

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

VIRGINIA: At the Called Meeting of the Augusta County Planning Commission held on Tuesday, January 10, 2006, at 3:15 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, a master plan, and the upcoming items on the BZA agenda. The Planning Commission traveled to the following sites which will be considered by the Commission at their regular meeting:

1. Catherine S. Click – Rezoning
2. Shields Enterprises, LC – Rezoning

Chairman

Secretary

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

VIRGINIA: At the Regular Meeting of the Augusta County Planning Commission held on Tuesday, January 10, 2006, at 7:00 p.m. in the Board Meeting Room, Augusta County Government Center, Verona, Virginia.

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ELECTION OF OFFICERS

Ms. Tilghman asked Ms. Earhart to present the nominating committee report.

Mrs. Earhart placed into nomination the names of Wayne Hite as Chairman, James Curd as Vice Chairman, and Becky Earhart as Secretary.

Mr. Bridge moved the nominations cease.

Ms. Shiflett seconded the motion, which carried unanimously.

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DETERMINATION OF A QUORUM

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

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MINUTES

Mr. Bridge moved to approve the minutes of the Called and Regular meeting held on November 8, 2005. Mr. Byerly seconded the motion, which carried unanimously.

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Neven and Ann-Marie Matthews – Rezoning

A request to rezone from Rural Residential to General Agriculture with a Public Use Overlay approximately 0.33 acres owned by Neven and Ann-Marie Matthews located adjacent to the east end of Wilson Memorial High School in Fishersville in the Wayne District. In addition, there is a companion request to rezone from General Agriculture with a Public Use Overlay to Rural Residential approximately 0.16 acres owned by the Augusta County School Board located east of Hornet Drive (Rt. 877) and adjacent to Adin Circle in Fishersville in the Wayne District.

Mrs. Earhart explained the request. She stated that the applicant has proffered the following on the .16 acres:

1. There will be no further subdivision of the lots identified on the Master Plan for Silver Ridge dated July 29, 1999 with the exception of Lot 9.
2. Lot 9 can be subdivided into no more than 3 lots.
3. The minimum square footage of single family dwellings will be 2000 square feet for single story homes and 2700 square feet for two-story homes. The minimum square footage for single family dwellings built on Lot 9 shall be 1800 square feet.
4. No poultry or swine will be kept on the property.
5. No kennels shall be permitted on the property.

Mrs. Earhart stated that the applicant has proffered the following on the .33 acres:

1. Additional permitted uses at this site will be:
 - a. Schools
 - b. Government buildings and properties
 - c. Community centers and similar facilities
 - d. Meeting places of civic clubs and other organizations
 - e. Active and passive recreational facilities
 - i. Football field and track (lighted)
 - ii. Baseball field (lighted)
 - iii. Tennis courts (lighted)
 - iv. Soccer fields

Dr. Gary McQuain stated that he represents both the Mathews and the Augusta County School Board. He stated that they are requesting this change because they are adding on to Wilson Memorial High School. He stated that the land that they are acquiring will not be used for anything but a buffer between the school and the landowner. He stated that Mr. and Mrs. Mathews agreed to the swap and the boundary line adjustment.

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

Mr. Shomo moved to recommend approval of the request with the proffers.

Ms. Shiflett seconded the motion, which carried unanimously.

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Edward J. Keegan – Rezoning

A request to rezone from Single Family Residential to Rural Residential approximately 0.9 acres owned by Edward J. Keegan located on the east side of Cattle Scales Road (Route 828) just south of the intersection of Cattle Scales Road (Route 828) and Baynes Road (Route 611) in the Wayne District.

Mrs. Earhart explained the request. She stated that the applicant has submitted a proffer that states within 60 days of rezoning approval, the 0.939 acre portion of tax map 68, parcel 31S will be combined with tax map 68, parcels 31, 31T, 31X, and 68J (2) 8 and 9 into a single parcel. She stated that the property is in a potential Community Development Area and there are no public water and sewer facilities.

Mrs. Marilyn Keegan, 307 Cattle Scales Road, Waynesboro, stated that she is here to speak on behalf of her father in-law and her husband regarding the rezoning of this parcel. She stated that her goal is a boundary line adjustment between two adjacent properties owned by immediate family members. She stated that they want to center the property line between the two homes. She stated that they want to keep the land open around them as much as possible. She stated that they will combine all of their properties into one lot which was supposed to be done by the previous owners.

