

PRESENT: L. Howdysshell, Chairman
R. Thomas, Vice Chairman
G. Campbell
K. Shiflett
C. Bragg
J. Wilkinson, Director of Community Development
L. Tate, Senior Planner
C. Stoerker

ABSENT: K. Leonard

VIRGINIA: At the Called Meeting of the Augusta County Planning Commission held on Tuesday, March 9, 2021 at 6:30 p.m. in the Board Room, Augusta County Government Center, Verona, Virginia.

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Mrs. Tate discussed the items on the agenda for the upcoming BZA meeting.

The Planning Commission reviewed the rezoning request and ordinance amendments on the agenda.

Chairman

Secretary

PRESENT: L. Howdyshell, Chairman
R. Thomas, Vice Chairman
C. Bragg
G. Campbell
T. Jennings
K. Shiflett
J. Wilkinson, Director of Community Development
L. Tate, Senior Planner
C. Stoerker

Absent: K. Leonard

VIRGINIA: At the Regular Meeting of the Augusta County Planning Commission held on Tuesday, March 9, 2021 at 7:00 p.m. in the Board Room, Augusta County Government Center, Verona, Virginia.

DETERMINATION OF A QUORUM

Mr. Howdyshell stated as there were 6 members present, there was a quorum.

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MINUTES

Mr. Howdyshell stated that there was a correction made to the February 9, 2021 Planning Commission Minutes.

Mrs. Tate stated that the minutes incorrectly named Mr. Jennings as chairman, but the correction has been made to name Mr. Thomas as vice chairman.

Mr. Campbell moved to approve the minutes of the called and regular meeting held on February 9, 2021.

Mr. Thomas seconded the motion, which carried unanimously.

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PUBLIC HEARING

Mr. Howdyshell stated that there was only one rezoning request on the agenda for the Public Hearing.

Ms. Tate read the request, which was to rezone from Single-Family Residential 10 to General Business approximately 4.16 acres (northern portion of property) owned by Maybelle R. Alexander, Estate % David D. and Donald Alexander (TMP 046 51) located on the north side of Laurel Hill Road (Rt. 612) approximately 0.3 miles east of the intersection of Lee Highway (U.S. Route 11) and Laurel Hill Road. The proposed general use of the property is business. The general use of the property as stated in the Comprehensive Plan is Business, where business uses of varying scale and scope would be appropriate.

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

Daniel Hansen with Balzer and Associates spoke on behalf of the applicants. Mr. Hansen stated that they want to keep the property in compliance with the Comprehensive Plan. He stated that the rezoning would allow for the expanding of the Blue Ridge Area Food Bank.

Mrs. Carolyn Bragg asked if the property would be used for expanding the existing parking lot.

Mr. Hansen stated that he was not 100% sure but thought some of the property would be used for parking and a truck turn-around.

Mrs. Bragg asked where the entrance would be.

Mr. Hansen stated that the property would be accessed through the existing entry at the food bank.

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

With no one to speak on the matter, Mr. Howdyshell closed the public hearing.

Mr. Campbell made a motion to recommend approval of the rezoning.

Mrs. Bragg seconded the motion which carried unanimously.

Mr. Howdyshell introduced the next several items on the agenda being ordinance amendments.

Mrs. Tate read the first item as an ordinance to amend Chapter 25. Zoning. Division A. In General. Article I. General Provisions. Section 25-4. Definitions. Amendment to the definition of group homes which updates the definition with the most recent and correct reference to the Virginia State Code sections pertaining to group homes.

Mrs. Tate noted that this does not amend the ordinance, but corrects the state code reference in the ordinance.

Mr. Howdyshell opened the public hearing.

With no one to speak on the matter, Mr. Howdysshell closed the public hearing.

Mrs. Bragg made a motion to recommend approval of the amendment.

Mr. Jennings seconded the motion which carried unanimously.

Mrs. Tate read the next agenda item which was an ordinance to amend Chapter 25. Zoning. Division A. In General. Article I. General Provisions. Section 25-4. Definitions. Amendment to the definition of junkyards to include vehicles in the list of items considered to be a junkyard, which meets the original intent of the definition.

