



Augusta County Planning Commission
Regular Meeting
Tuesday, March 10, 2026 – 7:00 PM
Augusta County Government Center
Main Board Room
18 Government Center Lane
Verona, VA 24482

1. **Call to Order**
2. **Determination of Quorum**
3. **Minutes**
 - a. Approval of the Minutes from the Regular and Called Meeting on February 10, 2026
4. **Public Hearing**
 - a. Amendment to Section 25-4 of the Augusta County Code. Public Safety Training Facilities.
 - b. Amendment to Section 25-492 of the Augusta County Code. Public Safety Training Facilities.
 - c. Amendment to Section 25-70.4 of the Augusta County Code. Solar Energy Systems.
 - d. Amendment to Section 25-70.6 of the Augusta County Code. Solar Energy Systems.
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**
10. **Adjournment**

Augusta County boards and commissions invite the public to attend meetings. If you have requests for accommodations to be able to attend or have questions about accessibility, please contact us at [540-245-5610](tel:540-245-5610) or coadmin@co.augusta.va.us.

PRESENT: W. Schindler, Chair
L. Howdyshell, Vice Chair
S. Lucas
T. Smith
R. Thomas

J. Hensley, Planner II
D. Wolfe, Director of Community Development

ABSENT: R. Harris
K. Leonard

VIRGINIA: At the Called Meeting of the Augusta County Planning Commission held on Tuesday, February 10, 2026 at 4:30 p.m. in the Board Conference Room, Augusta County Government Center, Verona, Virginia.

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The Planning Commission reviewed the following requests and traveled to the following sites, which will be considered at the Public Hearings:

Jordan Enterprises, LLC
74 Misty Dawn Lane
Staunton, VA 24401

Hebron Presbyterian Church
423 Hebron Road
Staunton, VA 24401

Augusta County Service Authority
Dry Branch Road between US-42 and Crawford Drive
Churchville, VA 24421

Staff also presented a report detailing the outcomes of the February 2026 Board of Zoning Appeals meeting.

Chairman

Secretary

PRESENT: W. Schindler, Chair
L. Howdysshell, Vice Chair
K. Leonard
S. Lucas
T. Smith
R. Thomas

J. Hensley, Planner II
D. Wolfe, Director of Community Development

ABSENT: R. Harris

VIRGINIA: At the Regular Meeting of the Augusta County Planning Commission held on Tuesday, February 10, 2026 at 7:00 p.m. in the Board Room, Augusta County Government Center, Verona, Virginia.

DETERMINATION OF A QUORUM

Mr. William (Bill) Schindler stated that there was a quorum.

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MINUTES

Mr. Robert Thomas noted that the January minutes listed the former Chair and Vice-Chair instead of the current Chair and Vice-Chair, and moved to approve the minutes, with corrections, of the called and regular meeting held on January 13, 2026.

Mr. Kyle Leonard seconded the motion, which carried, 6-0.

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PUBLIC HEARINGS

Jordan Enterprises, LLC

Mr. Schindler asked Ms. Julia Hensley to read the first agenda item up for Public Hearing.

Ms. Hensley introduced the agenda item as a request to rezone from General Agriculture with proffers to Single Family Residential with proffers approximately 1.00 acres (TMP

054A (5) A1) owned by Jordan Enterprises LLC, located off Misty Dawn Lane (Rte. 1083) in Staunton in the Pastures District. The property is located within an Urban Service Area of the Comprehensive Plan and is planned for Medium Density Residential. The applicant proffered a minimum dwelling size of 1,000 square feet to be consistent with adjacent Single Family Residential-10 zoning.

Ms. Hensley then shared the following maps: an aerial map of the property; a zoning map of the property showing that the parcel is zoned General Agriculture with proffers; a Future Land Use Map of the property showing that the parcel is planned for Medium Density Residential; a Planning Policy Area map, that showed the property is located within an Urban Service Area of the Comprehensive Plan; and lastly, a plat showing a proposed turnaround easement on the property.

