

PRESENT: R. Thomas, Chairman
C. Bragg, Vice Chairman
R. Harris
L. Howdysshell

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

ABSENT: K. Leonard
W. Schindler

VIRGINIA: At the Called Meeting of the Augusta County Planning Commission held on Tuesday, August 9, 2022 at 4:30 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.

Hope Drive Park, LLC
Crimora Mine RD.
Crimora, VA

Red Mill Enterprises, LLC
Mount Torrey Rd.
Lyndhurst, VA

Chairman

Secretary

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

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

ABSENT:

VIRGINIA: At the Regular Meeting of the Augusta County Planning Commission held on Tuesday, August 9, 2022, at 7:00 p.m. in the Board Room, Augusta County Government Center, Verona, Virginia.

DETERMINATION OF A QUORUM

Mr. Thomas stated as there were six (6) members present, there was a quorum.

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Minutes

Mrs. Carolyn Bragg made a motion to approve the minutes of the called and regular meeting held on June 14, 2022.

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

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Public Hearing

Mr. Thomas stated that there were two Public Hearings on the agenda.

Mr. John Wilkinson introduced the first agenda item being a request to rezone an approximately 12.286-acre property owned by Hope Drive Park, LLC (TMP 059 128B) and located on the north side of Crimora Mine Road in Crimora in the Middle River magisterial district from General Agriculture to Manufactured Home Park. The purpose of the rezoning would be to facilitate the expansion of the existing mobile home park.

The applicant has proposed 50 single-wide manufactured homes to be placed on this parcel.

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

Mr. William Moore with Balzer and Associates spoke on behalf of the owner stating they understand public sewer is not available in the area and that they are in the process of looking for other options. He stated that the property owner was aware of the concerns regarding the fire flow. Mr. Moore stated that they would also be willing to put a cap on the maximum number of homes put on the property.

Mrs. Bragg asked if the property owner would be willing to consider less homes.

Mr. Adam Armstrong, owner of the property, stated that he would be willing to have 12 double-wide units on 1 acre lots. He stated that there is a need for affordable housing.

Mrs. Bragg asked about the fire flow in the area.

Mr. Armstrong stated that he had spoken to William Monroe with the Augusta County Service Authority about what he would need to do to address that.

Mr. Thomas opened the public hearing asking if anyone present wished to speak.

Andy Cox of 162 Forest Chapel Ln. stated that he was against the rezoning. He was concerned with the traffic, noise from vehicles. He stated that he felt the properties would need engineered septic systems.

Phillip Hall of 120 Crimora Mine Rd. was against the rezoning. He provided the commissioners with letters signed by surrounding property owners who were also against the rezoning. Mr. Hall stated that the expansion would change the look and feel of the existing community.

Justina Ramsey of 106 Crimora Mine Rd. stated that she felt the rezoning would make property values drop. She stated that she was concerned about the increase in traffic.

Jerry Tisdale of 104 Crimora Mine Rd. shared his concerns with the traffic. He asked if the new homes would affect the pressure on existing water lines.

Josh Roberson of 60 Forest Chapel Ln. stated that he was against the rezoning saying that it would be an inconvenience to the existing residents.

With no one left to speak, Mr. Thomas closed the public hearing.

Mrs. Bragg shared her concern with the fire flow issue in the area.

Mr. Howdysshell stated that he could not commit to the request until the fire flow issue was resolved.

Mr. Kyle Leonard stated that they were all valid concerns but change is inevitable and that he felt the applicant was aware of the concerns. Mr. Leonard stated that the 12 homes would be in compliance with the Augusta County Comprehensive plan.

Mrs. Bragg made a motion to deny the request until the applicant can meet the standards for fire flow and sewage treatment.

Mr. Howdyshell seconded the motion which carried with a 4 to 2 vote with Mr. Thomas and Mr. Leonard voting against the motion.

Mr. Wilkinson introduced the next item on the agenda as a request to rezone from General Agriculture to General Industrial approximately 54.171 acres of a total of approximately 200.48 acres (TMP 085 125 and TMP 085 125C) owned by Red Mill Enterprises, LLC and located on the north side of Mount Torrey Road (Route 624) approximately 1,000 feet southwest of the City of Waynesboro corporate limits in Waynesboro in the South River district.

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

Mr. Ray Burkholder with Balzer and Associates spoke on behalf of the owner. Mr. Burkholder stated that the plan was just a concept plan and not something that would happen right of way. Mr. Balzer stated that the Comprehensive Plan supports the rezoning in this area. He mentioned the buffering that is proposed for the property also.

Mr. Thomas opened the public asking if anyone present wished to speak on the request.

Ms. Rebecca Jones of 17 Mount Torrey Rd. asked why the building needed to be as close as it is proposed to her property. She stated her concern with the noise, light and dust that would be coming from the area. Ms. Jones requested that the proposed parking lot be moved further away from her property.

Mr. Brandon Collins of 77 Providence Ln. stated that he was against the rezoning. Mr. Collins stated that he was concerned with the light pollution and felt the rezoning would reduce the surrounding property values.

Christopher Terry with Red Mill Enterprises stated that they are dedicated to the improvement of the community.

Mrs. Bragg asked if they would be willing to move the parking lot away from the existing home.

Mr. Terry stated that the plan was just a concept plan. He stated that there will be a conservation effort in the surrounding areas and would follow all county ordinances.

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

Mrs. Bragg made the motion to approve the request with the conditions to keep the landscaping buffer along Mt Torrey Rd. that was proffered at the January 26, 2022 rezoning and to consider relocation of the truck parking away from the historic home, and to install adequate landscape buffer so that it starts growing on the north side to lessen the visual impacts to the adjacent home and the housing development.

Mr. Schindler seconded the motion which carried unanimously.

Old Business

Mr. Wilkinson reminded the commissioners of the tabled ordinance amendment from the June Planning Commission meeting concerning short term rentals.

Mr. Wilkinson stated that primitive camping has been removed from the short-term rental category. He mentioned that the definition describes short-term as no more 14 days and nights.

Mrs. Bragg made a motion to approve the amendment with the addition of item 3, remove new item numbers 4 and 5, and to keep the original items 4 and 5 which are the requirements that the owner or facility operator reside onsite or on the adjacent property.

Mr. Schindler seconded the motion which carried unanimously.

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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.

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Adjournment

With there being nothing else to discuss, Mrs. Bragg made a motion to adjourn.

Mr. Leonard seconded the motion which carried unanimously.

Chairman

Secretary