

PRESENT: C. Bragg, Vice Chairman
R. Harris
L. Howdyshell
K. Leonard
B. Schindler

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

ABSENT: R. Thomas, Chairman

VIRGINIA: At the Called Meeting of the Augusta County Planning Commission held on Tuesday, September 13, 2022 at 4:00 p.m. in the Board Room, Augusta County Government Center, Verona, Virginia.

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The Planning Commission members traveled to the following sites, which will be considered at the Public Hearing.

Augusta County Company
Lee Jackson Hwy.
Stuarts Draft, VA

Pilot Travel Centers, LLC
White Hill Rd.
Mint Springs, VA

Sphinx Land Development, LLC
Goose Creek Rd.
Fishersville, VA

Chairman

Secretary

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J. Wilkinson, Director of Community Development
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ABSENT: R. Thomas, Chairman

VIRGINIA: At the Regular Meeting of the Augusta County Planning Commission held on Tuesday, September 13, 2022, at 7:00 p.m. in the Board Room, Augusta County Government Center, Verona, Virginia.

DETERMINATION OF A QUORUM

Mrs. Carolyn Bragg stated as there were 5 (5) members present, there was a quorum.

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Minutes

Mr. Larry Howdyshell moved to approve the minutes of the called and regular meeting held on August 9, 2022.

Mr. Kyle Leonard seconded the motion, which carried unanimously.

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Public Hearing

Mrs. Bragg stated that there were six items on the agenda for a Public Hearing.

Mr. John Wilkinson introduced the first agenda item as 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 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.

Mrs. Bragg asked if the applicant was present and wished to speak.

Mr. Steve Driver with Terra Engineering stated that the plan was just a general concept plan for the area and that there may be some minor configurations to the building. Mr. Driver stated that there was public water and sewer available in the area but that there were some water pressure issues. Mr. Driver mentioned that they do not have a specific user for the building at his time.

Mr. Kyle Leonard asked how much the traffic in the area would increase.

Mr. Driver stated that he had the numbers but would have to look them up.

Mr. Howdyshell asked where any signs or lighting would go. He asked if the road to the site would be lit.

Mr. Driver stated that signs would be located on Rt. 11 and that he believed the road would be lit.

Mr. Lee Wilburn, President of Crossdock Development, stated that there would be informational and directional signs to the location and lighting on the internal road to the site.

Mrs. Bragg asked if they had a potential customer for the building.

Mr. Wilburn stated that the building would be a single tenant building. He mentioned that they have several prospects but no actual tenant at this time.

Mrs. Bragg shared her concern with possible traffic congestion at the intersection.

Mr. Leonard stated that he found the information concerning traffic increase and that there is an estimated increase of 2,600 vehicles a day. Mr. Leonard asked if that increase would only be tractor trailers.

Mr. Driver stated that the increase would be a combination of vehicles.

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

David Dean who owns a business at 3661 Lee Jackson Hwy. stated his concerns with the traffic. Mr. Dean mentioned that he has a spring water system and is concerned about losing it.

Cynthia Williams of 326 McClures Mill Rd. shared concerns with the added traffic and noise that comes with it. Mrs. Williams stated concern with lighting and buffer at the site.

Charlie Ward of 163 Smoky Row Rd. also had concerns about the traffic in the area. He expressed his concerns with the close proximity to the schools.

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

Mr. Howdyshell stated that he was not comfortable voting at this time.

Mr. Howdyshell made a motion to table the request until more information or more options could be presented at the next Planning Commission meeting.

Mr. Randy Harris seconded the motion which carried unanimously.

Mr. Wilkinson introduced the next agenda item that was 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.

Mrs. Bragg asked if the applicant was present and wished to speak.

Mr. William Moore with Balzer and Associates stated that the staff report summed up the project and that he would answer any questions about the rezoning request.

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. Leonard stated that he felt this would be a good business addition and made a motion to approve the request.

Mr. Howdyshell seconded the motion which carried unanimously.

Mr. Wilkinson introduced the next agenda item as 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.

Mrs. Bragg asked if the owner was present and wished to speak.

Mr. Jeff Gentry with EGS & Associates spoke on behalf of the property owners stating that the rezoning would be more compatible to the surrounding areas. Mr. Gentry stated the rezoning would lessen the traffic by 60% compared to what it would be with the current zoning. Mr. Gentry stated that there was public water and sewer available in the area.