Mr. Schindler asked if there was any discussion from the Commissioners. Seeing none, Mr. Schindler opened the Public Hearing.

Mr. Brad Long, of 4159 Morris Mill Road, spoke on behalf of the request as the property owner and applicant. Mr. Long indicated that the property was previously rezoned to General Agriculture so the former property owner could split the property using the Family Member Exception option, exclusively allowed in General Agriculture zoned districts. Mr. Long further noted that he is bonded to construct a road, which requires the property to be rezoned since public roadways cannot be constructed on land zoned General Agriculture.

Mr. Schindler asked if there was anyone else that would like to speak in favor of or against the request. Seeing no additional comments, Mr. Schindler closed the Public Hearing.

Mr. Taylor Smith made a motion to recommend approval of the request.

Mr. Thomas seconded the motion, which carried, 6-0.

Hebron Presbyterian Church

Mr. Schindler asked Ms. Hensley to read the second item up for Public Hearing.

Ms. Hensley introduced the item as a request to add a Public Use Overlay on approximately 31.218 acres (TMP 054 54) owned by Hebron Presbyterian Church, located north of the Hebron Road (Rte. 703) and Eidson Creek Road (Rte. 710) intersection in Swoope in the Pastures District. The property is zoned General Agriculture, and is located in an Agricultural Conservation Area of the Comprehensive Plan. The purpose of the Public Use Overlay is to accommodate private school students within an existing structure.

Ms. Hensley then shared the following maps: an aerial map of the property; a zoning map of the property showing that the parcel is zoned General Agriculture; a Future Land Use map of the property showing that the parcel has no associated Future Land Use; and a

Planning Policy Area map showing that the property is located within an Agricultural Conservation Area of the Comprehensive Plan.

Mr. Schindler asked if there was any discussion from the Commissioners. Seeing none, Mr. Schindler opened the Public Hearing.

Ms. Claire Cocke, of 1707 Glebe School Road, stated she helped start, and currently serves on the Board of, the private school that is requesting the Public Use Overlay.

Mr. Schindler asked if there was anyone else that would like to speak in favor of or against the request. Seeing no additional comments from the public, Mr. Schindler closed the Public Hearing.

Mr. Thomas moved to recommend approval of the request.

Mr. Howdyshell seconded the motion, which carried, 6-0.

Augusta County Service Authority

Mr. Schindler asked Ms. Hensley to read the third item up for Public Hearing.

Ms. Hensley introduced the item as a request to add a Public Use Overlay on approximately .25 acres of a 2.93-acre parcel (TMP 033B1 (4) 6) owned by Augusta County Service Authority, located off Dry Branch Road (Rte. 720), between Buffalo Gap Highway (US-42) and Crawford Drive (Rte. 2202) in Churchville in the Pastures District. The property is zoned Single Family Residential-10, and is located within a Community Development Area of the Comprehensive Plan, planned for Low Density Residential.

Ms. Hensley noted that the purpose of the Public Use Overlay is to allow for the installation of a bulk water station for retail sales.

Ms. Hensley then shared the following maps: an aerial map of the property; a zoning map of the property showing the property is zoned Single Family Residential-10; a Future Land Use Map of the property showing the property is planned for Low Density Residential; a Planning Policy Area map illustrating that the property is located within a Community Development Area of the Comprehensive Plan; an image depicting a bulk water storage facility located at another site; a map showing where the approximate entrance would be located; and finally, an image showing where the kiosk would be located on the property.

Mr. Schindler asked if there were any questions for Ms. Hensley before opening the Public Hearing. Seeing none, Mr. Schindler opened the Public Hearing.

Ms. Carla Huffer, of 63 Dry Branch Road, spoke in opposition of the request. Ms. Huffer stated concerns regarding impacts to property values, quality of life of neighbors, traffic, and safety.

Mr. Schindler asked if there was anyone else that would like to speak in favor of or against the request. Seeing no additional comments from the public, Mr. Schindler closed the Public Hearing.

