

PRESENT: R. Thomas, Chairman
C. Bragg, Vice Chairman
R. Harris
L. Howdysshell
T. Jennings
L. Tate, Senior Planner
C. Stoerker, Planner I
J. Wilkinson, Director of Community Development

ABSENT: G. Campbell
K. Leonard

VIRGINIA: At the Called Meeting of the Augusta County Planning Commission held on Tuesday, January 11, 2022 at 4:15 p.m. in the Board Room, Augusta County Government Center, Verona, Virginia.

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

The Planning Commission reviewed the following rezoning request and traveled to the following sites, which will be considered at the Public Hearing.

A request to rezone from General Agriculture to General Industrial approximately 54.171 acres of a total of approximately 200.48 acres (TMP 085 125 and TMP 085 125C) owned by Red Mill Enterprises, LLC and located on the north side of Mount Torrey Road (Route 624)

Red Mill Enterprises, LLC
Mount Torrey Road,
Lyndhurst, VA

Chairman

Secretary

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VIRGINIA: At the Regular Meeting of the Augusta County Planning Commission held on Tuesday, January 11, 2022, at 7:00 p.m. in the Board Room, Augusta County Government Center, Verona, Virginia.

DETERMINATION OF A QUORUM

Mr. Thomas stated as there were seven (7) members present, there was a quorum.

Mr. Thomas welcomed and introduced Mr. Randy Harris to the Planning Commission. Mr. Harris will be representing the Middle River District for the Planning Commission.

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Minutes

Mr. Larry Howdyshell moved to approve the minutes of the called and regular meeting held on November 9, 2021.

Mrs. Carolyn Bragg seconded the motion, which carried unanimously.

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Public Hearing

Mr. Thomas stated that there was only one item on the agenda for the Public Hearing being a request to rezone from General Agriculture to General Industrial approximately 54.171 acres of a total of approximately 200.48 acres (TMP 085 125 and TMP 085 125C) owned by Red Mill Enterprises, LLC and located on the north side of Mount Torrey Road (Route 624) approximately 1,000 feet southwest of the City of Waynesboro boundary in Waynesboro in the South River district. The acreage being included in the rezoning request is located south of the railroad tracks and north of Mount Torrey Road. The proposed general use of the properties is a general industrial use. The properties are located in the Community Development Area of the Comprehensive Plan and planned for future Industrial development, where industrial uses of varying scale and scope would be appropriate.

Mrs. Tate noted that the area was designated for Industrial Development in the Comprehensive Plan, while the surrounding area is Community Development Area with a plan for low density residential development in the Comp Plan.

Mrs. Tate mentioned that public sewer is not available in the area and this may limit certain types of industrial development.

Mrs. Tate stated that staff felt the request was appropriate because the property is planned for future industrial development, and it is partially surrounded by existing industrial uses.

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

Mr. Ray Burkholder of Balzer & Associates spoke on behalf of the owners. Mr. Burkholder stated that the demand was more for short term logistical spaces.

Mr. Burkholder stated that there would not be any processing facilities built.

Mr. Burkholder mentioned that he felt there would be plenty of green space along the roads, 100-200 feet, for buffering purposes.

Mrs. Bragg mentioned neighboring property owners who were concerned with the potential visual and noise impacts.

Mr. Howdyshell asked about the lighting on the property.

Mrs. Tate stated that the county does have a code concerning lighting and that all lights would be downward facing.

Mr. Howdyshell questioned the size of the building.

Mr. Burkholder stated there would be multiple buildings of various sizes.

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

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

Mrs. Bragg made a motion to approve the rezoning request with the recommendation to the Board of Supervisors to adopt language requiring landscaping buffering around the face of the building facing Mount Torrey Road.

Mr. Jennings seconded the motion which carried unanimously.

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New Business

Mrs. Tate discussed the meeting schedule and Inclement Weather Resolution for 2022.

Mr. Kyle Leonard made a motion to approve the schedule.

Mrs. Bragg seconded the motion which carried unanimously.

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Staff Reports

Mrs. Tate reviewed the 2021 Planning Commission report. Mrs. Tate pointed out the rezoning's by district and acreage, the rezoning's by classification and districts, lots created, minor and major subdivisions, ordinance amendments, and solar projects.

Mrs. Bragg made a motion to accept the 2021 Annual Report with the addition of the Major vs. Minor Subdivision lots from 2016 – 2021 graphic.

Mr. Jennings seconded the motion which carried unanimously.

Mrs. Tate reviewed with the Planning Commission the upcoming items on the agenda for the February meeting of the Board of Zoning Appeals.

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Adjournment

With there being nothing else to discuss, Mr. Jennings made a motion to adjourn.

Mr. Leonard seconded the motion which carried unanimously.

Chairman

Secretary