

PRESENT: R. Thomas, Chairman
C. Bragg, Vice Chairman
L. Howdysshell
T. Jennings
B. Schindler

J. Wilkinson, Director of Community Development

ABSENT: R. Harris
K. Leonard
L. Tate, Senior Planner

VIRGINIA: At the Called Meeting of the Augusta County Planning Commission held on Tuesday, April 12, 2022 at 4:30 p.m. in the Board Room, Augusta County Government Center, Verona, Virginia.

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Mr. John Wilkinson discussed the items on the agenda for the upcoming BZA meeting.

The Planning Commission reviewed the following requests and traveled to the following sites, which will be considered at the Public Hearing.

Melinda S. Smale
intersection of Woodrow Wilson Parkway (Rt. 262)
and Middlebrook Road (Rt. 252)

Stone Valley, Fossil Drive
Stuarts Draft, VA

Chairman

Secretary

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ABSENT: R. Harris
L. Tate, Senior Planner

VIRGINIA: At the Regular Meeting of the Augusta County Planning Commission held on Tuesday, April 12, 2022, at 7:00 p.m. in the Board Room, Augusta County Government Center, Verona, Virginia.

DETERMINATION OF A QUORUM

Mr. Robert Thomas stated as there were seven (6) members present, there was a quorum.

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Mr. Butch Wells, Board of Supervisors member for the Beverley Manor district formally introduced new Planning Commission member Mr. Bill Schindler.

Mr. Thomas greeted Mr. Schindler and welcomed him to the Planning Commission.

Minutes

Mr. Thom Jennings moved to approve the minutes of the called and regular meeting held on February 8, 2022.

Mrs. Carolyn Bragg seconded the motion, which carried unanimously.

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Jennifer Whetzel, Deputy County Administrator reviewed the Capital Improvements Plan and Budget.

Mrs. Bragg made a motion to approve the plan as presented.

Mr. Kyle Leonard seconded the motion which passed unanimously.

Public Hearing

Mr. Thomas stated that there two items on the agenda for the Public Hearing.

Mr. John Wilkinson introduced the first item which was 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.

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

Mr. Taylor Evans with The Valley Conservation Council spoke on behalf of Mrs. Smale. Mr. Evans stated that the property owner wished to place the property in a conservation easement to prevent subdivision and development of the property and to allow the entire property to remain as a farm.

Mr. Leonard asked if the conservation easement would not allow subdivision of the property.

Mr. Evans stated that the easement does prevent subdivision.

Mr. Larry Howdyshell asked if the conservation easement would be in perpetuity.

Mr. Evans stated yes that it would be.

Mr. Thomas opened the public hearing and asked if anyone present wished to speak.

Mr. Robert Talmage of 188 Middlebrook Rd. stated that he lives across the road from the property and is in favor of the conservation easement.

With no one left to speak, Mr. Thomas closed the public hearing.

Mr. Jennings made a motion to approve the request.

Mrs. Bragg seconded the motion which carried unanimously.

Mr. Wilkinson introduced the next agenda item which was 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.

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

Mr. Barry Lotts with Lotts & Associates spoke on behalf of the developer. Mr. Lotts stated that townhomes would be placed on the property to match what current residents stated they would prefer at the previous meeting.

Mrs. Bragg asked if the townhomes would be similar to what is already in the neighborhood.

Mr. Lotts stated that they would be.

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

Mr. Wayne Smith of 10 Gemstone Dr. asked how many of the townhomes would be sold and how many would be rented. Mr. Smith stated that he didn't see much difference from the apartments that were first proposed.

Ms. Linda Jones of 19 Pebble Court asked if the units were going to be the same size as the apartments. Ms. Jones stated that she felt it was unacceptable to have the townhomes for rent.

With no others present wishing to speak Mr. Thomas closed the public hearing.

Mrs. Bragg made a motion to approve the proposed amendment.

Mr. Jennings seconded the motion which carried unanimously.

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Staff Reports

Mr. Wilkinson discussed with the commissioners the agenda items for the May Board of Zoning Appeals meeting.

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Adjournment

With there being no other business to discuss Mrs. Bragg made a motion to adjourn. Mr. Bill Schindler seconded the motion which carried unanimously.

Chairman

Secretary