Mr. Schindler asked the applicant to speak. Mr. William Monroe, Director of Engineering for Augusta Water, spoke on behalf of the applicant. Mr. Monroe indicated that Augusta Water has several bulk water facilities around the County, and that he would be happy to answer any questions Commissioners had. He noted that Augusta Water provides this service as an additional means of accessing public water, especially for rural populations. He further noted their importance during droughts.

Mr. Smith asked about the anticipated traffic from the facility.

Mr. Monroe indicated that the technology of the facilities allows Augusta Water to see the total number of transactions, not necessarily the vehicle trips/number of vehicles. He noted that the Greenville facility saw 24 transactions per month during the peak month, with an average of 13 transactions per month. At the Middle River facility, there is an average of under 3 transactions per month.

Mr. Leonard inquired about the location of the facility in Greenville. Mr. Monroe indicated that it is located near the fire station. Mr. Leonard asked about the quality of water and functionality of wells in the Churchville area where the proposed bulk water station would be located. Mr. Monroe indicated that the intent of these facilities was to locate them in strategic areas throughout the County.

Mr. Schindler asked the Commissioners if there was any further discussion, or if there was a motion. Mr. Thomas made a motion to recommend approval of the request.

Mr. Leonard seconded the motion, which carried, 6-0.

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MATTERS TO BE PRESENTED BY THE PUBLIC

Mr. Schindler moved on to matters to be presented by the public. Seeing none, Mr. Schindler moved on to the next agenda item.

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NEW BUSINESS

Mr. Schindler stated that there was no new business, and moved on to the next agenda item.

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OLD BUSINESS

Mr. Schindler stated that there was no Old Business to discuss and moved on to the next agenda item.

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MATTERS TO BE PRESENTED BY THE COMMISSION

Mr. Schindler asked if any Commissioners had any items they wished to bring to the full Commission.

Mr. Howdyshell mentioned the power companies and commended them for the work they did during the recent ice storm in the area.

Mr. Schindler asked if there was anything else from the Commissioners. Seeing none, he moved on to Staff Reports.

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STAFF REPORTS

Code of Virginia – Section 15.2-2310

Mr. Schindler asked Ms. Hensley if there were any Board of Zoning Appeals (BZA) items to review. Ms. Hensley reviewed with the Commissioners the requests coming before the BZA at their regular March meeting.

The Planning Commission took no action on the BZA items.

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ADJOURNMENT

Mr. Schindler asked if there was any discussion from the Commissioners or if there was a motion to adjourn.

Mr. Leonard made a motion to adjourn.

Mr. Thomas seconded the motion, which carried 6-0.

Chairman

Secretary

**COUNTY OF AUGUSTA
FINAL STAFF REPORT
Ordinance Amendment
Chapter 25. Zoning. Division A.
Article I. General Provisions.
Section 25-4. Definitions.
February 23, 2026**

An ordinance to amend Chapter 25. Zoning. Division A. Article I. General Provisions. Section 25-4. Definitions.

**REDLINED:
§25-4. Definitions.**

Unless the context otherwise requires, the following definitions shall be used in the interpretation and construction of this chapter. Words used in the present tense include the future; the singular number shall include the plural, and the plural the singular; the word "building" shall include the word "structure"; the word "used" shall include arranged, designed, constructed, altered, converted, rented, leased or intended to be used; the word "person" shall include person, firm, corporation; the word "shall" is mandatory and not advisory; the word "approve" shall mean disapprove when appropriate.

Public safety training facility. A facility designed to replicate public safety training scenarios for the training and skill development of public safety professionals. Public safety training facilities may be conventional stick-built, engineered, or prefabricated structures.

**AN ORDINANCE TO AMEND
SECTION 25-4
OF THE AUGUSTA COUNTY CODE**

WHEREAS, the Augusta County Board of Supervisors has deemed it desirable to update the requirements as set forth in Section 25-4;

WHEREAS, the Board has determined that the public health, welfare, peace, safety and good zoning practice, requires such amendment.

