

A G E N D A

Regular Meeting of the Augusta County Planning Commission

Tuesday, April 12, 2022 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 February 8, 2022

4. CAPITAL IMPROVEMENTS PLAN AND BUDGET

5. PUBLIC HEARING

A. A request to amend the Augusta County Comprehensive Plan Future Land Use Map from Low Density Residential to Urban Open Space for approximately 33.5 acres of an approximately 90.84 acre property owned by Melinda S. Smale, Trustee (TMP 055 32) located in the northwest quadrant of the intersection of Woodrow Wilson Parkway (Rt. 262) and Middlebrook Road (Rt. 252) in Staunton in the Pastures district. The proposed general use of the property is open space through placement of a conservation easement on the entirety of the property. The area of the property being included in the amendment is located in the Community Development Area of the Comprehensive Plan and planned for future Low Density Residential development, which may include detached residential units at a density of between one-half and one dwelling unit per acre. The remainder of the property is located in the Rural Conservation Area of the Comprehensive Plan.

B. A request to amend the concept plan and zoning ordinance for the Stone Valley Planned Unit Development to change the zoning for TMP 075 58, also known as "Area C" containing approximately 3.7 acres and located on the north side of Fossil Drive, from Limited Business to Attached Residential. The property is owned by Sunrise Investors, Inc. and located in Stuarts Draft in the South River magisterial district. The proposed general use of the property is 26 townhouse lots. The property is located in the Urban Service Area of the Comprehensive Plan and planned for future Neighborhood Mixed Use development, which may include a variety of residential uses at a density of four to eight dwelling units per acre and convenience retail and office uses on up to 20% of the total land area.

6. MATTERS TO BE PRESENTED BY THE PUBLIC

7. NEW BUSINESS

8. OLD BUSINESS

9. MATTERS TO BE PRESENTED BY THE COMMISSION

10. STAFF REPORTS

A. Information for Commission – Code of Virginia, Section 15.2-2310
(Board of Zoning Appeals Items)

11. ADJOURNMENT