

PRESENT: L. Howdysshell, Chairman
K. Shiflett
C. Bragg
T. Jennings
J. Wilkinson, Director of Community Development
L. Tate, Senior Planner
C. Stoerker, Planner I

ABSENT: K. Leonard
R. Thomas, Vice Chairman
G. Campbell

VIRGINIA: At the Called Meeting of the Augusta County Planning Commission held on Tuesday, October 12, 2021 at 4:45 p.m. in the Community Development Conference Room, Augusta County Government Center, Verona, Virginia.

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The commission members traveled to the following site:

New Hope Rd.
Staunton, VA

Upon returning, Mrs. Tate discussed the ordinance amendments on the agenda and items for the upcoming BZA meeting.

Chairman

Secretary

PRESENT: L. Howdyshell, Chairman
C. Bragg
K. Shiflett
T. Jennings
K. Leonard
J. Wilkinson, Director of Community Development
L. Tate, Senior Planner
C. Stoerker, Planner I

Absent:
R. Thomas, Vice Chairman
G. Campbell

VIRGINIA: At the Regular Meeting of the Augusta County Planning Commission held on Tuesday, October 12, 2021 at 7:00 p.m. in the Board Room, Augusta County Government Center, Verona, Virginia.

DETERMINATION OF A QUORUM

Mr. Howdyshell stated as there were 5 members present, there was a quorum.

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MINUTES

Mrs. Carolyn Bragg made a motion to approve the minutes from the September 14, 2021 called and regular meeting of the Augusta County Planning Commission.
Mr. Thom Jennings seconded the motion which carried unanimously.

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PUBLIC HEARING

Mr. Howdyshell stated that there were five items on the agenda for Public Hearing.

Mrs. Tate introduced the first item as 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.

Mr. Howdyshell asked if the applicant was present and wished to speak.

Emily Bender with the Valley Conservation Council spoke on behalf of the applicant stating the wish is for the property to stay the same with the dwelling and the potential for the rest of the property to be open forested space.

Mr. Howdyshell opened the public hearing asking if anyone present wished to speak on the request.

Russ Coiner of 1310 New Hope Rd. stated that they wanted to know what the property owner planned to do.

Mrs. Tate stated that the zoning of the property would not change just the future land use designation to keep the property as a forested conservation area.

Ms. Bender stated that the easement draft has not yet been approved but states that no additional structures are to be built on the property and no additional sub-divisions of the property are to occur.

With none left to speak Mr. Howdyshell closed the public hearing.

Mrs. Kitra Shiflett stated that she felt enough information was presented to qualify this property to put a conservation easement on it and made a motion to approve the request.

Mrs. Carolyn Bragg seconded the motion which carried unanimously.

Mrs. Tate read the next item on the agenda which was 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.

Mr. Howdyshell opened the public hearing.

With no one to speak on the amendment Mr. Howdyshell closed the public hearing.

Mr. Thomas Jennings made a motion to approve the amendment.

Mrs. Bragg seconded the motion which carried unanimously.

Mrs. Tate read the next agenda item, an ordinance 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.

Mr. Howdyshell opened the public hearing.

With no one to speak on the matter Mr. Howdyshell closed the public hearing.

Mr. Jennings made a motion to approve the amendment.

Mr. Kyle Leonard seconded the motion which carried unanimously.

Mrs. Tate read the next agenda item that was an ordinance 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.

Mr. Howdyshell opened the public hearing.

With none to speak on the amendment, Mr. Howdyshell closed the public hearing.

Mrs. Bragg expressed her concern with the 120-day limit for vehicles in an impoundment lot.

Mrs. Bragg made a motion to extend the days allowed in an impound lot to 180 and to switch the order of the definitions of inoperable vehicle to state not in operating condition as #1 and does not have a valid license plates and valid inspection decals, unless exempt by Augusta County or state law as #2.

Mrs. Shiflett seconded the motion which carried unanimously.

Mrs. Bragg made a motion to approve the request with the changes previously suggested to the ordinances.

Mr. Leonard seconded the motion which carried unanimously.

Mrs. Tate read the last agenda item which was 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.

Mr. Howdyshell opened the public hearing.

With no one to speak on the amendment Mr. Howdyshell closed the public hearing.

Mrs. Shiflett made a motion to approve the amendments.

Mrs. Bragg seconded the motion which carried unanimously.

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STAFF REPORTS

A. CODE OF VIRGINIA – SECTION 15.2-2310

Mrs. Tate reviewed with the Commissioners the requests coming before the BZA at the November 2021 meeting.

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ADJOURNMENT

There being no further business to come before the Commission, Mr. Howdysshell asked for a motion to adjourn.

Mrs. Bragg made a motion to adjourn the meeting.

Mr. Leonard seconded the motion, which carried unanimously.

Chairman

Secretary