NOW THEREFORE be it resolved by the Board of Supervisors for Augusta County that Section 25-4 of the Augusta County Code is amended to read as follows:

Public safety training facility. A facility designed to replicate public safety training scenarios for the training and skill development of public safety professionals. Public safety training facilities may be conventional stick-built, engineered, or prefabricated structures.

COUNTY ATTORNEY COMMENTS

The County Attorney has reviewed this language.

COMMUNITY DEVELOPMENT STAFF COMMENTS

Amendment adds the definition of a public safety training facility to the Augusta County Zoning Ordinance.

**AN ORDINANCE TO AMEND
CHAPTER 25. Zoning.
DIVISION A. In General.
ARTICLE I. General Provisions.
SECTION 25-4. Definitions.**

WHEREAS, the Augusta County Board of Supervisors has deemed it desirable to update the requirements as set forth in Section 25-4;

WHEREAS, the Board has determined that the public health, welfare, peace, safety and good zoning practice, requires such amendment.

NOW THEREFORE be it resolved by the Board of Supervisors for Augusta County that Section 25-4 of the Augusta County Code is amended to read as follows:

**AN ORDINANCE TO AMEND
CHAPTER 25. Zoning.
DIVISION A. In General.
ARTICLE I. General Provisions.
SECTION 25-4. Definitions.**

§ 25-4. Definitions.

Public safety training facility. A facility designed to replicate public safety training scenarios for the training and skill development of public safety professionals. Public safety training facilities may be conventional stick-built, engineered, or prefabricated structures.

**COUNTY OF AUGUSTA
FINAL STAFF REPORT
Ordinance Amendment
Chapter 25. Zoning. Division H.
Article XLIX. Public Use Overlay (PUO) Districts.
Section 25-492. Additional uses permitted within a Public Use Overlay District.
February 23, 2026**

An ordinance to amend Chapter 25. Zoning. Division H. Article XLIX. Public Use Overlay Districts. Section 25-492. Additional uses permitted within a Public Use Overlay District.

REDLINED:

§25-492. Additional uses permitted within a Public Use Overlay District.

In addition to the uses permitted in the underlying zoning district, one or more of the following uses are permitted in the Public Use Overlay District provided they are identified and proffered at the time of zoning:

- G. Police [stations](#), rescue squad [stations](#), ~~and~~ fire stations, [and public safety training facilities](#).

**AN ORDINANCE TO AMEND
SECTION 25-492
OF THE AUGUSTA COUNTY CODE**

WHEREAS, the Augusta County Board of Supervisors has deemed it desirable to update the requirements as set forth in Section 25-492;

WHEREAS, the Board has determined that the public health, welfare, peace, safety and good zoning practice, requires such amendment.

NOW THEREFORE be it resolved by the Board of Supervisors for Augusta County that Section 25-492 of the Augusta County Code is amended to read as follows:

In addition to the uses permitted in the underlying zoning district, one or more of the following uses are permitted in the Public Use Overlay District provided they are identified and proffered at the time of zoning:

- G. Police stations, rescue squad stations, fire stations, and public safety training facilities.

COUNTY ATTORNEY COMMENTS

The County Attorney has reviewed this language.

COMMUNITY DEVELOPMENT STAFF COMMENTS

Amendment adds public safety training facilities to the list of additional permitted uses within a Public Use Overlay District.

**AN ORDINANCE TO AMEND
CHAPTER 25. Zoning.
DIVISION H. Overlay Districts.
ARTICLE XLIX. Public Use Overlay Districts.
SECTION 25-492. Additional uses permitted
within a Public Use Overlay District.**

WHEREAS, the Augusta County Board of Supervisors has deemed it desirable to update the requirements as set forth in Section 25-492;

WHEREAS, the Board has determined that the public health, welfare, peace, safety and good zoning practice, requires such amendment.