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

Mr. Byerly stated that this seems to be a reasonable request. He moved to recommend approval with the proffer.

Ms. Tilghman seconded the motion, which carried unanimously.

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Catherine S. Click – Rezoning

A request to rezone from General Agriculture to Single Family Residential approximately 49.8 acres owned by Catherine S. Click located on the south side of Weyers Cave Road (Rt. 256) just east of the intersection of Weyers Cave Road (Rt. 256) and Keezletown Road (Rt. 750/276) in Weyers Cave in the Middle River District.

Mrs. Earhart explained the request. She stated that the applicant has submitted the following proffers:

1. The minimum square footage for single family dwellings will be two thousand (2000) square feet.
2. Building permits for no more than twenty-five (25) dwelling units will be requested per calendar year.
3. There will be no more than two street connections on to Route 256, one of which will align with the entrance to the Weyers Cave Community Center and the other with Shreckhise Shrubbery Sales and Landscaping's entrance. In addition, no lots will have direct access to Route 256.
4. The developer will dedicate up to 24' of right-of-way to VDOT from the existing right-of-way line of Route 256 along the entire frontage of the property.

Mr. Walt Trobaugh stated that he is a member/owner of Associated Developers. He stated that he is a developer in the Valley and they have done subdivisions in Harrisonburg, Staunton, and Elkton. He stated that he hopes to do a subdivision in Weyers Cave. He stated that he would like to do a medium upscale subdivision. He stated that they plan to put in street lights. He stated that they have met with Kay Frye and Ms. Click and they are planning to put in some walking trails. He stated that they have not proffered that because they were not sure how the engineering layout would be, but they promised to put in some green space. He stated that they have been working with VDOT on all of the issues. He stated that Barry Lotts and Ed Blackwell are available if the Planning Commission has any questions.

Ms. Shiflett stated that since the schools are at or over capacity at this time she asked if the applicant would consider lowering the twenty-five (25) units.

Mr. Trobaugh stated that he does not think lowering the number to twenty (20) would help.

Ms. Shiflett stated that it would be a step forward because there are some school issues in that part of the County. She stated that she is interested in getting a

bike or walking trail that would connect the community center with the back part of the property so that future development can be connected to the community center.

Mr. Trobaugh stated that he believes that they have to leave a road open but he is open to the suggestion. He stated that there were some issues where the homeowners did not want people from other neighborhoods going behind their houses. He stated that could be an issue.

Ms. Shiflett stated that maybe it could be placed at the edge of the roadway instead of behind the houses.

Mr. Trobaugh stated that he thinks that would not be a problem.

Ms. Shiflett stated that she thinks the proffers could be reworded if the applicant is willing to do that without having to re-advertise.

Mrs. Earhart stated that because you have already talked about the street connections and the design of the streets if the applicant wanted to indicate that the streets would have curb, gutter, and sidewalks that would be an option to modify the existing proffers.

Mr. Trobaugh stated that he does not think they want to modify the proffers for the entire subdivision.

Ms. Shiflett asked if it would have to be for the entire subdivision.

Mrs. Earhart stated that staff would have to check on that issue.

Ms. Tilghman asked how many homes are you anticipating.

Mr. Trobaugh stated that at the maximum density it would be two per acre.

Ms. Tilghman stated approximately 100 homes.

Mr. Trobaugh stated maximum up to 150 units.

Mr. Hite stated that there was no one present to speak in favor of the request. He asked if there was anyone wishing to speak in opposition to the request.

Mr. John Stipic, 784 Weyers Cave Road, stated that he has been working there for 25 years. He stated that there is a lot of traffic on Interstate 81. He stated that there is a lot of traffic from the Harshbarger subdivision. He stated that the traffic will be worse. He stated that the citizens like the farmland and that is why they like Weyers Cave. He stated that this land is farmland and he would like to see it stay farmland. He stated that the school is overcrowded. He stated that

the cafeteria is overcrowded and there are trailers in the back of the schools. He stated that two houses per acre is generous but three houses would be very bad. He stated that he would like to see the land remain in farmland but if it does change, two houses would be better than three per acre. He stated that the scenic beauty of the farmland would be gone if the request is approved.

Ms. Ellen Ashby, 6 Gentry Road, stated that she is concerned with the overcrowding of the schools and the buses. She stated that she read an article in the paper and it stated that they would build three to four homes per acre and she would like that clarified. She stated that agriculture is becoming less and less of an issue but she is concerned about the road and school impact.

