

PRESENT: L. Howdysshell, Chairman
R. Thomas, Vice Chairman
T. Jennings
K. Shiflett
C. Bragg
L. Tate, Senior Planner
C. Stoerker

ABSENT: G. Campbell
K. Leonard

VIRGINIA: At the Called Meeting of the Augusta County Planning Commission held on Tuesday, August 10, 2021 at 4:15 p.m. in the Community Development Conference Room, Augusta County Government Center, Verona, Virginia.

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Mrs. Tate discussed the items on the agenda for the upcoming BZA meeting.

The Planning Commission reviewed the rezoning request on the agenda. The commission members traveled to the following sites.

Benjamin & Daniil Shumeyko
Samuel Bears Rd., Weyers Cave

Reality X, LLC
Tinkling Spring Rd., Fishersville

Shared Solar HoldCo, LLC
Berry Farm Rd., Staunton

Chairman

Secretary

PRESENT: L. Howdyshell, Chairman
R. Thomas, Vice Chairman
K. Leonard
C. Bragg
G. Campbell
T. Jennings
K. Shiflett
L. Tate, Senior Planner
C. Stoerker

Absent:

VIRGINIA: At the Regular Meeting of the Augusta County Planning Commission held on Tuesday, August 10, 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 7 members present, there was a quorum.

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MINUTES

Mr. Thom Jennings made a motion to approve the June 8th Planning Commission meeting minutes.

Mrs. Carolyn Bragg seconded the motion, which carried unanimously.

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PUBLIC HEARING

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

Mrs. Tate read the first agenda item, request to rezone from Rural Residential to General Agriculture approximately 5.93 acres owned by Benjamin and Daniil Shumeyko (TMP 019B 1 24) located on the north side of Samuel Bears Road approximately 0.1 miles east of the intersection of Samuel Bears Road and Dices Spring Road (Rt. 994) in Weyers Cave in the Middle River district.

Mrs. Tate stated that the property was rezoned to Rural Residential in 1976. She stated that the property owner wanted to rezone the property to be able to subdivide the property into three lots.

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

Ben Shumeyko stated that the property was owned by his brother and himself and that they wanted to be able to divide it into separate lots.

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

Brad Shy of 559 Dices Spring Rd. opposed the rezoning stating that he felt it could set a precedent in the county for smaller lots. Mr. Shy was concerned about traffic in the area and stated that he believes the area should stay as Rural Residential.

Michael Radocha of 573 Dices Spring Rd. stated that he was opposed to the rezoning noting his concerns with travel safety. He stated that he felt the rezoning could set a precedent for the county. Mr. Radocha expressed his desire to keep the area rural.

Fred Elliott of 561 Dices Spring Rd. was also opposed to the rezoning. He was concerned the rezoning would set a precedent and thought the area should stay Rural Residential.

Larry Holsinger of 118 Samuel Bears Rd. opposed the rezoning stating his concern of what it would do to surrounding property and home values. He stated that he felt the property should stay zoned Rural residential.

Mike Campbell of 1056 Boyers Rd. Harrisonburg, stated that he is concerned about the potential traffic, and noise in the area and that he was opposed to the rezoning.

Bill Broome of 444 Dices Spring Rd. stated that he opposes the rezoning and couldn't imagine anyone in the area wanting more houses.

Barbara Broome 444 Dices Spring Rd. was also opposed stating her concern with the road in the area.

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

Mr. Jennings asked about the location of public water in the area.

Mrs. Tate stated the area was in a Community Development area that has existing public water lines but no public sewer.

Mrs. Kitra Shiflett stated that she felt there was no need to change and made a motion to deny the rezoning request.

Mrs. Bragg seconded the motion which carried unanimously.

Mrs. Tate introduced the next agenda item for the evening which was request to rezone from General Business and Multi-Family Residential with proffers and General Industrial to General Industrial with amended proffers approximately 105 acres owned by Reality X, LLC % Franklin Federal Savings (TMP 066D 2 27 and TMP 066D 2 18) located in the northeast quadrant of the intersection of Tinkling Spring Road (Rt. 608) and Ramsey Road (Rt. 635) and at the southern terminus of Construction Lane in Fishersville in the Beverley Manor district.

Mrs. Tate gave a brief overview of the proffers proposed along with the rezoning request.

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

Mr. Scott Williams of Crescent Development spoke on behalf of the property owner. Mr. Williams mentioned the improvements and investments made to the area that would support the development. He noted the improvements to Tinkling Spring Rd. Mr. Williams state the owner requested the rezoning to better suit the current market.

Mr. Steven Mede, attorney representing Panattoni , investors for the project, spoke about what the layout would be for the proposed warehouse, noting entrances and exits to the property. Mr. Mede mentioned the stormwater plan as they intend to hold all storm-water on their site.

Bill Hudgens a representative of Panattoni also spoke on the roads and entrances and exits to the proposed warehouse.

