

A G E N D A

Regular Meeting of the Augusta County Planning Commission

Tuesday, April 11, 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 March 14, 2023
4. PUBLIC HEARING
 - A. A request to add a Public Use Overlay (PUO) for a school on approximately 1.93 acres (TMP 036A4 1 8) owned by Hughes Boardwalk LLC located at 81 Quicks Mill Rd in Verona in the North River Magisterial District. The property is located within an Urban Service Overlay District, in an Urban Service Area of the Comprehensive Plan, planned for Medium Density Residential. The proposed usage of the property is to add a Public Use Overlay over the current Single Family Residential (SF-15) zoning in order to relocate a school.
 - B. A request to amend previously-adopted proffers on approximately 2.38 acres owned by Wilson Investments, LLC (TMP 067N 3 31 and 067N 3 32) located on the corner of Tinkling Spring Rd. and Goose Creek Rd. in Fishersville in the Wayne Magisterial District. The property is located within an Urban Service Overlay, in an Urban Service Area of the Comprehensive Plan, planned for Business. The purpose of the request is to amend proffers to allow one additional right-in-right-out entrance onto Tinkling Spring Rd. (Rte. 285).
 - C. A request to rezone from General Business to Single Family Residential approximately 0.21 acres owned by F&P Homes Inc. (TMP 084A 1 1 14) located at 15 West High St. Lot B in Stuarts Draft in the South River Magisterial District. The property is located within an Urban Service Overlay, in an Urban Service Area of the Comprehensive Plan, planned for Medium Density Residential. The purpose of the request is to rezone the property in order to build an approximately 1,300 sq. ft. single family dwelling on the vacant lot.
 - D. A request to rezone from Single Family Residential to General Business approximately 2.42 acres owned by the Stuarts Draft Ruritan Charities Club (TMP 084 99B) located at Schneider Park on Wayne Ave. in Stuarts Draft in the South River Magisterial District. The property is located within an Urban Service Overlay, in an Urban Service Area of the Comprehensive Plan, planned for Urban Open Space. The purpose of the request is to rezone the portion of TMP 084 99B to match the rest of the park, which is zoned General Business, and in order for pickleball courts or other recreational uses to be built with a Special Use Permit.
 - 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 Elm Spring LLC (TMP 067 76, 067 76H, 067 76K, 067 78) located between Goose Creek Rd and Jefferson Highway in Fishersville in the Wayne Magisterial District. Total acreage for all parcels is approximately 207 acres and the proposed acreage to be developed with photovoltaic panels is approximately 25 acres. Parcels

included in this request are located within an Urban Service Overlay, within an Urban Service Area of the Comprehensive Plan, planned for Community Mixed Use and Medium Density Residential.

5. MATTERS TO BE PRESENTED BY THE PUBLIC
6. NEW BUSINESS
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