

A G E N D A

Regular Meeting of the Augusta County Planning Commission

Tuesday, July 13, 2021 7:00 P.M.

1. CALL TO ORDER

2. DETERMINATION OF A QUORUM

3. APPROVAL OF THE MINUTES

- A. Approval of the Called Worksession on June 7, 2021
- B. Approval of the Regular and Called Meeting on June 8, 2021

4. PUBLIC HEARING

- a. A request to amend the proffers for an existing Public Use Overlay to add weddings, stages, and pavilions as permitted uses for approximately 134.86 acres owned by the County of Augusta (TMP 010 117 and TMP 010 40A) located on the northeast side of Natural Chimneys Road (Rt. 731) approximately 0.1 miles east of the intersection of Natural Chimneys Road and North River Road (Rt. 730) in Mount Solon in the North River district. The proposed general use of the property is weddings and other special events. The general use of the property as stated in the Comprehensive Plan is Urban Open Space. A summary of the proffers is as follows: Additional permitted uses will be limited to active and passive recreational facilities, including camping, stages, and pavilions; community centers and similar facilities; carnivals, circuses, fairs, festivals, animal shows, exhibitions, weddings, and similar special events.
- b. A request to rezone from General Agriculture to Rural Residential with proffers approximately 34.44 acres owned by David W. Surratt (TMP 048 96) located on the east side of Battlefield Road (Rt. 608) approximately 0.1 miles north of the intersection of Dam Town Road (Rt. 616) and Battlefield Road in New Hope in the Middle River district. The proposed general use of the property is low density residential. The general use of the property as stated in the Comprehensive Plan is Village Mixed Use, which encourages the adaptive reuse of existing structures, as well as infill development conforming to the existing or historic development pattern in the community. A summary of the proffers is as follows: All new lots will be connected to public sewer. A street connection will be provided to TMP 038 25. A pedestrian connection will be provided to the adjoining park property. House sizes will be no smaller than 1,500 square feet. No more than three new houses will be constructed within a twelve month period, and building permits will not be issued until the Augusta County Service Authority has confirmed that public sewer in the area has adequate capacity for additional residential connections.
- c. Comprehensive Plan amendments related to considerations for the siting of utility scale solar energy facilities. A summary of the amendments is as follows: projects strongly discouraged from covering more than 200 acres with solar photovoltaic panels in order to mitigate visual impacts, projects should not site on non-contiguous parcels or in close proximity to existing solar energy facilities, projects strongly discouraged from siting in Urban Service and Community Development areas.

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