Ms. Carla Whitecotten, 33 Valley Church Road, stated that majority of the adjoining property owners have larger homes around 2,000 square feet or more and they have at least an acre of land. She stated that she would like them to only have one house per acre. She stated that she is concerned about the number of homes per acre that the applicant is requesting. She stated that Weyers Cave is a small community and she would like to see it kept that way. She stated that with Harshbarger subdivision there has been a lot of traffic, crowding of the schools, as well as some crime in the area. She stated that she would be interested in seeing a proposed site plan of the property including the number of proposed homes in the area.

Mr. James Riddle, 11 Click Road, stated that from his backyard he could see the farmland and if the subdivision gets approved all he will see is the subdivision. He stated that he grew up in Weyers Cave and this has been a nice slow growth community. He stated that he looked on the back of the staff report and it states that one of the pros for the subdivision is that the County would like to see 60%-70% of future development in the area. He stated that development should be along Interstate 81. He stated that Harshbarger is an ok subdivision but it is not spectacular. He asked who would pay for the traffic signals. He asked if it would be the County residents. He stated that there is a problem with getting off the interstate at 5:00 p.m. He stated that he is concerned with the number of homes being placed per acre. He is concerned that when the homes are built that it will be a "cracker box" subdivision.

There being no one else wishing to speak in opposition, Mr. Hite stated that he would like to give the applicant an opportunity for rebuttal.

Mr. Trobaugh stated that with regard to the traffic signal, VDOT will require them to sign a signal agreement. He stated that they have talked about offering that as a proffer and staff stated that it is an issue with VDOT. He asked Mr. Cobb if that was correct.

Mr. Cobb stated that before they get their entrance permit from VDOT they will have to obtain the signal agreement including how much the applicant pays and how much the state pays.

Mr. Trobaugh stated that they are limited with VDOT to 120 units without doing signal improvements. He stated that the size that they like to stay in is a 17,000-18,000 square foot lot and about two units per acre. He stated that they agreed to proffer 2,000 square foot homes. He stated that this property is in the Augusta County Comprehensive Plan designated for residential growth and is served by public water and sewer. He stated that this is supposedly where everyone wants development to be.

Ms. Shiflett stated that she would like to revisit the number of houses per year if the applicant is willing to change the proffer.

Mr. Trobaugh stated that there are 0.4 children per home and if they drop five units you are talking maybe potentially two school children. He stated that he does not know what you are accomplishing by dropping off five units.

Ms. Tilghman stated that she does have a concern with that but her greater concern is what the number of homes will be at build out. She stated that is where the real school impact is going to be. She stated that everyone is guessing when they say how many children will come out of a subdivision. She stated that VDOT is saying 120 units at maximum. She stated that is very high because we are talking about 50 acres. She stated that she does not see how the applicant can come out with 100 homes at build out and still maintain a nice lot size. She stated that in the long run it will have an affect on the schools.

Mr. Hite declared the public hearing closed.

Mr. Bridge stated that there are pros and cons on both sides. He stated that even though this area is in an Urban Service Area where residential is planned, there are some problems with the schools.

Mr. Curd stated that he agrees with Mr. Bridge. He stated that there are several positives including that the property is located in the Urban Service Area, public water and sewer is there, and it is located on a designated thoroughfare. He stated that proffers 1, 3, and 4 are positives. He stated that the school capacity issue is a concern along with the increased traffic. He stated that he would be opposed to recommending approval unless in addition to proffers 1, 3, and 4 proffer 2 is modified to be limited to no more than fifteen (15) dwellings per year. He stated that curb and gutter needs to be added as well as adding a sidewalk. He stated that it would be more appealing to him to see a proffer with no more than two dwellings per acre and no further subdivision. He stated that this request does have some concerns that he would like to see addressed more specifically before he could recommend approval.

Ms. Shiflett stated that this land has an Urban Service Area designation. She stated that Urban Service Areas generally are where we want to see 60%-70% of growth and it is not necessarily all in the Weyers Cave area. She stated that certainly Weyers Cave is not supposed to absorb that much of our growth. She stated that she agrees with Mr. Curd on the number of units and the overall density. She stated that there is water and sewer at the site. She stated that according to the Comprehensive Plan housing should go where water and sewer is available but it has to be done in a responsible manner.

