

PRESENT: C. Bragg, Chairman
L. Howdyshell
B. Schindler
R. Thomas

A. Vane, Planner II
E. Goodloe, Planner I
D. Wolfe, Director of Community Development

ABSENT: R. Harris, Vice Chairman
D. Henderson
K. Leonard

VIRGINIA: At the Called Meeting of the Augusta County Planning Commission held on Tuesday, July 11, 2023 at 5:00 p.m. in the Board of Supervisors' Conference Room, Augusta County Government Center, Verona, Virginia.

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Staff briefed the Planning Commission regarding:

1. The Planning Commission's 06-13-2023 Recommendation to the Board of Supervisors Regarding Solar Applications
2. Updated Legal Guidance Regarding Procedure for Solar Applications after Planning Commission Determinations
3. The 06-22-2023 Greenville Community Meeting
4. The Planning Commission's motion from the June meeting to suspend the second sentence of section 3-1 of the Planning Commission By-Laws until the August 2023 regular meeting.

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Chairman

Secretary

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A. Vane, Planner II
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D. Wolfe, Director of Community Development

ABSENT: R. Harris, Vice Chairman
D. Henderson
K. Leonard

VIRGINIA: At the Regular Meeting of the Augusta County Planning Commission held on Tuesday, July 11, at 7:00 p.m. in the Board Room, Augusta County Government Center, Verona, Virginia.

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DETERMINATION OF A QUORUM

Mrs. Carolyn Bragg stated that they were missing three (3) members, but they still had a quorum.

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MINUTES

Mr. Larry Howdyshell moved to approve the minutes of the called and regular meeting held on June 13, 2023.

Mr. William Schindler seconded the motion, which carried unanimously.

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PUBLIC HEARINGS

Mrs. Bragg stated that they had three public hearings. Mrs. Bragg noted that the applicants for the third item on the agenda asked for a deferral until the September 12th Planning Commission meeting, so the public hearing would not be heard that evening.

Mrs. Bragg stated that the first public hearing pertained to an ordinance from Chapter 25 that had been tabled from last month's meeting, and that there needed to be a motion to take it off the table for them to discuss.

Mr. Howdyshell made the motion to take the item off the table

Mr. Robert Thomas seconded the motion which carried unanimously, 4-0.

Ms. Elizabeth Goodloe introduced the first request as a proposed ordinance amendment to Section 25-4, Definitions. Ms. Goodloe stated that the request would be the first of two proposed ordinance amendments addressing recycling plants. She explained that currently, the County Code did not have a definition for recycling plants, and that the proposed ordinance amendment would add the definition. Ms. Goodloe did note that the County Code currently had a definition for a recycling center.

Ms. Goodloe described the difference between a recycling plant and a recycling center, stating that a recycling center was a place for citizens to drop off recyclable materials, while a recycling plant was a place where recyclable materials were converted into a new product. She explained that the proposed definition was taken from an industry definitions guide for Zoning Administrators, and asked the Commission if there were any questions regarding the request.

The Commissioners did not have any questions.

Mrs. Bragg opened the public hearing, asking if anyone was here to speak for or against the request. Seeing none, Mrs. Bragg closed the public hearing.

Mr. Howdyshell said that the request clarified what falls under the ordinance. He made a motion to approve the change.

Mr. Thomas seconded the motion which carried unanimously, 4-0.

Mrs. Bragg introduced the second public hearing as one that was tabled at the last meeting. She asked if there was a motion to take the request off the table.

Mr. Howdyshell made the motion to take the request off the table.

Mr. Thomas seconded the motion which carried unanimously, 4-0.

Ms. Goodloe introduced that second request as a proposed ordinance amendment to Section 25-492, Additional Uses permitted within a Public Overlay District.

Ms. Goodloe stated that the request was the second addressing recycling plants, and that the request added recycling plants as a permitted use within a Public Use Overlay district. She noted that currently, the Ordinance did not have a provision for recycling plants, and therefore they were not allowed.

Ms. Goodloe explained that given the nature of a recycling plant and the potential community impacts, this use had been grouped with similar uses, such as dumps and sanitary landfills. She also noted, that Public Use Overlay requests had to be seen by the Planning Commission and Board of Supervisors for public hearings. During that process, the applicant would to state which specific additional uses they wanted added with the PUO, and therefore, the proposed amendment would not have an effect on properties with an existing PUO. It would only allow future applicants to request a PUO for a recycling plant. Ms. Goodloe asked if the Commission had any questions regarding the request.

The Commissioners did not have any questions.

Mrs. Bragg opened the public hearing, and as no one came forward to speak, Mrs. Bragg closed the public hearing.

Mr. Howdyshell stated that this would allow the County the right to review applications for these uses. He made the motion to approve the request.

Mr. Schindler seconded the motion which carried unanimously, 4-0.

Mrs. Bragg introduced the third item as a request to rezone from General Agriculture to Multi-Family residential by Pecarma, LLC. Mrs. Bragg stated that the applicant had asked for a deferral of the request until the September 12th meeting, and that the Commission needed to make a motion to approve the deferral request.

Mr. Thomas made a motion to defer the request to September 12th.

Mr. Schindler seconded the motion which carried unanimously, 4-0.

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STAFF REPORTS

Ms. Alidia Vane introduced the first staff report as an update for the Comprehensive Plan and Economic Strategic Plan RFP. Ms. Vane reminded the Commissioners that the County was in the process of acquiring a consultant to lead the required update of the plan. Ms. Vane noted that a memo was included in their packets regarding the status of

the RFP, and that from when the packets were distributed to the Commissioners, there had been an update to the timeline.

Ms. Vane explained that staff were still in negotiations with the top firm and that the timeline has been pushed back. Staff now anticipate presenting the RFP to the Board of Supervisors at the August 21st Staff Briefing and August 23rd Regular Meeting. Ms. Vane reminded the Planning Commission that they will continue to receive a full status update at each Planning Commission meeting for the lifetime of the project. Ms. Vane asked if the Commissioners had any questions regarding the status of the Comprehensive Plan.

The Commissioners did not have any questions.

Ms. Goodloe reviewed the agenda items with the Commissioners for the August 2023 Board of Zoning Appeals meeting. No comments were submitted.

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There being no further business to discuss, Mr. Schindler made a motion to adjourn.

Mr. Howdyshell seconded the motion which carried unanimously.

Chairman

Secretary