

PRESENT: J. D. Tilghman, Chairman
W. F. Hite, Vice-Chairman
S. N. Bridge
T.H. Byerly
J. Curd
K. A. Shiflett
J. Shomo
R. L. Earhart, Senior Planner and Secretary

ABSENT: D. L. Cobb, Director of Community Development

VIRGINIA: At the Called Meeting of the Augusta County Planning Commission held on Tuesday, November 8, 2005 at 3:30 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, the master plan and the Board of Zoning appeals items. The Planning Commission traveled to the following site which will be considered by the Commission:

1. Nancy Blair Spitler Cox and Carl Harman Cox - Rezoning

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Chairman

Secretary

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R. L. Earhart, Senior Planner and Secretary

ABSENT: D. L. Cobb, Director of Community Development

VIRGINIA: At the Called Meeting of the Augusta County Planning Commission held on Tuesday, November 8, 2005 at 7:00 p.m. in the Board of Supervisors' Meeting Room, Augusta County Government Center, Verona, Virginia.

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DETERMINATION OF A QUORUM

Ms. Tilghman stated that as all members were present, there was a quorum.

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MINUTES

Mr. Byerly made a motion to approve the minutes of the Called and Regular meeting held on September 13, 2005. Mr. Curd seconded the motion, which carried unanimously.

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Nancy Blair Spitler Cox and Carl Harman Cox – Rezoning

A request to rezone from Exclusive Agriculture to General Agriculture .214 acres owned by Nancy Blair Spitler Cox and Carl Harman Cox located on the north side of Baylor Mill Rd (Rt. 841) just east of the intersection of Baylor Mill Road (Rt. 841) and Glebe School Road (Rt. 876) in the Riverheads District.

Ms. Earhart explained the request and showed the portion of the parcel that was requested by the applicant to be rezoned. She stated the rezoning was required to do a boundary line adjustment.

John Sills, Agent for Nancy Blair Spitler Cox and Carl Harman Cox, stated that Mr. and Ms. Cox agreed to sell this portion of the land to Mr. Sills so that there would be better access to his land.

There being no one desiring to speak in favor of, or in opposition to the request, Ms. Tilghman declared the public hearing closed.

Mr. Shomo made a motion to recommend approval of the request.

Mr. Byerly seconded the motion, which carried unanimously.

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Augusta Health Care, INC. – North Campus Subdivision

Augusta Health Care, Inc. – North Campus Subdivision, containing 13 lots zoned General Business located on the northeast side of Goose Creek Road (Route 636) and south of the CSX railroad tracks in the Wayne District.

Ms. Earhart stated that this subdivision contains thirteen (13) lots that are zoned General Business on public sewer and water. The lots range in size between .75 and 30 acres. The master plan meets the technical requirements of the ordinances.

Ms. Tilghman asked if any of the Commission had any questions.

Mr. Shomo asked how will these lots be utilized.

Kathleen Heatwole, Vice President with Augusta Hospital Corporation, stated that the lots will be developed as a medical office park for the new doctors coming into the area.

Mr. Shomo asked if the hospice house will be located behind this development.

Ms. Heatwole stated that yes it will be located behind this development. The development will also provide the water and road access for the hospice house.

Mr. Shomo made a motion to recommend approval of the master plan.

Mr. Hite seconded the motion, which carried unanimously.

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Augusta Agricultural Industrial Exposition, Inc. – Rezoning

Request to rezone from General Business to General Industrial approximately 2.3 acres owned by Augusta Agricultural Industrial Exposition, Inc. located on the south side of Jericho Road (Route 637), approximately 0.25 of a mile east of the intersection of Jericho Road (Route 637) and Ramsey Road (Route 635) in the Beverley Manor District.

Ms. Tilghman stated this item was tabled at the September meeting.

Ms. Shiflett made a motion to remove the request from the table.

Mr. Bridge seconded the motion, which carried unanimously.

Ms. Earhart stated that the Commission tabled this request back in September due to some issues with the sewer. She stated that the Augusta County Service Authority has agreed to allow another connection off of a private sewer line, but it will require a three party agreement that has to be drafted. Mr. Wood, the applicant, has requested that this request be tabled until February of 2006.

Mr. Hite moved to table this request until the February 2006 meeting.

Mr. Bridge seconded the motion, which carried unanimously.

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MATTERS TO BE PRESENTED BY THE COMMISSION

COMPREHENSIVE PLAN

Ms. Tilghman stated that the Steering Committee was working on compiling all the information that they had received at the public meeting in October. At the November 7th meeting, the Steering Committee assembled all the ideas and questions they had received from the public during the public meeting. She stated that the Committee wanted to make sure that everyone heard all the ideas and concerns that were presented in each of the break-out areas. She stated that there will be two (2) meetings in December on the first (1st) and second (2nd) Mondays of the month.

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Agricultural Task Force

Ms. Shiflett updated the Commission on the work of the Task Force. She stated they hoped to complete their recommendations and have a final public meeting in early December.

Nominating Committee

Ms. Tilghman appointed Becky Earhart and herself to the nominating committee. They are to report back at the January meeting.

STAFF REPORTS

A. Code of Virginia – Section 15.2-2310

Chairman Tilghman asked if there were any comments regarding the upcoming items on the BZA agenda.

SUP# 05-66 Kyle N. Brydgc

Mr. Bridge moved, seconded by Mr. Byerly, that the Planning Commission express concern about the size and compatibility of the operation with the neighborhood since the property is in a Community Development Area slated for low density residential development. The motion carried unanimously.

SUP# 05-69 James F. Bevins

Ms. Shiflett moved, seconded by Mr. Bridge, that the Planning Commission recommends that the Board of Zoning Appeals consider the compatibility of the proposed use with the area and the ability of the roads to accommodate the increased traffic. The Planning Commission recommends that the Board of Zoning Appeals, if they approve the request, limit the size and number of events to occur at this location to minimize the impact on the road. The motion carried unanimously.

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

Chairman

Secretary