Mr. Byerly stated that he agrees with part of what Mr. Curd is saying. He stated that we are trying to protect agriculture. He stated that it is a matter of managing growth and that is what the Planning Commission tries to do. He stated that his heart tugs for the farmers in the area. He stated that he would not have a problem with the 25 units. He stated that there is a lot of pluses and minuses with this request. He stated that this site has no Class I soils and not quite half of it has Class II soils.

Ms. Tilghman stated that this is one of the areas of Augusta County that they are looking at residential growth and it is not the only one. She stated that the services are there and that is important. She stated that she would like to see the maximum number of dwellings at build out that can be on this land because of the road and school issues. She stated that it is a good spot for development but she would like to see the number of dwellings at build out.

Mr. Hite stated that he would like to see a definitive number of units at build out. He stated that he has heard anywhere from 80-150 units. He stated that this request will have an impact on the schools and the traffic in the area.

Ms. Shiflett moved to table the request for 30 days to work with the applicant to get these items worked out.

Mr. Byerly stated that would be reasonable. He seconded the motion.

Mr. Shomo stated that he would like to see a plan for the subdivision so that the Planning Commission knows where the homes, streets, trails, etc. will be on the site. He stated that will help them make a clearer decision.

The motion carried unanimously.

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Ricky Carl and Michael Eugene Fridley – Rezoning

A request to rezone from General Industrial to General Agriculture approximately 7.6 acres owned by Ricky Carl and Michael Eugene Fridley located on the south side of Little Calf Pasture Highway (Route 42) adjacent to the Stillwater Plant in Augusta Springs in the Pastures District.

Mrs. Earhart explained the request. She stated that the applicant has submitted the following proffers:

1. Prior to the issuance of any building permits for residential structures on this property, the owner will have a professional engineer or land surveyor field determine floodplain elevations using the detailed flood study for the Little Calfpasture River.
2. There will be no development in the floodway and no filling in the floodplain.

Mrs. Earhart stated that this is in a Community Development Area slated for Low Density Residential and Industrial. She stated that there is public water but there is no public sewer in this area.

Ms. Tilghman stated that she is an adjacent property owner to the Fridleys, therefore, she will not participate in the discussion nor will she vote on the rezoning. She stated that she has filed with the Community Development Department a formal declaration of personal interest for the official record.

Mr. Rick Fridley, 114 Pond Gap Lane, Augusta Springs, stated that he and his brother purchased this land three years ago. He stated that some of this land was zoned industrial and he cannot see that happening in this area. He stated that this property also borders the Little Calf Pasture River which is another negative for the land being zoned industrial. He stated that it would best suit them for the land to be rezoned to agriculture. He stated that he would like to possibly develop a house on one piece of the land.

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

Ms. Shiflett stated that this is not a normal rezoning. She stated that so much of this property appears to be in the floodplain that the General Agriculture zoning seems to be more appropriate and probably with the proffers offers more protection to the neighborhood than the current zoning of General Industrial. She stated that she supports this request.

Mr. Curd asked Mr. Fridley how many homes he would have on the property.

Mr. Fridley stated at the most two homes. He stated that the homes would be near Route 42.

Mr. Curd asked if the plant is usable. He asked if Mr. Fridley owned the plant.

Mr. Fridley stated no.

Mr. Curd stated that normally he is opposed to going against the Comprehensive Plan. He stated that due to the floodplain situation General Agriculture might be a more appropriate zoning. He stated that the neighbors would be better protected. He stated that he would like a proffer added that there be no more than two dwellings.

Mrs. Earhart stated that requiring the addition of that proffer would require re-advertisement of the request. She stated that with as little land that appears to be outside of the floodplain that has its natural limitations. She stated that it does not appear that there would be a way to put two dwellings on the part of the property that is zoned industrial.

Ms. Shiflett moved to recommend approval with the proffers.

Mr. Bridge seconded the motion. Six of the commissioners were in favor of the motion with one abstaining from the vote.

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Shields Enterprises, LC – Rezoning

A request to rezone from Single Family Residential to General Business approximately 8 acres owned by Shields Enterprises, LC located in the southwest quadrant of the Interstate 64 and Route 340 interchange at Ladd, in the Wayne District.

