

Regular Meeting, Wednesday, September 22, 2021, 7:00 p.m. Government Center, Verona, VA.

PRESENT: Gerald Garber, Chairman
Butch Wells, Vice-Chair
Pam Carter
Michael Shull
Scott Seaton
Jeffrey Slaven
Steven Morelli
Timothy K. Fitzgerald, County Administrator
Jennifer M. Whetzel, Deputy County Administrator
John Wilkinson, Director of Community Development
Leslie Tate, Senior Planner
James Benkahla, County Attorney
Angie Michael, Executive Assistant

VIRGINIA: At a regular meeting of the Augusta County Board of Supervisors held on Wednesday, September 22, 2021, at 7:00 p.m., at the Government Center, Verona, Virginia, and in the 246th year of the Commonwealth....

* * * * *

Chairman Garber welcomed those present for the meeting.

* * * * *

The following students from Stuarts Draft High School led the Board of Supervisors in the Pledge of Allegiance:

Charlie Klingensmith is a senior and plans to attend college and study theater.

Michael Tetto is a senior and shared a fun fact. He ran for class president and lost, but enjoyed making the video for his campaign and was able to play it for entire school.

Wyatt Bussey is a junior and plans to attend college and study theater.

Isaac Martin is a junior plans to attend college and study forensics.

Dominick Colvin is a junior and plans to join the Marines after graduating.

TJ Barnard is a junior and plans to join the Navy after graduating.

Alyson Brement is a sophomore and plans to attend college to study theater.

* * * * *

Mr. Shull, Supervisor for the Riverheads District, delivered the invocation.

* * * * *

September 22, 2021, at 7:00 p.m.

Leslie Tate, Senior Planner, stated that there have been several requests for the consideration of temporary seasonal farm worker housing from a local industry in the area. The current ordinance only allows six unrelated people to live within a single family home. Currently, the ordinance classifies a bunkhouse as accessory to agriculture. It was determined to move the accessory use to the definition section to be clear that a bunkhouse is a structure to be used as accessory quarters for temporary stays of workers or customers at stables or riding academies. In order to accommodate the second request, an ordinance definition was developed for farm worker housing. This would be any building used for housing seasonal laborers at an agricultural operation on a temporary basis for the duration of the agricultural operation located on the parcel containing the agricultural operation or a contiguous parcel. This is not to be used as a permanent year-round dwelling or rental property. The current ordinance allows bunkhouses as accessory to agriculture. This is specifically for stables or riding academies and would not need permitting through the County as long as the following conditions were met. The number of individuals housed at any point would not exceed six, the size of the structure is compatible with the size of the stable or riding academy, the land area of the parcel on which the stable or riding academy is located shall be at least six acres and the structure utilized as a bunkhouse shall not be utilized as a rental property or otherwise used as a primary or accessory dwelling when workers or customers are not residing on site. Then there were two special use categories created that covers bunkhouses that are greater than six people. Most of the conditions are the same as accessory to agriculture except for Building Inspection Office will issue a permit, the Health Department will confirm the sewage disposal system is adequate if not connected to public water and sewer, all parking shall be accommodated on site and the building shall not be utilized as a rental property or otherwise used as a primary or accessory dwelling when temporary workers or customers are not staying in the bunkhouses. The other use, not related to riding academies, would be general farm working housing. A special use permit provision was created to include the following. Farm worker housing will only be in general agriculture districts, the lot or parcel contains at least six acres, there are no more than two farm worker housing structures on a single parcel, a permit has been issued for the construction of a farm worker housing structure, the structure or structures to be used as farm worker housing if not connected to public sewer require the Health Department to confirm that the sewage disposal system is adequate for the proposed use, and has additionally issued a Migrant Labor Camp permit for this use, all parking shall be accommodated on site, there is an adequate plan for sanitation facilities and garbage and trash disposal, and the building shall not be utilized as a rental property or otherwise used as a primary or accessory dwelling when workers are not residing on site. The Planning Commission reviewed each of these at a public hearing and recommends approval. The ordinance amendments are intended to clearly differentiate between a structure that is utilized for guest stays at riding academies and then a structure used for temporary housing of seasonal workers on a farm operation.

