

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

J. Wilkinson, Director of Community Development
E. Goodloe, Planner, I

ABSENT: K. Leonard

VIRGINIA: At the Called Meeting of the Augusta County Planning Commission held on Tuesday, December 13, 2022 at 4:00 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.

127 Investments
127 Tinkling Spring Drive
Fishersville

CPE Properties
36 Parkway Lane
Fishersville

127 Investments
1357 Jefferson Hwy.
Fishersville

Chairman

Secretary

PRESENT: R. Thomas, Chairman
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R. Harris
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B. Schindler

J. Wilkinson, Director of Community Development
E. Goodloe, Planner I

ABSENT: K. Leonard

VIRGINIA: At the Regular Meeting of the Augusta County Planning Commission held on Tuesday, December 13, 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 (5) members present, there was a quorum.

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Minutes

Mr. Randy Harris moved to approve the minutes of the called and regular meeting held on October 11, 2022.

Mr. Larry Howdysshell seconded the motion, which carried unanimously.

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Public Hearing

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

Mrs. Elizabeth Goodloe introduced the first item as 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.

Mr. John Wilkinson stated that the applicant nor a representative for the applicant was present at the moment and suggested moving the request until later in the meeting.

Ms. Goodloe continued with the next item on the agenda which was 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.

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

Mr. Darren Thorpe with CPE Properties stated that the building has been empty for some time and that Mrs. Mundy could tell more about the request.

Mrs. Vanessa Mundy with the Crossroads Baptist Church state that they are proposing to have a school with 9 classrooms and up to 200 students.

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

Mr. Heath Spivey, pastor at Crossroads Baptist Church showed his support for the request.

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

Mrs. Carolyn Bragg asked how many students they anticipated when they open and when would the school year begin.

Mrs. Mundy stated that she thought they would probably enrolled at half capacity a little under 100 students and that they planned to be open in the fall of 2023.

Mr. Schindler made a motion to approve the request.

Mrs. Bragg seconded the motion which carried unanimously.

Ms. Goodloe introduced the next agenda item being 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.

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

With the applicant not present Mr. Thomas opened the public hearing asking if anyone present wished to speak on the request.

Stacy Diehl of 7 Fairmont Drive stated that she was not in favor of the request as it would have a negative impact on the homes and traffic in the area. She stated that the Comp Plan has the area planned for single family residential.

Charlie May of 1 Fairmont Drive stated that he was opposed to the request with concerns for storm water runoff and traffic.

Lance Cash of 1323 Jefferson Hwy. stated that there was no reason the property should be rezoned for connected residential and that there was nothing stopping single family homes being built on it now. Mr. Cash shared his concern with water runoff.

Terri Cale of 1331 Jefferson Hwy. was concerned with runoff, vehicle traffic, and foot traffic. Ms. Cale also noted the Comp Plan for the area. She stated that she was opposed to the request.

Jeremy McCray of 1325 Jefferson Hwy. stated that he too was concerned with traffic and water runoff.

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

Mr. Schindler stated that the request was not in compliance with the Comprehensive Plan and made a motion to deny the request until the applicant can return with a request for that matches the Comprehensive Plan for medium density residential.

Mrs. Bragg seconded the motion which carried unanimously.

Ms. Goodloe again read the 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.

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

No applicant or representative was present.

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

With none present to speak, Mr. Thomas closed the public hearing.

Mrs. Bragg expressed concern with access roads to enter and exit the property onto Tinkling Springs Road. She stated that she felt people would use the existing church parking lot to drive through and was not in favor of the request.

Mr. Thomas stated that this was a densely urban area and that improvements had been made to the roads.

Mr. Thomas made a motion to approve the request.

Mr. Harris seconded the motion which passed with a 3 to 2 vote.

Ms. Bragg and Mr. Schindler voted against the request.

Ms. Goodloe read the next agenda item which was a request to renew the Middlebrook Agricultural and Forrestal District, from 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 to approximately 572.681 acres.

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

With none to speak Mr. Thomas closed the public hearing.

Mrs. Bragg made a motion to approve the request.

Mr. Schindler seconded the motion which passed unanimously.

Ms. Goodloe introduced the last request on the agenda which was 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.

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

Susan Baldwin of Swoope asked where the storage buildings could go.

Ms. Goodloe stated that they can go in any general agriculture zoned properties with a Special Use Permit.

Mr. Wilkinson stated that the amendment gave standards for the county to follow.

Mr. Howdyshell made a motion to approve the request.

Mr. Schindler seconded the motion which carried unanimously.

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New Business

Mr. Thomas stated that the next item on the agenda was the election of Planning Commission officers for 2023.

Mr. Howdyshell made a motion to nominated Mrs. Bragg as chairman. Mr. Schindler seconded the motion which carried unanimously.

Mr. Schindler made a motion to nominated Randy Harris as vice-chairman. Mrs. Bragg seconded the motion which carried unanimously.

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Staff Reports

Mr. Wilkinson discussed with the commissioners the agenda items for the January 2023 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. Howdyshell seconded the motion which carried unanimously.

Chairman

Secretary