Mrs. Earhart explained the request. She stated that the applicant has submitted the following proffers:

1. The only permitted use of the property will be for warehouses and mini-warehouses. No activities such as sales, repairs, or servicing of goods from units shall be permitted. In addition, no uses will be allowed by Special Use Permit.
2. No outside storage will be allowed on the property, including the storage of RVs, boats, trucks, or cars.

Mrs. Earhart stated that the third proffer relates to the landscaping. She stated that the applicant has made an amendment to the proffer which is as follows:

3. A 30' landscape buffer will be installed along the property lines adjacent to the residential zoning. As part of site plan approval a landscape plan for the 30' buffer area will be submitted for approval by the Planning Commission. The landscape plan will indicate which trees will be retained and which trees and shrubs by species and size will be planted and where they will be planted. All landscaping will be installed in accordance with the landscape plan and permanently maintained by the property owner.

Mrs. Earhart stated that the proffer has been discussed with the applicant but staff does not have a signed copy of that yet. She stated that the property is in an Urban Service Area slated for Medium Density Residential Development. She stated that there is public water available to the site and there currently is no sewer to this portion of the property.

Mr. Bill Watkins stated that he is representing the property owner Shields Enterprises. He stated that he is accompanied by Brian Ochs who is here to answer any specific questions. He stated that this property has been zoned Single Family Residential for twenty-five years. He stated that there was an attempt to rezone the property years ago to General Business. He stated that the request had failed because they had no plans for the land. He stated that the Shields acquired the property for development of a mini-storage facility. He stated that there are significant proffers with this request.

Mr. Watkins presented a slideshow on the request. He stated that this site will have approximately fourteen buildings totaling less than 105,000 sq. ft. and housing about 725 units. He stated that there will be buffered areas along the residential properties. He stated that they have included the landscaping of the property in their proffers and it will be completed within 180 days. He stated that there will be a mixture of five foot evergreens, large twenty-four inch evergreen shrubs, and medium to large shade trees on staggered rows with about fifteen foot of spacing on each row. He stated that this would be subject to the Planning Commission approval. He stated that there are a number of large evergreens on the site and they hope to move and preserve them. He stated that they are concerned about the screening of the residential property owners. He stated that lighting is not part of the proffers but their plan is to make sure they comply with the County's new lighting ordinance. He stated that there would be adequate security on site. He stated that the wall packs would be controlled centrally and computer managed. He stated that those will be situated on the buildings so that they do not shine directly towards the residents. He stated that they are not fully utilizing the site that they have now. He stated that the Virginia Department of Transportation is planning to improve the interchange and provide another exit from the eastbound lane just before you get to the Rosser underpass. He stated that they do not want to build in the area where the State will seize the property. He stated that he does have a letter from the State stating that they plan to exercise their eminent domain rights as early as May 2007 and that may be when they anticipate getting the right of way plans for acquisition. He stated that with

that in mind they did not want to build in that area. He showed the Planning Commission an aerial photograph of the site. He stated that the area has changed dramatically over the years. He stated that the traffic study showed the proposed facility having about 251 trips a day. He stated that if the property was developed in 33 single family dwellings on the eight acres the trip counts would be much larger. He stated that if they rezoned it to apartment use then the number really soars. He stated that the reason why there is not much traffic is because people store their items and they leave them in the units. He stated that a self storage facility does not need any sewer at all. He stated that if developed residentially the sewage would have to be treated in Waynesboro and currently they are not accepting any further sewage discharges. He stated that presently it is impossible to develop the land the way it is zoned. He stated that there are four residential neighbors and five commercial neighbors. He stated that two of the neighbors will not be able to see the site very well. He stated that Ms. Schwab's is partially screened. He stated that they do not believe that the rezoning will have any significant negative impact on the residential properties. He showed the Planning Commission all of the different neighbors in the area.

Mr. Hite asked if there was anyone wishing to speak in favor, or in opposition, to this request.

Mr. Glen Dean, 73 Cardinal Lane, Waynesboro, stated that his property is the most adjacent to the warehouses. He stated that his only concern is the ramp coming off the interstate. He stated that he does not oppose it as long as the exit ramp will not take any of this property. He stated that he cannot see the taxpayers having to buy property. He stated that if the location of the ramp is where it is shown to be he does not have any problems with it.

Ms. Rubye M. Schwab, 41 Cardinal Lane, Waynesboro, stated that she submitted her letter to the Planning Commission addressing her concerns.

