

PRESENT: C. Bragg, Vice Chairman
R. Harris
L. Howdlyshell
W. Schindler

E. Goodloe, Planner I
J. Wilkinson, Director of Community Development

ABSENT: R. Thomas, Chairman
K. Leonard

VIRGINIA: At the Called Meeting of the Augusta County Planning Commission held on Tuesday, October 11, 2022 at 4:45 p.m. in the Board Room, Augusta County Government Center, Verona, Virginia.

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Mr. Wilkinson discussed the items on the agenda for the upcoming BZA meeting.

The Planning Commission reviewed the following rezoning request and traveled to the following sites, which will be considered at the Public Hearing.

Augusta Developments, LLC
Maury Mill Rd.
Verona, VA

Urbane Venture
2590 Jefferson Hwy.
Waynesboro, VA

Chairman

Secretary

PRESENT: C. Bragg, Vice Chairman
R. Harris
L. Howdyshell
W. Schindler

E. Goodloe, Planner I
J. Wilkinson, Director of Community Development

ABSENT: R. Thomas, Chairman
K. Leonard

VIRGINIA: At the Regular Meeting of the Augusta County Planning Commission held on Tuesday, October 11, 2022, at 7:00 p.m. in the Board Room, Augusta County Government Center, Verona, Virginia.

DETERMINATION OF A QUORUM

Mrs. Bragg stated as there were four (4) members present, there was a quorum.

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Minutes

Mr. Randy Harris made a motion to approve the minutes of the called and regular meeting held on September 13, 2022.

Mr. Larry Howdyshell seconded the motion, which carried unanimously.

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Public Hearing

Mrs. Bragg stated that there were two Public Hearings on the agenda.

Mr. John Wilkinson reminded the audience that the tabled rezoning request for Augusta County Company, LLC had been withdrawn and would not be on the agenda for the meeting.

Ms. Elizabeth Goodloe introduced the first item on the agenda which was a request to rezone from Attached Residential to General Agriculture approximately 2.97 acres and Attached Residential to Single-Family Residential approximately 2.66 acres totaling approximately 5.6 acres (TMP 036 105; 036 105B; 036A2 10 10A) owned by Augusta Developments, LLC located on Maury Mill Road in the North River magisterial district. The property is located in an Urban Service Area of the Comprehensive Plan planned for medium density residential development. The applicant has proffered: "Any division of lots shall ensure 100' (feet) of separation between primary homes within the subject parcels through a Deed Restriction defining a Development Area for each lot." The proposed general use is to create individual lots for six single family dwellings.

Ms. Goodloe asked if the applicant was present and wished to speak.

Mr. Ray Burkholder with Balzer and Associates spoke on behalf of the property owners. Mr. Burkholder stated that the property was rezoned some years back to Attached Residential but with the rising interest rates and infrastructure costs at this time the property owner that he wanted to simplify the property to Single Family and General Agriculture. Mr. Burkholder stated that the sewer lines would need to be extended in the area.

Mrs. Bragg opened the public hearing and asked if anyone present wished to speak on the request.

With no one to speak Mrs. Bragg closed the public hearing.

Mr. Larry Howdyshehl stated that he felt this was a good solution for the property and made a motion to approve the request with the proposed proffers.

Mr. Bill Schindler seconded the motion which carried unanimously.

Ms. Goodloe introduced the next agenda item as a request to rezone from Single-Family Residential to General Business approximately 1.18 acres (TMP 067H1 1 21) owned by Urbane Venture and located at 2590 Jefferson Highway in Waynesboro in the Wayne magisterial district. The property is located in an Urban Service Area of the Comprehensive Plan planned for future business development. The following uses are proffered to be prohibited, including: Adult businesses, as regulated in §25 310 and chapter 6-41 of the code (Ord. 04/23/08) Animal Care facilities, including, but not limited to kennels, veterinary clinics and hospitals, and animal shelters without outside runs, Banks and financial institutions, fast food restaurants, bowling alleys, indoor firing ranges, pool halls, theatres and auditoriums, Government facilities, including, but not necessarily limited to : libraries, post offices, and public safety facilities, hospitals and residential care facilities, industry support businesses, not involving bulk storage of fuels or other regulated substances; including but not necessarily limited to: welding and machine shops, laboratories, and prototype production plants, media related businesses, including but not necessarily limited to: printing and publishing businesses, radio, television and movie studios, cable TV offices, but excluding on-site towers, antennas, and other accessory equipment in excess of seventy-five feet (75') in height, parking lots or

garages, park and ride lots, active and passive recreational facilities not utilizing outdoor lighting, transportation related uses, including but not limited to bus and railroad stations and taxi service, vehicle services including but not limited to car washes, vehicle and boat repair, vehicle and boat parts, off-site trailers, buildings, parking lots, and equipment material storage, cemeteries, limited outdoor storage, soil sifting and sales of materials generated on site. The proposed general use of the property is an Airbnb.

Ms. Goodloe asked if the property owner was present and wished to speak.

Mr. Ray Burkholder with Balzer and Associates spoke on behalf of the property owner. Mr. Burkholder stated that the property had an older home with businesses on both sides with some residential property to the rear of the property. Because of the zoning code Single Family Residential properties cannot be used for an Air B & B which is what the property owner would like to do.

Mrs. Bragg opened the public hearing asking if anyone present wished to speak on the request.

With none to speak Mrs. Bragg closed the public hearing.

Mr. Harris made a motion to approve the request with the proffers.

Mr. Howdyshell seconded the motion which carried unanimously.

Staff Reports

Mr. Wilkinson reviewed with the Planning Commissioners the upcoming items on the agenda for the September meeting of the Board of Zoning Appeals.

Adjournment

With there being nothing else to discuss, Mr. Harris made a motion to adjourn.

Mr. Howdyshell seconded the motion which carried unanimously.

Chairman

Secretary

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