The Chairman declared the public hearings open for the three ordinance amendments.

There being no speakers, the Chairman declared the public hearings closed.

CHAPTER 25/SECTION 25-4 ORDINANCE AMENDMENT

This being the day and time advertised to consider an amendment to the definition of bunkhouses to define such uses as accessory quarters for temporary stays of workers or customers at stables or riding academies and to create a new definition for temporary seasonal farm worker housing.

September 22, 2021, at 7:00 p.m.

CHAPTER 25/SECTION 25-4 ORDINANCE AMENDMENT (CONT'D)

Mr. Morelli moved, seconded by Dr. Seaton, that the Board approve the ordinance amendment as presented.

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

Motion carried.

★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★

CHAPTER 25/SECTION 25-53 ORDINANCE AMENDMENT

This being the day and time advertised to consider an amendment to allow bunkhouses as an accessory use to agriculture with an Administrative Permit provided the lot or parcel contains at least six acres and the number of guests to be housed at any point in time does not exceed six.

Mr. Morelli moved, seconded by Dr. Seaton, that the Board approve the ordinance amendment as presented.

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

Motion carried.

★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★

CHAPTER 25/SECTION 25-74 ORDINANCE AMENDMENT

This being the day and time advertised to consider an amendment to allow farm worker housing in General Agriculture districts with a Special Use Permit provided the lot or parcel contains at least six acres and there are no more than two farm worker housing structures on a singular parcel. Amendment to allow bunkhouses in General Agriculture districts with a Special Use Permit provided the lot or parcel contains at least six acres and the number of guests to be housed at any singular point in time is greater than six.

Mr. Morelli moved, seconded by Dr. Seaton, that the Board approve the ordinance amendment as presented.

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

Motion carried.

★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★

2022 HOLIDAY SCHEDULE

The Board considered the 2022 proposed holiday schedule.

Timothy Fitzgerald, County Administrator, stated that the possibility of adopting the State holiday schedule was discussed during the Staff Briefing.

Dr. Seaton moved, seconded by Mr. Morelli, that the Board approve the holiday schedule as presented by Human Resources.

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

Motion carried.

* * * * *

LEGISLATIVE CONTRACT

The Board considered the annual contract renewal with Eldon James & Associates for a total of \$29,762.00.

Jennifer Whetzel, Deputy County Administrator, stated that the County procured legislative services with Eldon James & Associates, Inc. in the fall of 2017 and a contract was executed on October 26, 2017. It is before the Board to consider the annual renewal of the contract. The current contract is \$28,895.00 and a 3% increase is requested for a total of \$29,762.00. An increase was not given last year due to COVID. The contract will be up for bid in the summer of 2022.

Dr. Seaton moved, seconded by Mr. Wells, that the Board approve the annual contract renewal as presented.

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

Motion carried.

* * * * *

EARLY ACTIVATION POLICY

The Board considered adoption of policy.

Timothy Fitzgerald, County Administrator, stated that this is the policy in which the emergency officers group passed. It was discussed at length during the Staff Briefing. The emergency officers group requests the Board approve the policy to allow ECC can put the protocols in place and start the early activation program.

Ms. Carter moved, seconded by Dr. Seaton, that the Board approve adoption of the policy.

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

Motion carried.

* * * * *

★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★

MATTERS TO BE PRESENTED BY STAFF – NONE

* * * * *

ADJOURNMENT
There being no other business to come before the Board, Dr. Seaton moved, seconded by Ms. Carter that the Board adjourn subject to call of the Chairman.

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

Motion carried.

Harold W. Fournier
Chairman


County Administrator

h:9-22min.2021