

A G E N D A

Regular Meeting of the Augusta County Planning Commission

Tuesday, June 13, 2023 7:00 P.M.

1. CALL TO ORDER

2. DETERMINATION OF A QUORUM

3. APPROVAL OF THE MINUTES

A. Approval of the Regular and Called Meeting on May 9, 2023

4. PUBLIC HEARINGS

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

Amendment updates the definition for extended-stay recreational vehicle parks to clarify that, apart from the no less than 70% of the sites in the park which are limited to two hundred forty (240) days of guest occupancy within any twelve-month period, all remaining sites may be occupied by guests who occupy the park for more than 240 days.

B. An ordinance to amend Chapter 25. Zoning. Division B. In General. Article VII. General Agriculture (GA) Districts. Section 25-74. Uses permitted by Special Use Permit.

Amendment changes the requirements for extended-stay recreational vehicle parks to match the current definition of a recreational vehicle park, and to state that the limit on occupancy refers to guest occupancy, not vehicles occupying sites.

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

Amendment adds the definition of a recycling plant to the County Ordinance.

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

Amendment adds recycling plants as a permitted use within a Public Use Overlay district.

E. A request for a substantial accord determination pursuant to Virginia State Code Section 15.2-2232 for the Consolidated Edison Development, Inc. Special Use Permit request to construct and operate a small-scale solar energy system (3 MW) on property owned by Beverley Hockman Broome Drell, Sherry Hockman Sumerline, and Martha Hockman Lubarsky (TMP 084 38 and 084 39) located on Draft Ave in Stuarts Draft in the Riverheads Magisterial District. Total acreage for the two (2) parcels included in the request is approximately 51.36 acres and the proposed acreage to be developed with photovoltaic panels is approximately 26 acres on TMP 084 39 with a gravel access road extending through the adjacent parcel TMP 084 38. Parcels included in this request are located within an Urban Service Area of the Comprehensive Plan, planned for Medium Density Residential.

5. MATTERS TO BE PRESENTED BY THE PUBLIC

6. NEW BUSINESS

- A. Capital Improvements Plan and Budget – Presentation by Jennifer Whetzel, Deputy County Administrator

7. OLD BUSINESS

8. MATTERS TO BE PRESENTED BY THE COMMISSION

9. STAFF REPORTS

- A. Comprehensive Plan and Economic Development Strategy – Status Update
- B. Information for Commission – Code of Virginia, Section 15.2-2310
(Board of Zoning Appeals Items)

10. ADJOURNMENT