

A G E N D A

Regular Meeting of the Augusta County Planning Commission

Tuesday, February 9, 2021 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 January 12, 2021
4. PUBLIC HEARING
 - A. A request to rezone from General Business to Multi-Family Residential with proffers (portion along Frontier Drive and Barterbrook Road) approximately 13.8 acres owned by Staunton EM 2, LLC (TMP 055 82), formerly Staunton Mall, located in the northeast quadrant of the intersection of Lee Jackson Highway (U.S. Rt. 11) and Frontier Drive (Rt. 644) in Staunton in the Beverley Manor District. The proposed general use of the property is apartments. 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. The applicant has submitted the following proffers: Pedestrian connections will be provided between the proposed Multi-Family Residential and existing General Business zoned portions of the development, as well as to the public right-of-way on U.S. Rt. 11 and Frontier Drive for connectivity with future pedestrian infrastructure.
 - B. A request to amend the Concept Plan and the proffers for the Mill Place Commerce Park located in the southwest quadrant of the Interstate 81/Laurel Hill Road (Rt. 612) Interchange in Verona in the Beverley Manor District. The amendments to the concept plan include, but are not limited to, the following: re-designation of 3 distinct areas of the park (Area 1 approx. 6 acres, Area 2 approx. 20.9 acres, and Area 3 approx. 308.22 acres), eliminate upper story residential as a permitted use in the park, designate the entire park to permit general industrial uses over 50,000 sq. ft., eliminate by-right business/office development in newly designated Area 2 and Area 3, create a Special Use Permit process for flex space, add prohibited uses to the concept plan, add warehousing (that is not an accessory use) as a prohibited use consistent with 2009 covenants and restrictions, add specific permitted uses in Area 1 such as call center, museum and day care centers, add specific permitted uses in Area 2 such as hotel/conference center and day care centers, identify passive and accessory active recreation as permitted throughout the park. The amendment to the proffers eliminates the two existing proffers. The existing proffer for outdoor storage is to be covered in the covenants and restrictions, and the existing proffer for road improvements no longer applies with funding approved for improvements. The proposed general uses of the property are Business and Industrial. The general uses stated in the Comprehensive Plan are Business, where business uses of varying scale and scope would be appropriate, and Industrial, where industrial uses of varying scale and scope would be appropriate.

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

10. ADJOURNMENT