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

Mr. Irvin Marshall of 279 Ramsey Rd. voiced concern with the traffic increases, noise and lights from the area along with water run-off. He urged the county to be cautious in their decision.

Scott Hevener of 445 Ramsey Rd. asked what type of warehouse would be on the property. He stated that there needed to be more details before a decision was made.

Rosemary Marshall of 279 Ramsey Rd. was concerned with the traffic and noise the rezoning could bring.

Zan Erskin who works at James River Equipment located near the proposed rezoning site stated his concern with potential water run-off onto Expo Rd.

Bob Thompson of 599 Jericho Rd. was concerned with increases in traffic in the area.

Todd Fretwell from Fairfield – Echols located near the near the site shared concern with traffic also. He stated that we need growth but stated that it needed to be done the right way.

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

Mrs. Bragg asked if the entrances on Ramsey Rd. and Construction Ln. are only expected to be used during seasonal times is there a need for them to even be there.

Mr. Mede stated that the final plans with VDOT would need to be worked out but he felt those entrances would be needed.

Mr. Howdyshell stated that the county needs jobs and that this was a good candidate.

Mr. Jennings stated that there is a time to rezone and this makes sense. Mr. Jennings made a motion to approve the request with the proffers.

Mr. Greg Campbell seconded the motion which carried unanimously.

Mrs. Tate introduced the final agenda item. A request for a substantial accord determination pursuant to Virginia State Code Section 15.2-2232 for the Shared Solar HoldCo, LLC Special Use Permit request to construct and operate a small-scale solar energy system (1 MW) on property owned by Margaret Mae Davison ETAL (TMP 046 18) located on the southeast side of Berry Farm Road (Rt. 626) approximately 0.3 miles northeast of the intersection of Berry Farm Road and Spring Hill Road (Rt. 623) in Staunton in the Beverley Manor district.

Mr. Howdyshell asked if the applicant wished to speak.

Mr. Tony Smith with Secure Futures gave credit and stated that they were thoroughly impressed with the counties solar policies. He stated that the goal was to build the project at the lowest price as possible so that the generated electricity will be at less cost for lower income households.

Chris Myer of Nobel Energy Alliance Program stated that this would allow lower income families in the area to participate in a renewable energy program.

Andy Hershberger with GOT Electric was also at the meeting to answer any questions regarding the request.

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

Phil Martin, Executive Director of the Augusta County Service Authority, stated that the area was in a Community Development Area and that a water line is existing but there were no plans to put in public sewer lines. He stated that the ACSA could lose a potential \$28,000.00 over the next 26 years if the panels were to be built.

Richard Thompson of 125 Berry Farm Rd. stated that he liked the idea of solar energy but wished the panels wouldn't be as close to his property as planned. Mr. Thompson voiced his concern with the maintenance of the road during construction, noise pollution, health concerns, and light reflections regarding the panels.

Mrs. Liz Thompson also of 125 Berry Farm Rd. stated that she too liked the idea but not right on top of her property.

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

Mr. Howdyshell stated that the road to the site is not a road but a driveway and that it would need to be fixed when the job was completed.

Mrs. Bragg asked if the location of the panels could be moved on the property.

Mr. Jennings stated that those questions and concerns were for the Board of Zoning Appeals to decide. Mr. Jennings noted that it was to be determined if the request is in Substantial Accord with the Comp Plan.

Mrs. Kitra Shiflett made a motion to recommend to the BZA that the request is in substantial accord.

Mr. Greg Campbell seconded the motion which carried unanimously.

Mr. Robert Thomas made a motion to consider a bond payment for fixing the driveway.

Mr. Campbell 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 September 2021 meeting.

A request to continue the campground as a short-term campground and short-term recreational vehicle park, and an extended stay campground and extended stay recreational vehicle park was made by Walnut Hills Property Owner, LLC.

Lighthouse An Independent Church Trustees made a request to have an after-school day care center within the existing activity building.

Kermit and Grace Styer made a request to lease space for a woodworking and cabinet shop within an existing building.

A request was made by J Martinez Construction, LLC to have a contractor office with outdoor storage of equipment and materials, and to lease office space.

Tre Dogs Rental, LLC requested to have a contractor office within an existing structure.

Elizabeth J. Huerta requested to have an office for a cleaning business within an existing dwelling.

A request to have a short-term vacation rental was made by Amos Showalter.

A request was made by Sun Shenandoah Acers RV, LLC c/o Sun Commercial Tax Dept. to renovate and expand the existing pavilion, add a 40' x 65' swimming pool, to place a

20' x 20' pre-fab building for food sales, and to refurbish and expand the existing putt-putt golf course.

D.M. Conner, Inc. requested to have a mining operation on a portion of the adjacent parcel and to remove the 200' setback requirement adjacent to the existing mining operation.

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ADJOURNMENT

There being no further business to come before the Commission, Mr. Howdysell adjourned the meeting.

Chairman

Secretary