

A G E N D A

Regular Meeting of the Augusta County Planning Commission

Tuesday, December 13, 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 October 11, 2022
4. PUBLIC HEARING
 - A. A request to rezone from General Agriculture to General Business approximately 5.713 acres (TMP 066D 2 2; 066D 2C; 066D 2 2D) owned by 127 Investments, LLC located on 127 Tinkling Spring Drive in Fishersville in the Wayne 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, allowing for three to four units per acre. The proposed usage of the property is a general business use with up to three stories of apartments above, totaling 108 units.
 - B. A request to rezone from General Business to General Business with a Public Use Overlay approximately 2.035 acres (TMP 066E 6 2 3) owned by CPE Properties, LLC located on 36 Parkway Lane in Fishersville in the Beverley Manor Magisterial District. The property is located within an Urban Service Overlay District, in an Urban Service Area of the Comprehensive Plan planned for Business. The proposed usage of the property is to add a Public Use Overlay over the current General Business zoning in order to have a Private Christian school, for grades K-8th grade.
 - C. A request to rezone from Single-Family Residential to Attached Residential approximately 3 acres of a 4.5-acre parcel (TMP 066C 1 8; 066C 1 9) owned by 127 Investments, LLC located on 1357 Jefferson Highway in Fishersville in the Beverley Manor 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, allowing for three to four units per acre. The proposed usage of the property is to have three vertical clusters of townhouses with an access street in the middle of the lot.
 - D. A request to renew the Middlebrook Agricultural and Forrestal District. The proposed district encompasses approximately 2,200 acres of land lying on the southwest side of the intersection of Middlebrook Road (Route 252) and Dutch Hollow Road (Route 726) and as far south as the Rockbridge County line. **Any landowner may withdraw their land**

from the district at the owner's discretion by filing a written notice with the Board of Supervisors at any time before the Board of Supervisors acts on the request. Data and information regarding the above matters are available for inspection and review in the Community Development Department, Augusta County Government Center, Verona, Virginia, Monday thru Friday between the hours of 8:00 a.m. and 5:00 p.m. All interested parties are invited to be present.

E. An Ordinance to amend Chapter 25. Zoning. Division B. Agriculture Districts. Article VII. General Agriculture (GA) Districts. Section 25-74. Uses permitted by special use permit. K. Mini-warehouses.

Amendment to allow Mini-Warehouses in General Agricultural (GA) Districts with a Special Use Permit provided: minimum required setbacks from residentially zoned property be at least one hundred feet (100'), minimum setbacks from arterial streets be at least two hundred feet (200'), storage shall be within completely enclosed buildings, entrance gates be setback forty feet (40') from streets and aisleways for vehicular traffic, aisleways for vehicular traffic be eighteen feet (18') for one-way traffic and twenty-four feet (24') for two-way traffic, structures shall not exceed twenty feet (20') in height, no doors facing residential zoned districts may exceed eight feet (8') height, no activities such as sales, repair, or servicing of goods, equipment or vehicles be permitted, and no storage of hazardous, toxic, or explosive materials be permitted.

5. MATTERS TO BE PRESENTED BY THE PUBLIC

6. NEW BUSINESS

A. Elections of 2023 Planning Commission Officers

7. OLD BUSINESS

8. MATTERS TO BE PRESENTED BY THE COMMISSION

9. STAFF REPORTS

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

10. ADJOURNMENT