

PRESENT: K. A. Shiflett, Chairman  
S. N. Bridge  
T.H. Byerly  
J. W. Curd  
W. F. Hite  
J. Shomo  
D. L. Cobb, Director of Community Development and  
Secretary  
R. L. Earhart, Senior Planner

ABSENT: J. D. Tilghman, Vice-Chairman

VIRGINIA: At the Called Meeting of the Augusta County  
Planning Commission held on Tuesday,  
February 10, 2004, at 3:00 p.m. in the Board of  
Supervisors' Conference Room, Augusta  
County Government Center, Verona, Virginia.

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The Planning Commission assembled in the Augusta County Government Center to discuss the rezoning, a master plan, the Comprehensive Plan, and the upcoming items on the BZA agenda. They traveled to the following site which will be considered by the Commission at their regular meeting:

1. Poynter Investments, L.L.C. - Rezoning

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Chairman

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Secretary

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J. Shomo  
D. L. Cobb, Director of Community Development and  
Secretary  
R. L. Earhart, Senior Planner

ABSENT: J. D. Tilghman, Vice-Chairman

VIRGINIA: At the Regular Meeting of the Augusta County  
Planning Commission held on Tuesday,  
February 10, 2004, at 7:00 p.m. in the Board  
Meeting Room, Augusta County Government  
Center, Verona, Virginia.

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### **DETERMINATION OF A QUORUM**

Ms. Shiflett stated as there were six (6) members present, there was a quorum.

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Ms. Shiflett introduced and welcomed James Curd, the new Planning  
Commission member representing the Wayne District.

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### **MINUTES**

Mr. Byerly made a motion to approve the minutes of the Called and Regular  
meeting held on January 14, 2004. Mr. Shomo seconded the motion, which  
carried unanimously.

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## **Poynter Investments, L.L.C. – Rezoning**

A request to rezone from General Agriculture and Single Family Residential (10) to Single Family Residential approximately 8.9 acres owned by Poynter Investments, L.L.C. located on the north side of Wayne Avenue (Route 639) just east of the intersection of Wayne Avenue (Route 639) and Crestview Drive (Route 1505) in Stuarts Draft in the South River District.

Mrs. Earhart explained the request and stated the following proffers had been submitted:

1. There will be no street connection to, nor any individual lot entrances off, Wayne Avenue (Route 639). Access will be provided via High Street which will be built to state standards at no cost to the County and dedicated for public use from Crestview Drive to the existing end of state maintenance on East High Street approximately 340 feet from Sylvan Drive.
2. The minimum square footage for single-family dwellings will be 1800 square feet.

Barry Lotts, Lotts, Austin & Associates, P.O. Box 1167, Stuarts Draft, VA 24477, stated he was representing the property owners. He stated they are basically taking this property and subdividing it into a 20 lot residential subdivision. He explained the property is completely surrounded by residentially zoned property and this would be continuing that use.

John Gibson, 67 Crestview Dr., Stuarts Draft, VA 24477, stated he adjoined the upper portion of this parcel. He indicated there is no underground storm sewer system in that area. He explained there is a natural drain in his and his neighbor's backyard. His concern, during a significant storm event, would be that runoff would not be impeded by the development. If it is, he would end up with a pond in his yard. He stated he did not object to the development of this property if only 20 homes were built on the property. He asked if there were going to be 32 or 20 twenty homes built. Twenty homes would be much more acceptable.

Marvin Chaplin, 33 Crestview Dr., Stuarts Draft, VA 24477, stated he was also an adjoining property owner. He asked if the homes were going to be one or two story homes.

Mr. Cobb stated the applicant proffered the homes would be 1800 square feet. The proffer does not specify whether the homes would be one or two story homes. He further indicated the Comprehensive Plan allows a density of three (3) to four (4) units per acre, but a master plan has been submitted with 20 lots proposed. He explained onsite detention facilities are shown at both ends of the property.

Becky Angelo, 26 East High St., Stuarts Draft, VA 24477, stated her concern was the type of homes that would be constructed and what materials would be used in construction. She asked if the homes would be double-wide mobile homes, modular, or stick-built homes.

Mr. Cobb stated Single Family Residential would only allow for modular or stick-built homes; no mobile homes would be permitted.

Brian Ringer, 173 Sylvan Dr., Stuarts Draft, VA, 24477, asked what the expected effect on property values for the existing homes would be.

Ms. Shiflett stated they did not have that information. She indicated the applicant has proffered 1800 square foot homes.

Mr. Ringer asked what this development would likely do to traffic on Sylvan Drive or Crestview Drive.

Mr. Cobb stated 20 lots are proposed and the Virginia Department of Transportation (VDOT) has indicated this would generate 200 vehicles a day or 10 vehicular trips per day per home.

Mr. Lotts indicated the drainage would be taken care of. He stated with the proffer indicating 1800 square foot homes, they would be nice homes. They would probably build all stick-built homes. The traffic flow can go two different directions. He stated VDOT standards indicate this development would generate 200 vehicles per day, approximately 100 going each way.

There being on one else desiring to speak in favor of, or in opposition to, the request, Ms. Shiflett declared the public hearing closed.

Mr. Byerly stated the request appeared to be in order. He made a motion to recommend approval with proffers.

Mr. Shomo seconded the motion, which carried unanimously.

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**Poynter Subdivision – Master Plan**

Poynter Subdivision containing 20 lots zoned Single Family Residential (pending) located on the north side of Wayne Avenue (Route 639) just east of the intersection with Crestview Drive (Route 1505) in the South River District.

Mrs. Earhart explained the plan and stated a revised plan had been submitted just before tonight's meeting that had not been reviewed. She indicated at the time the plan was originally submitted there were some outstanding issues and the fire flow calculations have still not been submitted and approved.

Mr. Bridge made a motion to table the request until the plan is completed.

Mr. Byerly seconded the motion, which carried unanimously.

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**STAFF REPORTS**

A. CODE OF VIRGINIA – SECTION 15.2-2310

Ms. Shiflett asked if there were any comments regarding the upcoming items on the BZA agenda. The Commission took the following action:

**04-1 W & W Developers, Inc.**

Ms. Shiflett made a motion, seconded by Mr. Hite, to recommend this variance request not be granted. The master plan for this property was approved last month showing 3 lots. The buffer strip required by the Limited Industrial zoning can be accommodated and, therefore there is no hardship. She indicated by creating the lots the way they did on the master plan, they created any hardship they have now. Motion carried unanimously.

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

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Chairman

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Secretary