

PRESENT: S.N. Bridge, Chairman
T. H. Byerly
T. Cole
W.F. Hite
K. A. Shiflett
R. L. Earhart, Senior Planner and Secretary

ABSENT: J. Curd, Vice-Chairman
K. Leonard

VIRGINIA: At the Called Meeting of the Augusta County Planning Commission held on Tuesday, January 13, 2009, at 3:30 p.m. in the Board of Supervisors' Conference Room, Augusta County Government Center, Verona, Virginia.

The Planning Commission assembled in the Augusta County Government Center to discuss the rezonings and amendments to the Fishersville Small Area Plan and the Countywide Future Land Use Plan. The Planning Commission traveled to the following sites which will be considered by the Commission:

1. Campbe, LLC – Rezoning
2. Robert K. Powell or Joseph B. Orlick and Charles Glenn or Carol Phyllis Campbell - Rezoning

Chairman

Secretary

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

ABSENT: K. Leonard

VIRGINIA: At the Regular Meeting of the Augusta County Planning Commission held on Tuesday, January 13, 2008, at 7:00 p.m. in the Board Room, Augusta County Government Center, Verona, Virginia.

DETERMINATION OF A QUORUM

Mr. Bridge stated as there were six (6) members present, there was a quorum.

ELECTION OF OFFICERS

Mr. Bridge presented the nominating committee report.

Mr. Bridged placed into nomination the names of Tom Byerly as Chairman, Kitra Shiflett as Vice Chairman, and Becky Earhart as Secretary.

Mr. Hite moved the nominations cease.

Mr. Cole seconded the motion, which carried unanimously.

MINUTES

Mr. Bridge moved to approve the minutes of the called and regular meeting held on December 9, 2008.

Ms. Shiflett seconded the motion, which carried unanimously.

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Campbe, LLC – Rezoning

A request to rezone from Exclusive Agriculture to General Agriculture approximately 8.2 acres owned by Campbe, LLC located on the west side of Miller Farm Road (Rt. 711) approximately 1.1 miles north of the intersection of Miller Farm Road (Rt. 711) and Baylor Mill Road (Rt. 841) in the Riverheads District.

Ms. Earhart explained the request.

Doug Campbell, 21 Killdeer Lane, Stuarts Draft, applicant for the request, stated the reason for the request is to facilitate a lot line adjustment.

Mr. Byerly asked if there was anyone wishing to speak in opposition to the request.

Louise Scott, 1003 Miller Farm Road, Staunton, questioned the purpose of the rezoning.

Mr. Campbell stated his daughter is living in the home on the lot and he wants to do a boundary line adjustment in order to give 2.4 acres to her. He stated the remaining acreage will be absorbed into his existing surrounding property.

Ms. Scott asked if the right of way of the remaining property will remain Exclusive Agriculture.

Mr. Campbell stated the right of way will remain zoned General Agriculture and that it is not being used to access this property. He stated the access to this lot will be off of the existing driveway, and the right of way will be done away with.

Ms. Scott stated she understood the road was the right of way. She asked the location of the right of way.

Mr. Campbell explained the location of the right of way on the screen to Ms. Scott.

Ms. Scott asked if the remaining acreage will be further subdivided.

Mr. Campbell stated the acreage will be absorbed into his surrounding property.

Ms. Scott asked if the parcel will be zoned Exclusive Agriculture.

Mr. Campbell answered no. He stated the parcel will be zoned General Agriculture.

There being no one else wishing to speak, Mr. Byerly declared the public hearing closed.

Mr. Bridge stated he can support the request.

Ms. Shiflett stated she too can support the request as it is compatible with adjacent zoning.

Mr. Hite stated he feels this is a housekeeping matter and therefore he can support the request.

Mr. Bridge moved to recommend approval of the request.

Ms. Shiflett seconded the motion which carried unanimously.

**Robert K. Powell or Joseph B. Orlick and Charles Glenn or Carol Phyllis Campbell
– Rezoning**

A request to rezone 1.5 acres from General Agriculture to Rural Residential and 5.45 acres from Rural Residential to General Agriculture owned by Robert K. Powell or Joseph B. Orlick and Charles Glenn or Carol Phyllis Campbell located on the west side of Buffalo Gap Highway (Rt. 42) at the intersection with Last Raid Lane in the Pastures District.

Ms. Earhart explained the request.