Mrs. Tate stated that "vehicle" was added for clarity when there is a court order to clean up a property, that vehicles are clearly specified as part of the cleanup for a junkyard.

Mr. John Wilkinson stated that the term motor vehicle junkyard is defined as 5 or more vehicles.

Mrs. Bragg asked if for example, an individual has an antique vehicle without tags or license on their property, would this qualify as a junkyard.

Mr. Wilkinson stated that the County would not take that to court as a junkyard, it would be treated as an inoperable vehicle and that falls under another ordinance.

Mr. Howdysshell opened the public hearing.

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

Mr. Jennings made a motion to recommend approval of the amendment.

Mrs. Shiflett seconded the motion which carried unanimously.

Mrs. Tate read the next item that was an ordinance to amend Chapter 25. Zoning. Division A. In General. Article I. General Provisions. Section 25-4. Definitions. Amendment to the definition of accessory buildings or uses to create internal consistency within the County code and clarify that enclosed and unenclosed breezeways are not considered a common wall for the purposes of attaching an accessory building to a principal building. The amendment adds that "In no case shall an enclosed or unenclosed breezeway be considered a common wall for the purpose of attaching an accessory building to a principal structure."

Mrs. Bragg asked if a home could still have a breezeway to an accessory building.

Mr. Wilkinson stated that yes it can, but that it would not be considered attached to the principal dwelling.

Mr. Howdysshell opened the public hearing.

With no one present wishing to speak, Mr. Howdysshell closed the public hearing.

Mr. Jennings made a motion to recommend approval of the amendment.

Mr. Campbell seconded the motion which carried with a 5 to 1 vote.

Mrs. Tate introduced the next agenda item 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. Amendment to short-term rentals, bed and breakfasts, and vacation rentals to permit the owner of record or facility operator to reside on a parcel immediately adjacent to or directly across the street from the parcel on which the short-term rental of interest is located.

Mr. Howdysshell opened the public hearing.

With no one to speak on the matter, Mr. Howdysshell closed the public hearing.

Mrs. Bragg made a motion to recommend approval of the amendment.

Mrs. Shiflett seconded the motion which carried unanimously.

Mrs. Tate read the next agenda item that was an ordinance to amend Chapter 25. Zoning. Division C. Single Residential Dwelling Districts. Article XIII. Single Family Residential (SF) Districts. Section 25-134. Uses permitted by Special Use Permit. Amendment removes a requirement that an apartment being considered as an attached accessory dwelling unit be legally established with an Administrative or Special Use Permit.

Mr. Howdysshell opened the public hearing.

With no one to speak on the matter, Mr. Howdysshell closed the public hearing.

Mrs. Shiflett made a motion to recommend approval of the amendment.

Mrs. Bragg seconded the motion which carried unanimously.

Mrs. Tate read the next agenda item which was an ordinance to amend Chapter 25. Zoning. Division A. In General. Article V. Accessory Buildings and Uses. Section 25-52. Accessory uses on undeveloped lots and other lots not used for agricultural, residential, business, or industrial purposes. Amendment to include tents, campers, or recreation vehicles for personal use, so as long as the time period in which such uses are parked and occupied on the property does not exceed more than twenty-one (21) days within any two month period or more than forty-five (45) days within any twelve month period, and so as long as such a vehicle is not used for living, housekeeping, or business purposes.

Mr. Howdysshell opened the public hearing.

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

Mrs. Bragg made a motion to recommend approval of the amendment with the changes of 31 days in a 2 month period and 60 days in 1 year.

Mr. Jennings seconded the motion which carried with a 5 to 1 vote.

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STAFF REPORTS

A. CODE OF VIRGINIA – SECTION 15.2-2310

Mrs. Tate reviewed with the Commissioners the requests coming before the BZA at the April 2021 meeting.

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ADJOURNMENT

There being no further business to come before the Commission, Mr. Howdysell adjourned the meeting.

Chairman

Secretary