

PRESENT: L. Howdyshell, Chairman  
T. Jennings  
K. Shiflett  
C. Bragg  
J. Wilkinson, Director of Community Development  
L. Tate, Senior Planner  
C. Stoerker

ABSENT: G. Campbell  
K. Leonard  
R. Thomas, Vice Chairman

VIRGINIA: At the Called Meeting of the Augusta County Planning Commission held on Tuesday, June 8, 2021 at 5:00 p.m. in the Community Development Conference Room, Augusta County Government Center, Verona, Virginia.

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Mrs. Tate discussed the items on the agenda for the upcoming BZA meeting.

The Planning Commission reviewed the rezoning request and ordinance amendments on the agenda. The commission members traveled to Mount Sidney.

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Chairman

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Secretary

PRESENT: L. Howdyshell, Chairman  
K. Leonard  
C. Bragg  
G. Campbell  
T. Jennings  
K. Shiflett  
J. Wilkinson, Director of Community Development  
L. Tate, Senior Planner  
C. Stoerker

Absent: R. Thomas, Vice Chairman

VIRGINIA: At the Regular Meeting of the Augusta County Planning Commission held on Tuesday, June 8, 2021 at 7:00 p.m. in the Board Room, Augusta County Government Center, Verona, Virginia.

#### DETERMINATION OF A QUORUM

Mr. Howdyshell stated as there were 6 members present, there was a quorum.

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#### MINUTES

Mrs. Carolyn Bragg made a motion to approve the May 11th Planning Commission meeting minutes.

Mr. Kyle Leonard seconded the motion, which carried unanimously.

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#### PUBLIC HEARING

Mr. Howdyshell stated that there were three items on the agenda for the Public Hearing.

Mrs. Tate read the first agenda item, which was 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. Amendment intends to correct an incorrect reference to the body that reviews matters of alternative compliance for buffering of small solar energy facilities.

Mrs. Tate stated that the amendment would make a correction from the Board of Supervisors to the Board of Zoning Appeals for matters of alternative compliance for buffering of small-scale solar projects.

Mr. Howdyshell opened the public hearing. With no one to comment, Mr. Howdyshell closed the public hearing.

Mrs. Bragg made a motion to approve the amendment.

Mr. Thom Jennings seconded the motion, which carried unanimously.

Mrs. Tate introduced the next item on the agenda which was an ordinance to amend Chapter 25. Zoning. Division G. Mixed Use Districts. Article XLV. Village Mixed Use Districts. Amendments include: amend the number of clients/residents permitted in residential care facilities to no more than four (4) by-right and permit more than four (4) clients/residents by Special Use Permit, remove boarding houses from the list of uses permitted by Administrative Permit, remove apartments in a pre-2012 structure, apartments in new construction and not on the ground floor, and detached accessory dwelling units attached to an accessory building from the list of uses permitted by Administrative Permit and add them to uses permitted by Special Use Permit.

Mrs. Tate noted some of the amendments were recommended by citizens at a 2020 Mount Sidney citizen's input meeting. The amendments would change the process of applying for an Administrative Permit to a Special Use permit for the mentioned uses. The Special Use Permit application process would give citizens more input on the changes in their community.

Mr. Howdyshell opened the public hearing.

David Backus of 18 Mt. Sidney School Ln. mentioned that he felt there was misinformation going around Mt Sidney because all they ever got was a pamphlet. He stated that the information on the topic was in short supply.

Mrs. Tate stated that all information concerning the public hearings is posted on the Augusta County website.

Mr. Backus stated that from what he is hearing from citizens is that they want to maintain the existing environment of Mount Sidney.

Mrs. Bragg stated that she felt these ordinance amendments allowed more input from the community.

Mr. Leonard stated that this ordinance was not just for Mt. Sidney, but anywhere in the county that may be zoned for Village Mixed Use in the future.

With no one else to speak on the matter, Mr. Howdyshell closed the public hearing.

Mrs. Bragg made a motion to approve the amendments.

Mr. Greg Campbell seconded the motion, which carried unanimously.