Mrs. Earhart stated that they requested comments from different agencies on the rezoning and the Virginia Department of Transportation responded that the Staunton District indicated that no additional right of way along Interstate 64 will be needed for any future widening. She stated that they did state that at the site plan stage a traffic analysis should be accomplished to ascertain the need for additional left and right turns on Route 340 and Gateway Road. She stated that they stated that they will not need additional land from this parcel for future widening. She stated that those comments were within the last thirty days.

Mr. Hite stated that he will read Ms. Schwab's letter to the Planning Commission:

My concern is how these proposed additional warehouses will change the original survey of the above referenced construction of a new ramp. To avoid these warehouses would devastate property on Parkview Drive, possibly go through the middle of my home, and

even property on Cardinal Lane would be ruined. With the 80% traffic increase on Route 340, and between hours of 4:30 p.m. to almost 6:00 p.m. the traffic pile up exiting the existing ramp to go towards Stuarts Draft onto Route 340 is a nightmare. Traffic south to north, north to south, and traffic backed up over the Interstate 64 bridge to go on to the eastbound ramp off Route 340. This I experienced personally Thursday, January 5, 2006, waiting, it seemed fifteen minutes, to make a left hand turn onto Route 340, to go a short distance to turn into Gateway Road to my home. It was especially a nightmare for me since it was impossible to see around all the back up cars to get on eastbound ramp (Over Interstate 64). Only see the lights on the cars, when just on December 13, 2005 such a situation and man with lights on totaled my van! The proposed ramp should have been finished within these five years and six months! It is imperative now!!! Your review of my above concerns will be greatly appreciated!!!

Ms. Delia West, 203 Chinquapin Drive, Lyndhurst, stated that her husband is helping their daughter buy the home at 118 Parkview Drive. She stated that when they received the letter, she thought there would be a buffer between her home and the storage buildings at the back. She stated that they do not qualify because it was zoned commercial even though there are three homes on the site. She stated that this property is her daughter's home.

There being no one else to speak, Mr. Hite asked if Mr. Watkins would like to rebut.

Mr. Watkins stated that they tried to stay out of the area that the State will be coming through. He stated that it would be silly to build a mini-storage facility and then have the Commonwealth buy it back from them. He stated that regarding the commercial properties that are used as residences, they will work with them to shield the property reasonably. He stated that they have not proffered that but they will work with them. He stated that they want to be good neighbors and that is why they are concerned about the landscaping.

Mr. Brian Ochs stated that there will be a temporary stop light at the site until the ramp is installed.

Mr. Bridge stated that the property is just inside the trees. He asked if the majority of the trees would stay there.

Mr. Watkins stated yes. He stated that they would just add to the trees.

Mr. Curd asked which of the residences will not have a buffer.

Mr. Watkins stated that the Higginbotham property would be partially buffered. He stated that there will be some buffering on the side and rear. He stated that otherwise they would just look at the headquarters building which looks like a house.

Mr. Curd asked if these buildings would be one story, with a pitched roof.

Mr. Watkins stated yes.

Mr. Curd asked what type of fencing will there be.

Mr. Ochs stated that they will use a black wrought iron six foot chain linked fence with key pads. He stated that the aisles are very wide to make it easy for movement. He stated that the aisles will be 30' wide. He stated that they would like to have two entrances to the facility.

Mr. Curd asked what type of signage and lighting will there be.

Mr. Ochs stated that they are not sure but they would probably keep the signage that they have now. He stated that it is adequate for the facility.

Mr. Curd asked if he was planning to keep a large sign lit 24 hours a day.

Mr. Ochs stated no.

Mrs. Earhart stated that the proffers could be modified prior to the start of the public hearing of the Board of Supervisors. She stated that if the applicant wanted to add some descriptions about the landscape buffer on the properties that are zoned business but used residentially that would be a logical modification and it would not require re-advertisement.

Mr. Byerly asked if there would be a size limitation of the warehouse.

Mrs. Earhart stated that there is no limit to the amount of mini-warehouses that could be put on the property other than it would need to meet site plan approval.

Mr. Byerly asked if the portable units could be classified as mini-warehouse units.

Mrs. Earhart stated that those would be storage buildings and they would not be classified under mini-warehouse units.

Mr. Hite declared the public hearing closed.