NOW THEREFORE be it resolved by the Board of Supervisors for Augusta County that Section 25-492 of the Augusta County Code is amended to read as follows:

**AN ORDINANCE TO AMEND
CHAPTER 25. Zoning.
DIVISION H. Overlay Districts.
ARTICLE XLIX. Public Use Overlay Districts.
SECTION 25-492. Additional uses permitted
within a Public Use Overlay District.**

§ 25-492. Additional uses permitted within a Public Use Overlay District.

In addition to the uses permitted in the underlying zoning district, one or more of the following uses are permitted in the Public Use Overlay District provided they are identified and proffered at the time of zoning:

- G. Police stations, rescue squad stations, fire stations, and public safety training facilities.

**COUNTY OF AUGUSTA
FINAL STAFF REPORT
Ordinance Amendment
Chapter 25. Zoning. Division A. In General.
Article VI.D. Solar Energy Systems.
Section 25-70.4. Uses permitted by Special Use Permit by the
Board of Zoning Appeals.
February 23, 2026**

An ordinance to amend Chapter 25. Zoning. Division A. In General. Article VI.D. Solar Energy Systems. Section 25-70.4. Uses permitted by Special Use Permit by the Board of Zoning Appeals.

REDLINED:

§25-70.4. Uses permitted by Special Use Permit by the Board of Zoning Appeals.

- A. **SMALL SOLAR ENERGY SYSTEMS** shall be permitted in General Agriculture (GA), General Business (GB), and General Industrial (GI) zoning districts and prohibited within mapped Planning Policy Areas, as they exist on ~~December 13, 2023~~ October 23, 2025, designated as Urban Service Areas and Community Development Areas in the Comprehensive Plan subject to compliance with this article.

**AN ORDINANCE TO AMEND
SECTION 25-70.4
OF THE AUGUSTA COUNTY CODE**

WHEREAS, the Augusta County Board of Supervisors has deemed it desirable to update the requirements as set forth in Section 25-70.4;

WHEREAS, the Board has determined that the public health, welfare, peace, safety and good zoning practice, requires such amendment.

NOW THEREFORE be it resolved by the Board of Supervisors for Augusta County that Section 25-70.4 of the Augusta County Code is amended to read as follows:

- A. **SMALL SOLAR ENERGY SYSTEMS** shall be permitted in General Agriculture (GA), General Business (GB), and General Industrial (GI) zoning districts and prohibited within mapped Planning Policy Areas, as they exist on October 23, 2025, designated as Urban Service Areas and Community Development Areas in the Comprehensive Plan subject to compliance with this article.

COUNTY ATTORNEY COMMENTS

The County Attorney has reviewed this language.

COMMUNITY DEVELOPMENT STAFF COMMENTS

Amendment updates the date of the Planning Policy Area map to reflect the most recently adopted Future Land Use Map in relation to small solar energy systems.

**AN ORDINANCE TO AMEND
CHAPTER 25. Zoning.
DIVISION A. In General.
ARTICLE VI.D. Solar Energy Systems.
SECTION 25-70.4. Uses permitted by Special Use Permit
by the Board of Zoning Appeals.**

WHEREAS, the Augusta County Board of Supervisors has deemed it desirable to update the requirements as set forth in Section 25-70.4;

WHEREAS, the Board has determined that the public health, welfare, peace, safety and good zoning practice, requires such amendment.

NOW THEREFORE be it resolved by the Board of Supervisors for Augusta County that Section 25-70.4 of the Augusta County Code is amended to read as follows:

**AN ORDINANCE TO AMEND
CHAPTER 25. Zoning.
DIVISION A. In General.
ARTICLE VI.D. Solar Energy Systems.
SECTION 25-70.4. Uses permitted by Special Use Permit
by the Board of Zoning Appeals.**

§ 25-70.4. Uses permitted by Special Use Permit by the Board of Zoning Appeals.

