requirement of eight feet to fencing or screening, prohibit vehicles from remaining in an impoundment lot for longer than 120 days, and require Operators of impoundment lots shall maintain a permanent record identifying each vehicle in the lot by the manufacturer's vehicle identification number and its date of placement in the lot, and to make such permanent record available for inspection by County officials.
- **Chapter 25. Zoning. Division E. Business Districts. Article XXX. General Business (GB) Districts. Section 25-303. Uses permitted by Administrative Permit.** Amendments to clarify that vehicle sales lots do not include vehicles incapable of passing a Virginia state inspection in their current condition.

6. An ordinance to amend Chapter 25. Zoning. Division A. In General. Article VI.B. Wireless Telecommunication Facilities. Various amendments to bring the County's Wireless Telecommunication Facilities ordinance in compliance with the Virginia State Code. These amendments include: updating definitions applicable to this section to include and be compliant with Virginia State Code definitions; permitting collocation of antennas on existing base stations, new small cell facilities, and new wireless telecommunications towers less than 50' in height by Administrative Permit; and permitting all new wireless telecommunications towers greater than 50' in height by Special Use Permit.

5. MATTERS TO BE PRESENTED BY THE PUBLIC

6. NEW BUSINESS

A. Designation of Election Committee

7. OLD BUSINESS

8. MATTERS TO BE PRESENTED BY THE COMMISSION

9. STAFF REPORTS

A. Information for Commission – Code of Virginia, Section 15.2-2310 (Board of Zoning Appeals Items)

10. ADJOURNMENT