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

Julie Woolsley of 1666 Goose Creek Rd. stated that she is concerned with the speed limit on Goose Creek Rd. and with increased traffic. Ms. Woolsley stated she is against the 150 homes.

Rob Woolsley of 1666 Goose Creek Rd. shared his concerns with the traffic in the area.

Michelle Pack of 1638 Goose Creek Rd. stated that she was against the rezoning. She stated traffic as a concern. She also mentioned the increase of students at Wilson.

Brittany Boyd of 1663 Goose Creek Rd. stated that she too was opposed to the rezoning. Ms. Boyd shared concerns with the narrow roadway, traffic, and speeding.

Shawn Boyd of 1663 Goose Creek Rd. also had concerns with speeding and the narrow road.

Katie and Rob Ditchen of 104 Caldwell Ln. were opposed to the rezoning stating concerns with traffic and speeding.

Reba Herring, whose family owns property in that area stated that she had no objection of the townhomes but did have concerns about the increase of people and traffic on the roads.

Ann Fisher of 1422 Goose Creek Rd. had concerns about her septic and water being affected by the townhomes. She stated that she had no objection to the rezoning.

Ramona Fisher of 1422 Goose Creek Rd. shared concerns with the water and traffic.

Frank Fisher of 174 Caldwell Ln. shared concern with the road.

Dean Pack of 1628 Goose Creek Rd. had concerns with the road and traffic.

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

Mr. Howdyshell stated that the Augusta County Comprehensive Plan calls for growth in that area. He stated that the infrastructure is already there.

Mr. Howdyshell made a motion to approve the request.

Mr. Bill Schindler stated that there would be an impact on the local schools. He also expressed concerns for the added traffic in the area.

Mr. Randy Harris seconded the motion which carried with a 4 to 1 vote with Mr. Schindler voting against the request.

Mr. Wilkinson introduced the next agenda item as an ordinance to amend Chapter 25. Zoning. Division B. Agriculture Districts. Article VII. General Agriculture (GA) Districts. Section 25-74. Definitions.

Mr. Wilkinson read the 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.

Mrs. Bragg opened the public hearing

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

Mr. Harris made a motion to approve the amendment.

Mr. Leonard seconded the motion which carried unanimously.

Mr. Wilkinson read the 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.

Mrs. Bragg opened the public hearing.

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

Mr. Howdyshell made a motion to approve.

Mr. Schindler seconded the motion which carried unanimously.

Mr. Wilkinson read the 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.

Mrs. Bragg opened the public hearing.

Mr. James Wenger of 320 middle River Rd. that he was in favor of primitive campgrounds

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

Mr. Howdyshell made a motion to approve the amendment.

Mr. Harris seconded the motion which carried unanimously.

Mr. Wilkinson read the 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.

Mrs. Bragg opened the public hearing.

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

Mr. Harris made a motion to approve the amendment.

Mr. Schindler seconded the motion which was carried unanimously.

Mr. Wilkinson read the 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.

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

Mr. Howdyshell made a motion to approve.
Mr. Harris seconded the motion which carried unanimously.

Mr. Wilkinson read the 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.

Mrs. Bragg opened the public hearing.
With none to speak Mrs. Bragg close the public hearing.
Mr. Leonard made a motion to approve the amendment.
Mr. Schindler seconded the motion which carried unanimously

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Matters to be Presented by the Public

Mrs. Ramona Fisher suggested to the commissioners that instead of the 70 town homes, that the property be sectioned off into twelve 1 acre lots for the Sphinx Land Development request.

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Staff Reports

Mr. Wilkinson discussed with the commissioners the agenda items for the October Board of Zoning Appeals meeting.

Mr. Leonard made a motion to recommend to the Board of Zoning Appeals a concern for the noise impact for the Kilbride International and Leasing application.

Mr. Leonard made a motion to recommend to the Board of Zoning Appeals regarding both the request from Mossy Creek Catering, LLC and Craig and Nichole Nargi to consider the fact that this is not in compliance with the Augusta County Comprehensive Plan that states this area to remain an Agriculture Conservation Area nor does this fit in with surrounding agriculture areas.

Mrs. Bragg seconded the motion which was carried unanimously.

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Adjournment

With there being no other business to discuss Mr. Leonard made a motion to adjourn.

Mr. Harris seconded the motion which carried unanimously.

Chairman

Secretary