- A. **SMALL SOLAR ENERGY SYSTEMS** shall be permitted in General Agriculture (GA), General Business (GB), and General Industrial (GI) zoning districts and prohibited within mapped Planning Policy Areas, as they exist on October 23, 2025, designated as Urban Service Areas and Community Development Areas in the Comprehensive Plan subject to compliance with this article.

**COUNTY OF AUGUSTA
FINAL STAFF REPORT
Ordinance Amendment
Chapter 25. Zoning. Division A. In General.
Article VI.D. Solar Energy Systems.
Section 25-70.6. Uses permitted by Special Use Permit
by the Board of Supervisors.
February 23, 2026**

An ordinance to amend Chapter 25. Zoning. Division A. In General. Article VI.D. Solar Energy Systems. Section 25-70.6. Uses permitted by Special Use Permit by the Board of Supervisors.

REDLINED:

§25-70.6. Uses permitted by Special Use Permit by the Board of Supervisors.

The uses listed in this section shall be permitted within the General Agriculture and General Business zoning districts, **and prohibited** in the General Industrial zoning districts and mapped Planning Policy Areas, as they exist on ~~December 13, 2023~~[October 23, 2025](#), designated as Urban Service Areas and Community Development Areas in the Comprehensive Plan, only upon the issuance of a Special Use Permit by the Board of Supervisors pursuant to the provisions of ARTICLE LVIII of this chapter.

**AN ORDINANCE TO AMEND
SECTION 25-70.6
OF THE AUGUSTA COUNTY CODE**

WHEREAS, the Augusta County Board of Supervisors has deemed it desirable to update the requirements as set forth in Section 25-70.6;

WHEREAS, the Board has determined that the public health, welfare, peace, safety and good zoning practice, requires such amendment.

NOW THEREFORE be it resolved by the Board of Supervisors for Augusta County that Section 25-70.6 of the Augusta County Code is amended to read as follows:

The uses listed in this section shall be permitted within the General Agriculture and General Business zoning districts, **and prohibited** in the General Industrial zoning districts and mapped Planning Policy Areas, as they exist on October 23, 2025, designated as Urban Service Areas and Community Development Areas in the Comprehensive Plan, only upon the issuance of a Special Use Permit by the Board of Supervisors pursuant to the provisions of ARTICLE LVIII of this chapter.

COUNTY ATTORNEY COMMENTS

The County Attorney has reviewed this language.

COMMUNITY DEVELOPMENT STAFF COMMENTS

Amendment updates the date of the Planning Policy Area map to reflect the most recently adopted Future Land Use Map in relation to large solar energy systems.

**AN ORDINANCE TO AMEND
CHAPTER 25. Zoning.
DIVISION A. In General.
ARTICLE VI.D. Solar Energy Systems.
SECTION 25-70.6. Uses permitted by Special Use Permit
By the Board of Supervisors.**

WHEREAS, the Augusta County Board of Supervisors has deemed it desirable to update the requirements as set forth in Section 25-70.6;

WHEREAS, the Board has determined that the public health, welfare, peace, safety and good zoning practice, requires such amendment.

NOW THEREFORE be it resolved by the Board of Supervisors for Augusta County that Section 25-70.6 of the Augusta County Code is amended to read as follows:

**AN ORDINANCE TO AMEND
CHAPTER 25. Zoning.
DIVISION A. In General.
ARTICLE VI.D. Solar Energy Systems.
SECTION 25-70.6. Uses permitted by Special Use Permit
By the Board of Supervisors.**

§ 25-70.6. Uses permitted by Special Use Permit by the Board of Supervisors.

The uses listed in this section shall be permitted within the General Agriculture and General Business zoning districts, **and prohibited** in the General Industrial zoning districts and mapped Planning Policy Areas, as they exist on October 23, 2025, designated as Urban Service Areas and Community Development Areas in the Comprehensive Plan, only upon the issuance of a Special Use Permit by the Board of Supervisors pursuant to the provisions of ARTICLE LVIII of this chapter.