

Regular Meeting, Wednesday, January 23, 2019, 7:00 p.m. Government Center, Verona, VA.

PRESENT: Gerald W. Garber, Chairman
Carolyn S. Bragg-Vice Chairman
G.L. "Butch" Wells
Michael L. Shull
Wendell L. Coleman
Marshall W. Pattie
Pam L. Carter
Timothy K. Fitzgerald, County Administrator
Jennifer M. Whetzel, Deputy County Administrator
John Wilkinson, Director of Community Development
Leslie Tate, Planner
James R. Benkahla, County Attorney
Angie Michael, Executive Assistant

VIRGINIA: At a regular meeting of the Augusta County Board of Supervisors held on Wednesday, January 23, 2019, at 7:00 p.m., at the Government Center, Verona, Virginia, and in the 243rd year of the Commonwealth....

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Chairman Garber welcomed the citizens present.

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The following students from the Buffalo Gap High School FFA led us with the Pledge of Allegiance:

McKenzie Blackwell is a junior and has been involved with the FFA for seven years. She is currently serving as the Chapter Treasurer and the Federation President. Ms. Blackwell hopes to become a State Officer for FFA and plans to pursue a career in wildlife.

Cheyenne Clifton is a senior and been a part of the FFA for seven years. She is currently serving as the Chapter President. She plans to pursue Cosmetology after high school.

Katherine Redifer is a sophomore and has been in the FFA for two years. She plans to be a Vet Tech.

Samuel Hadacek is a junior and has been in the FFA since the 7th grade. He enjoys Parliamentary Procedure and Livestock Judging. Mr. Hadacek plans to pursue a career in Aeronautics and or Aviation.

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Wendell Coleman, Supervisor for the Wayne District, delivered the invocation.

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AMENDMENT TO THE AUGUSTA COUNTY COMPREHENSIVE PLAN 2014/2015
UPDATE PLANNING POLICY AREA/FUTURE LAND USE MAP (CONT'D)

Ms. Bragg stated that there has been work in the Stuarts Draft area to better identify if there were areas that were currently under Urban Service that may be better served as Community Development. The sewer study was completed to help identify these areas and this is a result from that study.

Ms. Bragg moved, seconded by Mr. Shull, that the Board approve the parcels in white on the map and that are listed specifically in the Staff Report be changed from Urban Service to Community Development.

Vote was as follows: Yeas: Garber, Bragg, Wells, Shull, Coleman, Pattie, and Carter
Nays: None

Motion carried.

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AMENDMENT TO THE AUGUSTA COUNTY COMPREHENSIVE PLAN 2014/2015
UPDATE PLANNING POLICY AREA/FUTURE LAND USE MAP

This being the day and time advertised to consider a request to amend the Augusta County Comprehensive Plan 2014/2015 update by adopting the Stuarts Draft Small Area Future Land Use Map. The proposed Stuarts Draft Small Area Future Land Use Map, in addition to multiple changes from one existing future land use designation to another, creates an additional future land use designation, Recreational Business, where business uses serving and /or compatible with outdoor recreation would be appropriate. The proposed Stuarts draft Small Area Future Land Use Map amends the County's Comprehensive Plan Future Land Use Map, specifically for the Stuarts Draft Area. The Planning Commission recommends approval.

Ms. Tate stated that this has been an ongoing planning process since March 2017. An advisory committee was appointed by the Board of Supervisors to look at the Stuarts Draft area. This is a specific recommendation of the Comprehensive Plan that development areas and growth areas will receive a more detailed planning process. Fishersville received the first planning process like this in 2009 and Stuarts Draft is the second area to use this process. The advisory committee has had a total of nine meetings to review the range of components of the plan. There have also been two public meetings held. In June 2017 there was a kickoff meeting to hear about the process and go over the vision statement the advisory committee had worked on. Comments were welcomed during this kickoff meeting. In March 2018, a public meeting was held to give updates on the status of the plan. Mailings were sent to the landowners within the plan boundary. Ms. Tate gave an overview of the plan boundary of the Stuarts Draft area. There is approximately 8,000 acres within the Small Area Plan Urban Service area boundary or 45%. Community Development area contains approximately 4,700 acres or 26.5% and Rural Conservation has approximately 1,900 acres and Ag Conservation has approximately 1,600. Public lands were also included in the plan boundary as a way to highlight the assets of the community rather than just focusing on the community as a growth area. The Stuarts Draft Small Area Plan will be a large planning document with chapter, goals, policies and objectives. That document is not complete yet, but the future land use map has been out to the public for comments and has received changes in future land use designations. This is an amendment to the County's Comprehensive Plan specifically for the Stuarts Draft area. Ms. Tate showed a map on the screen of what is currently adopted and compared it to an updated map to

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show the Stuarts Draft area added. The designations are future AMENDMENT TO THE AUGUSTA COUNTY COMPREHENSIVE PLAN 2014/2015 UPDATE PLANNING POLICY AREA/FUTURE LAND USE MAP (CONT'D)

land use categories and have nothing to do with the current zoning of the property. This is a future plan for the County. As landowners come forward and request a zoning change, this is the plan the Staff, Planning Commission and Board of Supervisors will review. Ms. Tate reviewed some of the future land use categories. The Planning Commission recommends approval and Staff recommends approval except for the amendment already adopted on the map.