Mrs. Tate read the last public hearing item on the agenda, a request by the Augusta County Board of Supervisors to rezone from General Business and Single Family Residential 10 to Village Mixed Use the following tax map parcels: 027A 2 63, 027A 3 16, 027A 3 16A, 027A 3 1, 027A 3 2A, 027A 3 30, 027A 3 31, 027A 7 A, 027A 3 37, 027A 3 33, 027A 3 34, 027A 3 34A, 027A 3 B, 027A 3 A, 027A 3 35, 027A 3 36, 027A 3 21, 027A 3 20, 027A 3 18, 027A 3 17, 027A 3 14, 027A 3 13, 027A 3 12, 027A 3 6, 027A 3 5, 027A 3 4, 027A 3 3, 027A 3 11, 027A 3 19, 027A 3 16B, 027A 3 15, 027A 2 15, 027A 2 14, 027A 2 13, 027A 2 58, 027A 2 59, 027A 3 2, 027A 2 60, 027A 2 57, 027A 2 63A, 027A 3 28, 027A 3 25B, 027A 3 26, 027A 3 27, 027A 3 29, 027A 3 32. A general description of the properties is as follows: located on the east and west side of Lee Highway (U.S. Rt. 11) north of Sydney Lane and south of Valley View Drive (Rt. 1803) in Mount Sidney in the North River District. The proposed general use of the properties is a mix of residential and commercial uses. The general use of the properties as stated in the Comprehensive Plan is Business, where business uses of varying scale and scope would be appropriate. Mrs. Tate noted that the intent of the rezoning is to give more flexibility to residents to be able to use their property for business and residential use. Mrs. Tate stated that if a property is currently a business, it cannot go back to a residence with the current zoning. With Village Mixed Use zoning, properties have the option to switch back from one to the other. Mrs. Tate stated that Village Mixed Use zoning would also limit the size of a business that could move into the area to less than 5,000 square feet.

Mr. Howdyshell opened the public hearing, asking if anyone wished to speak on the rezoning.

Brasil Hamrick of 2293 Lee Hwy. stated that he supports the rezoning. He stated that he feels the rezoning will give residents the ability to do more with their property.

Mrs. Twyla Austin of 2350 Lee Hwy. had questions concerning the rezoning. Mrs. Austin asked what would happen to the church. Mrs. Austin also asked if the rezoning would affect their taxes.

Mrs. Tate stated that there would be no change to the church and that churches are allowed by-right in any zoning district. Mrs. Tate also stated that taxes would not be affected by the rezoning.

With no one wishing to comment further, Mr. Howdyshell closed the public hearing.

Mrs. Bragg made a motion to approve the rezoning request. Mrs. Kitra Shiflett seconded the motion, which carried unanimously.

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## STAFF REPORTS

### A. CODE OF VIRGINIA – SECTION 15.2-2310

Mrs. Tate reviewed with the Commissioners the requests coming before the BZA at the July 2021 meeting.

A request to lease storage space within an existing structure was made by Joyce Wheeler. The Stuart Hall School Foundation made a request to have a daycare center. DWS Properties requested to add additional apartments to an existing structure. A request by HW Farms, LLC was made to have a 40-acre Small Scale Solar System. Augusta Expo requested to have additional RV parking for overnight use.

Mrs. Tate noted the worksession held on June 7<sup>th</sup> with the Planning Commission members to discuss the draft pre-conditions and operating conditions for Special Use Permits granted for small scale solar projects.

Mr. Leonard made a motion to recommend adding wording that would require the project to pass all final inspections before the project can begin commercial operations. Mrs. Bragg seconded the motion, which carried unanimously.

Mrs. Shiflett made a motion to recommend adding wording that the topsoil from the project not be moved off site and to be redistributed on the site after decommissioning of the project. Mrs. Bragg seconded the motion, which carried unanimously.

Mr. Howdyshell made a suggestion to add more flexible language regarding landscape buffering, and requiring replacements to be planted where any trees are harvested. Mr. Jennings made a motion with the suggestion from Mr. Howdyshell. Mrs. Bragg seconded the motion, which carried unanimously.

Mrs. Bragg made a motion to suggest the BZA consider neighboring residents and the noise impact from construction when determining construction times. Mr. Greg Campbell seconded the motion, which carried unanimously.

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## ADJOURNMENT

There being no further business to come before the Commission, Mr. Howdyshell adjourned the meeting.

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Chairman

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Secretary