

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

A. Vane, Planner II
E. Goodloe, Planner I
Doug Wolfe, Director of Community Development

ABSENT: D. Henderson
K. Leonard
B. Schindler

VIRGINIA: At the Called Meeting of the Augusta County Planning Commission held on Tuesday, March 14, 2023 at 4:00 p.m. in the Community Development Conference Room, Augusta County Government Center Verona, Virginia.

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The Planning Commission reviewed the following rezoning request which will be considered at the Public Hearing.

National Developers of Virginia, LLC
Route 610
Stuarts Draft, VA

Chairman

Secretary

PRESENT: C. Bragg, Chairman
R. Harris, Vice Chairman
L. Howdyshell
K. Leonard
R. Thomas

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

ABSENT: D. Henderson
B. Schindler

VIRGINIA: At the Regular Meeting of the Augusta County Planning Commission held on Tuesday, March 14, 2023, at 7:00 p.m. in the Board Room, Augusta County Government Center Verona, Virginia.

Mrs. Carolyn Bragg informed the members of the public present that the request submitted by Augusta County Company, LLC would not be on the agenda for the night's meeting due to a 60 day deferral request from the applicant.

Mr. Randy Harris made a motion to approve the deferral request.
Mr. Kyle Leonard seconded the motion which carried unanimously.

DETERMINATION OF A QUORUM

Mrs. Carolyn Bragg stated as there were six (5) members present, there was a quorum.

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Minutes

Mrs. Bragg noted a correction change to the December 2022 meeting minutes to include the nomination as Elizabeth Goodloe as Planning Commission treasurer for the 2023 term.

Mr. Larry Howdyshell moved to approve the minutes of the called and regular meeting held on December 13, 2022, the January 10, 2023 called and regular meeting and the February 10, 2023 work session.

Mr. Robert Thomas seconded the motion, which carried unanimously.

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Public Hearing

Mrs. Bragg stated that there was item on the agenda for the Public Hearing.

Ms. Alidia Vane introduced the request to rezone from Single Family Residential to General Agriculture approximately 14.276 acres (TMP 084 77 portion) owned by National Developers of Virginia, LLC and to amend the existing proffers associated with the Shannon Lea Subdivision on the north side of Route 610 in Stuarts Draft in the South River Magisterial District The property is located in a Community Development Area of the Comprehensive Plan, planned for Low Density Residential.

Ms. Vane stated that the proffers would only apply to phase 2 of the development.

Mrs. Bragg asked if the applicant was present and wished to speak.

With the applicant or any representative for the request not being present Mrs. Bragg opened the public hearing.

Don Clark of 39 Jacobs Lane shared his concern with sidewalks in the area.

Bill Hanger of 193 Jaspers Lane shared his opposition to the request, stating the area was planned for a club house and pool. He state that the development should stick to the original plan.

John Mastrandea of 172 Jaspers Lane was against the request. He stated that he was opposed to the general agriculture rezoning.

Andy Delikat of 23 Jaspers Lane was also against the request. He state that each phase should have the same set of proffers.

Mark Harman who owns property at the end of Jaspers Lane state that he was against the proffers and was concerned with the sidewalks.

Jennifer McKnight of 154 Jaspers Lane was also opposed to the request.

With none present left to speak Mrs. Bragg closed the public hearing.

Mr. Howdyshell shared his concerns with how the HOA would be treated differently and stated he felt it should be the same for each phase of development. He stated that he felt the rezoning was not in the best interest.

Mr. Howdyshell made a motion to deny the request.

Mr. Kyle Leonard seconded the motion which carried unanimously.

Matters to be presented by the public

Nancy Sorrells spoke on the deferred request from Augusta County Company, LLC stating she was against the request and shared her concern with traffic in the area and how the request did not fit with the comprehensive plan.

Dianne Moody of 266 Indian Ridge also stated that she was opposed to the Augusta County Company, LLC request stating her concern with tractor trailer traffic.

Phyllis Cox of 645 Broadhead School Rd. stated that the people of Greenville did not want a warehouse in the area. She also shared concerns with traffic that would come with the Augusta County Company, LLC request.

Joseph Williams of 2290 Old Greenville Rd. was concerned with tractor trailer traffic regarding the Augusta County Company, LLC request.

Barry Lotts of 70 Guthrie Rd. shared concerns with increased tractor trailer traffic with the Augusta County Company, LLC request. Mr. Lotts stated that he felt a traffic study needs to be done of the area.

Joe Williams of 39 Greenville School Rd. was also concerned with the request from Augusta County Company, LLC, stating he felt the area should remain rural.

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Staff Reports

Ms. Vane stated that proposals are being accepted for the Comprehensive Plan and Economic Development Strategic Plan.

Ms. Vane gave a review of the 2022 Planning Commission Annual Report.

Mr. Leonard made a motion to approve the report.

Mr. Thomas seconded the motion which carried unanimously.

Ms. Goodloe reviewed with the commissioners the agenda items for the February 2023 Board of Zoning Appeals meeting.

Mr. Leonard made a suggestion for the Board of Zoning Appeals to consider a limit to the number of commercial vehicles for each Special Use Permit.

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Adjournment

With there being no other business to discuss Mr. Leonard made a motion to adjourn.

Mr. Thomas seconded the motion which carried unanimously.

Chairman

Secretary