The Chairman declared the public hearing to be open.

Darrell Alexander of 9008 Rio Grade Road, Richmond, VA, received the letter dated December 19 from Ms. Tate. Prior to this time, he was not aware of the potential changes. Mr. Alexander has educated himself on what a Comprehensive Plan is through online research and speaking to various people. He is deeply concerned about the process and disagrees with the future land use designation for his property at 95 Edgewood Lane. The Urban Open Space designation should be reserved for properties already owned by the County. The Urban Open Space designation should be an overlay on a property that is around the existing recreation areas. He has been advised that a Comprehensive Plan is not binding nor is it indicative of an imminent zoning change. However, the Comprehensive Plan is often cited as the first reason when a landowner proposes using their land for something other than how it is designated in the Comprehensive Plan. For these reasons, Mr. Alexander is against the Comprehensive Plan as currently drafted.

James Kindig of Stuarts Draft stated that the primary concern regarding his property is the Urban Service Area designation. There are remote areas of his property that would require a large sum of money to have a road, sewer and water in order to get it up to a level of the density required for an Urban Service Area. It is difficult to come up with a solution. The Community Development Area seems to be more suitable for his property versus an Urban Service Area. Mr. Kindig would suggest the Agriculture Conservation Area because that is what the property is currently and will remain.

Sherry Hackman Summerlin of 265 Draft Avenue, stated that she and her sister currently farm the land with cattle and crops. After reviewing the plan, they are in favor of revitalization to a point, but opposed to the medium density residential development plan for their property. They are willing to work with the County and make a compromise that benefits both the community and themselves. For the last several years they have pursued alternative energy resources that would benefit the community over a 20-25 year period. Most importantly, it insures that their property would be preserved and returned to its original state as farm land. They have hit roadblocks in acquiring permits to pursue their vision for the property. Ms. Summerlin urges the County to take a closer look at the infrastructure for the proposed village development. She expressed that they want revitalization for the community, but encourages the Board to consider their individual concerns.

There being no other speakers, the Chairman declared the public hearing closed.

Ms. Bragg stated that over the past year and a half, the committee that was formed to evaluate the current Comprehensive Plan and current listed uses for property in the community has spent a great deal of time to review and evaluate. Most do not understand that this plan does not change the zoning. Zoning will remain whatever it is currently designated for until the property owner states otherwise. At that point, Staff and the Board will consider the property owners wishes.

Ms. Bragg moved, seconded by Mr. Shull, that the Board approve the process that has been presented except for the one amendment, to keep the area of Alta Drive as it

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MATTERS TO BE PRESENTED BY STAFF

Timothy Fitzgerald, County Administrator discussed the following issues:

1. A report on the AVL or GPS units on ambulances was distributed to the Board. The total cost of this would be approximately \$329,427.00 which would include 25 County ambulances, along with Staunton, Waynesboro, Grottoes, Bridgewater and Wintergreen. It's important for Rockingham and the two cities to be on board with the program for it to be effective. Also in the report is a list of issues to be worked out and things to think about. The volunteer system will need to be fully on board. This program is in ECC's budget request.

Mr. Shull suggests contacting the other localities to see where they stand on the program.

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CLOSED SESSION

On motion of Ms. Bragg, seconded by Mr. Shull, the Board went into closed session pursuant to:

(1) **the personnel exemption under Virginia Code § 2.2-3711(A)(1)**
[discussion, consideration or interviews of (a) prospective candidates for employment, or (b) assignment, appointment, promotion, performance, demotion, salaries, disciplining or resignation of specific employees]:

a) Boards and Commissions

(2) **the economic development exemption under Virginia Code § 2.2-3711(A)(5)**
[discussion concerning a prospective business or industry or the expansion of an existing business or industry where no previous announcement has been made of its interest in locating or expanding its facilities in the county]:

a) Proposed Office space, flex space, storage facilities, manufacturing facilities, utility and mixed use development

On motion of Mr. Shull, seconded by Mr. Coleman, the Board came out of Closed Session.

Vote was as follows: Yeas: Garber, Bragg, Wells, Shull, Coleman, Pattie, and Carter
Nays: None

Motion carried.

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The Chairman advised that each member is required to certify that to the best of their knowledge during the closed session only the following was discussed:

- 1. Public business matters lawfully exempted from statutory open meeting requirements, and
- 2. Only such public business matters identified in the motion to convene the executive session.

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CLOSED SESSION (CONT'D)

The Chairman asked if there is any Board member who cannot so certify.

Hearing none, the Chairman called upon the County Administrator/ Clerk of the Board to call the roll noting members of the Board who approve the certification shall answer AYE and those who cannot shall answer NAY.

Roll Call Vote was as follows:

Yeas: Garber, Bragg, Wells, Shull, Coleman, Pattie,
and Carter

Nays: None

Motion carried.

The Chairman authorized the County Administrator/Clerk of the Board to record this certification in the minutes.

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ADJOURNMENT

There being no other business to come before the Board, Dr. Pattie moved, seconded by Ms. Bragg, the Board adjourn subject to call of the Chairman.

Vote was as follows: Yeas: Garber, Bragg, Shull, Wells, Coleman, Pattie
and Carter

Nays: None

Motion carried.

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Chairman

County Administrator