Jim Brenneman, Brenneman Engineering, 3251 Lyndhurst Road, Stuarts Draft, applicant for the request explained the property line and fence on the property are not the same. He stated the property owners wish to utilize the fence as the property line and in order to do a boundary line adjustment the property has to be rezoned.

There being no one desiring to speak, Mr. Byerly declared the public hearing closed.

Mr. Bridge stated he can support the rezoning as he feels it is a reasonable request.

Ms. Shiflett moved to recommend approval of the request.

Mr. Hite seconded the motion which carried unanimously.

Fishersville Small Area Plan and Countywide Future Land Use Plan

A request to amend the Augusta County Comprehensive Plan 2007-2027 by adopting the Fishersville Small Area Plan, changing the target density for medium density residential development, and making changes to the land use designations for parcels currently planned for mixed use development. Ms. Earhart presented the highlights of the Fishersville Small Area Plan and explained the proposed amendments to the land use map and the Countywide Comprehensive Plan.

Mr. Byerly stated the plan clearly defines the expectations for the mixed use parcels. He explained it will be a great help to future developers and landowners wanting to develop land in the County.

There being no one desiring to speak, Mr. Byerly declared the public hearing closed.

Mr. Bridge stated a lot of time has been spent on the plan. He stated he can support the plan as amended.

Mr. Curd moved to recommend the Board of Supervisors amend the Augusta County Comprehensive Plan 2007-2027 by adopting the Fishersville Small Area Plan, changing the target density for medium density residential development and related text amendments, and making changes to the land use designations for parcels currently planned for mixed use development.

Ms. Shiflett seconded the motion which carried unanimously.

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OLD BUSINESS

William Theodore Bear, III – Rezoning

A request to rezone from Single Family Residential to General Business with proffers approximately 0.556 acres owned by William Theodore Bear, III located in the southwest quadrant of the intersection of Green Hill Lane (Rt. 836) and Buffalo Gap Highway (Rt. 42) in Churchville in the Pastures District.

Ms. Earhart explained the request. She stated Mr. Bear has met with the Health Department and has received an approved drainfield site. She stated Mr. Bear has requested the Planning Commission table his request until the February meeting so he can further review his options.

Ms. Shiflett moved to remove the request from the table.

Mr. Bridge seconded the motion which carried unanimously.

Ms. Shiflett then moved to table the request until the February meeting.

Mr. Hite seconded the motion which carried unanimously.

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STAFF REPORTS

A. CODE OF VIRGINIA – SECTION 15.2-2310

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

09-4 Glen J. and Brianna Harlow

Since this request is for a dog kennel on less than 2 acres, Ms. Shiflett moved to recommend the Board of Zoning Appeals consider the standards of the Augusta County Zoning Ordinance which require at least five acres for approval of dog kennels and if the request were to be approved, it be approved with sufficient restrictions to insure that the soundproofing and other barriers will protect the neighbors.

Mr. Cole seconded the motion which carried unanimously.

09-7 Perry D. Mace

Since this property is located in a Community Development Area and planned for low density residential development, Ms. Shiflett moved to recommend to the Board of Zoning Appeals that if the request were to be approved that stipulations be placed on the permit, and that it be reviewed periodically to insure compliance with those stipulations, to insure that it remains compatible with the neighborhood.

Mr. Bridge seconded the motion which carried unanimously.

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Economic Development Strategic Plan

Mr. Cobb stated work on the Economic Development Strategic Plan is winding down. The County received copies of the Phase II and Phase III reports which contain the recommendations for the County and he provided copies of those reports to the Commission. He stated John Rhodes will be presenting the Final Draft Report to the Board of Supervisors, Planning Commission, and Industrial Development Authority at the Board of Supervisors' meeting on Wednesday night. Mr. Cobb explained the presentation will be the first item on the agenda and asked the Commission members to attend the meeting if at all possible.

Mr. Byerly asked if the plan was adopted, how binding it would be on the County.

Mr. Cobb stated if the plan is adopted by the Board of Supervisors this will become the County's work program to follow. He stated the plan will need to include short term and long term goals. He explained one of the recommendations of the plan is for the County to form partnerships with local agencies and economic organizations such as the Greater Augusta Chamber of Commerce. At this time, with the current economy, he explained he does not see the Board of Supervisors spending more money on further studies to implement this report.

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

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Chairman

Secretary