

A G E N D A

Regular Meeting of the Augusta County Planning Commission

Tuesday, September 13, 2022 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 August 9, 2022
4. PUBLIC HEARING
 - A. A request to rezone from General Agriculture and General Business to General Industrial approximately 109.25 acres (TMP 082-75 and 082-75B) owned by Augusta County Company, LLC located to the west on Lee Jackson Highway in Stuarts Draft in the Riverheads magisterial district The property is located in an Urban Service Area of the Comprehensive Plan planned for future business development. The proposed general use of the property is 1,000,000 square foot distribution center with approximately 100-200 employees, as well as smaller industrial use buildings.
 - B. A request to rezone from General Agriculture to General Business approximately 0.49 acres (TMP 065-47A) owned by Pilot Travels Centers, LLC and located on the south side of White Hill Road (RT. 654), just west of the intersection of White Hill Road and Springfield Lane in Mint Springs in the Riverheads magisterial district. The property is located in an Urban Service Area of the Comprehensive Plan planned for future business development. The proposed general use of the property is a 10,640 square foot commercial building.
 - C. A request to rezone from General Business to Attached Residential approximately 12.874 acres (TMP 067-84D) owned by Sphinx Land Development, LLC and located on the north side of Goose Creek Road approximately 0.3 miles east of Tinkling Springs Road in Fishersville in the Wayne magisterial district. The property is located in an Urban Service Area of the Comprehensive Plan planned for future business development and medium density residential. The proposed general use of the property is to increase the number of townhomes to approximately 150.
 - D. An ordinance to amend Chapter 25. Zoning. Division B. Agriculture Districts. Article VII. General Agriculture (GA) Districts. Section 25-74. Definitions.
 - Amendment to the definition of campground as defined by the Virginia State Code and Virginia Department of Health to clarify that such uses as an area, place, parcel, plot or tract of land, by whatever name called, upon which three (3) or more campsites are occupied or intended for occupancy, or facilities are established or maintained, wholly or in part, for the accommodation of camping units for periods of overnight or longer, whether the use of the campsites or facilities is granted gratuitously, by a rental fee, by lease, by conditional sale, or by covenants, restrictions and easements, including any travel trailer camp, recreation camp, family campground or camping resort.

- Amendment to add the definition of camping unit to the Augusta County Code to define such uses as any device or vehicular type structure for use as temporary living quarters or shelter during periods of recreation, vacation, leisure time, or travel, including any tent, tent *trailer*, travel trailer, pickup camper, motor homes, recreational vehicle, yurts, cabins, or similar structures.
 - Amendment to add the definition of primitive campsite to the Augusta County Code to define such uses as campsites that are characterized by the absence of toilets, showers, lavatories, electrical connections, or any combination thereof.
 - Amendment to add the definition of primitive campground to the Augusta County Code to define such use as a campground having ten (10) or fewer primitive campsites, as defined by the Virginia Department of Health.
- E. An ordinance to amend Chapter 25. Zoning. Division B. Agriculture Districts. Article VII. General Agriculture (GA) Districts. Section 25-74. Uses permitted by Special Use Permit.
- Amendments to allow Primitive Campgrounds in General Agriculture districts with a Special Use Permit provided: maximum number of campsites per parcel be ten, the lot or parcel contains at least 3 acres per primitive campsite, there will be only two camping units per campsite, no camping event will exceed fourteen days within any two-month period or more than twenty-eight days within any twelve-month period, there is an adequate plan for providing emergency medical services for persons in attendance, and there is an adequate plan for protection from fire and other hazards.
- F. An ordinance to amend Chapter 25. Zoning. Division J. Administration and Enforcement. Article LXIX. Violation and Penalties. Section 25-691. Various amendments to update and bring the applicable sections of this Ordinance into compliance with the Virginia State Code.

5. MATTERS TO BE PRESENTED BY THE PUBLIC

6. NEW BUSINESS

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