

PRESENT: L. Howdysshell, Chairman
R. Thomas, Vice Chairman
K. Shiflett
C. Bragg
J. Wilkinson, Director of Community Development
L. Tate, Senior Planner
C. Stoerker

ABSENT: K. Leonard
G. Campbell
T. Jennings

VIRGINIA: At the Called Meeting of the Augusta County Planning Commission held on Tuesday, April 13, 2021 at 5:00 p.m. in the Community Development Conference Room, Verona, Virginia.

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The Planning Commission reviewed the rezoning request and traveled to the site.
Mrs. Tate reviewed the upcoming items for the May Board of Zoning Appeals meeting.

Rent Anytime Storage, LLC
Kiley Lane, Stuarts Draft, VA

Chairman

Secretary

PRESENT: L. Howdysshell, Chairman
R. Thomas, Vice Chairman
C. Bragg
G. Campbell
K. Shiflett
K. Leonard
J. Wilkinson, Director of Community Development
L. Tate, Senior Planner
C. Stoerker

Absent: T. Jennings

VIRGINIA: At the Regular Meeting of the Augusta County Planning Commission held on Tuesday, April 13, 2021 at 7:00 p.m. in the Board Room, Augusta County Government Center, Verona, Virginia.

DETERMINATION OF A QUORUM

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

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MINUTES

Mr. Howdysshell stated that there was a correction made to the March 9, 2021 Planning Commission Minutes.

Mrs. Tate stated that the minutes incorrectly named Mr. Thomas as chairman. The correction has been made to name Mr. Thomas as vice chairman.

Mrs. Bragg made a motion to approve the minutes of the called and regular meeting held on March 9, 2021.

Mrs. Shiflett seconded the motion, which carried unanimously.

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PUBLIC HEARING

Mr. Howdyshell stated that there was only one rezoning request on the agenda for the Public Hearing.

Ms. Tate read the request, which was to rezone from Multi-Family Residential and General Agriculture to Attached Residential approximately 8.6 acres of an approximately 18-acre property with a proffer amendment pertaining to the entirety of the 18-acre property owned by Rent Anytime Storage, LLC (TMP 075 52F) located on Kiley Lane approximately 0.1 miles north of the intersection of Colters Place Drive and Stuarts Draft Highway (U.S. Rt. 340) in Stuarts Draft in the Beverley Manor district. Mrs. Tate mentioned the proffers which are intended to change references from multi family to attached residential, eliminate conditions pertaining to already developed property, and to reference the correct tax maps numbers that have changed since the original rezoning.

Mr. Howdyshell asked if the applicant was present and wished to speak.

Daniel Hansen with Balzer and Associates spoke on behalf of the applicants at Rent Anytime Storage. Mr. Hansen stated that the rezoning request was not to change the plan from before as in the mini storage and the attached residential, but that it is more in part due to the fact that the multi-family zoning does not allow for the lot width that attached residential allows.

Mrs. Bragg asked if the applicant would be ready to extend the existing road out. Mr. Hansen stated at this time the plan was to build only as far back as the road goes, then extend the road when they are moving further along with the development.

Mrs. Bragg asked if there was an idea of what the square footage for the town houses would be.

Mr. Ray Burkholder with Balzer and Associates stated that they are getting plans together now and that they vary in size with roughly 30 feet wide being the minimum width. He stated that there would be 3 to 4 units in a cluster.

Mrs. Bragg asked what the total build out would be.

Mr. Burkholder stated that the total would be somewhere around 50 dwelling units.

Mr. Howdyshell opened the public hearing asking if anyone present wished to speak on the request.

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

Mr. Campbell made a motion to recommend approval of the rezoning request.

Mr. Thomas seconded the motion which carried unanimously.

With there being no matters by the public, commission, new or old business, Mr. Howdyshell moved onto the Staff Reports.

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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 Board of Zoning Appeals at the May 2021 meeting.

A request was made by Shane Woodson to have an electrical contractor's business at 410 Dooks Crossing Rd.

Daniel and Emilie Myers requested to have short term rentals on their property at 554 Rockfish Rd.

Eric Clinedinst requested to have a contractor shop with outdoor storage of granite slabs at 1385 Goose Creek Rd.

A request to install a pre-fab storage building for the existing spring water catchment facility was made by Flow Beverages, Inc.

Kristopher and Willie Michael requested to have an excavating business and outdoor storage of equipment at 416 Mill Race Rd.

Brandon Turner made a request to have a property maintenance business with outdoor storage of commercial vehicles and equipment at 47 Koogler Hill Ln.

Amy Moore and Angela Quick made a request to have short term rentals within an existing dwelling at 428 Dam Town Rd.

The Lighthouse An Independent Church Trustees at 5031 Morris Mill Rd. requested to continue to operate a day care center.

The Farm at Chapel Hill, LLC requested to construct a 4,800 square foot tap room, to renovate the existing 160' x 60' stable to be used as a taproom and eating area, to have outdoor storage of 5 food trucks/trailers, 2 mobile beer taps, and to have active/passive recreation at 194 Chapel Hill Lane.

Grace Estates, LLC requested to continue to use the existing building at 33 Hodge Farm Ln. for various retail shops and to have outside storage for gazebos and lawn furniture.

In regards to the short-term rental request by Daniel and Emilie Myers, Mrs. Bragg commented on the rental of the entire house. Mrs. Bragg requested that the Board of Zoning Appeals consider the potential adverse impact on neighboring properties that could arise with the property owner being physically absent during the rental period.

Mrs. Bragg made a motion to have the ordinance concerning property owners of short-term rentals reviewed by the Ordinance Committee to consider adding more clarifying language to Section 25-74. R. of the Augusta County Code in order to more specifically

outline the role of the property owner for the duration of the rental period. Mrs. Shiflett seconded the motion, which carried unanimously.

For the request at 194 Chapel Hill Lane, the Planning Commission members unanimously recommended that the Board of Zoning Appeals consider limiting the size and occupancy of the operation. Commissioners cited the impact to nearby residential properties along Chapel Hill Lane that would be created through traffic, dust, and noise associated with a high volume of cars, and that there were no other similar establishments of that size in the surrounding area.

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ADJOURNMENT

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

Chairman

Secretary