Mr. Curd stated that this request is in an Urban Service Area. He stated that there is public water there and there is no need for sewer. He stated that there is no impact on the schools and lesser impact on fire and rescue. He stated that

those are all positives. He stated that this request is not in compliance with the Comprehensive Plan Land Use Map but a lot has changed since 1979. He stated that until the ordinance for Better Models of Development is created, he would like to see something attractive especially in a residential area. He stated that the wrought iron fence is good and it is attractive. He stated that the size and type of sign is important. He stated that he would like to see the commercially zoned residential property buffered as well. He stated that limiting the mini-warehouses to one story is a positive. He stated that in order to recommend approval they would like to see the additional modifications be made to the current proffers.

Mr. Byerly stated that he agrees with Mr. Curd. He stated that he would like to see a better looking building whether it be brick for example because it is in a residential area.

Ms. Shiflett stated that she agrees with what has been said and she would like to see none of the large trees removed in that area until the landscaping plan is approved by the Planning Commission.

Mr. Bridge stated that the landscape buffer is his biggest concern with the residential homes in the area.

Mr. Hite asked if they could ask the applicant not to remove any of the large trees that are a natural buffer now and to supply a buffer between the existing homes that are in a business zoned area.

Mr. Watkins stated that he would certainly be glad to work with staff on that. He stated that he would like to do that before the Board of Supervisors meeting and they should have an amended proffer at that time. He stated that he is not sure what they would do about the exterior of the building. He stated that he does not know if you could build a brick mini-warehouse building and still be competitive. He stated that he does not know what the cost limitations are. He stated that they could look at that and see if there is something that is eye appealing.

Mr. Curd stated that until the Better Models ordinance is worked out, the Planning Commission can only ask the applicants to construct an eye appealing facility. He moved to table the request for 30 days to give the applicant an opportunity to work out with staff the additional proffers regarding the fencing, limiting the size, the type of signage along with lighting, buffering the commercially zoned properties, and to limit the units to one story. He indicated he would like to see the units be brick but won't make it part of the motion.

Mr. Byerly seconded the motion.

Ms. Tilghman stated that they cannot be sure where the new exit will be coming off of Interstate 64. She stated that there are nice homes in the area and voiced

her surprise that there hasn't been opposition from the neighbors. She stated that one of the best arguments for mini-warehouses is that it will create less traffic. She stated that she would be happy to table the request and think about it some more.

The motion to table carried unanimously.

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NEW BUSINESS

Master Plan - Bridgeport, Phase II – Contains 152 lots and 1 utility lot zoned Single Family Residential, located adjacent to Bridgeport Subdivision at the Augusta County and Waynesboro City Limits, in the Wayne District.

Mrs. Earhart stated that the typical lot size is 12,000 square feet. She stated that at the time the master plan was submitted there were comments. She stated that all of the technical requirements of the ordinance have been met but staff still has some concerns about the small cul-de-sac streets that are in the subdivision that are planned to be 18' wide with curb and gutter which will not allow on-street parking. She stated that would require that all of the streets are marked "no parking" and it would require three off-street parking spaces excluding garage spaces. She stated that the subdivision street standards of VDOT allow a narrower pavement width, but in terms of emergency access, that is a concern of staff. She stated that even though the subdivision street standards allow it, it is at the locality's discretion.

Mr. Curd asked if the 28' wide street would include curb and gutter as well as the other items.

Mrs. Earhart stated that with 28' you would be allowed to have on-street parking. She stated that you would not have to worry about signage and policing the area.

Mr. Bridge asked how many streets would have the smaller width.

Mrs. Earhart stated that there are five cul-de-sac streets.

Mr. Curd asked if they would be losing any property.

Mrs. Earhart stated the fifty foot right of way would remain the same.

Mr. Byerly stated that would eliminate the requirement to have three off-street parking spaces and no on-street parking.

Mr. Hite asked if the applicant would like to come forward to address these issues.

Mr. John Hagen stated that he is the engineer on this project. He stated that VDOT has been pressuring them to narrow pavement widths and this has to do with having room to allow the sidewalks within their right of way for maintenance purposes. He stated that they would like to have the streets wider.

Mr. Curd moved to table the request to allow the engineers time to make the changes on the plan to indicate the pavement width will be at least 28' feet.

Ms. Shiflett seconded the motion.

Ms. Tilghman stated that this is more of a safety issue and VDOT's issue is more of a convenience.

Mr. Byerly stated that he agrees with Ms. Tilghman.

Mr. Cobb stated that at this point the Master Plan drawing needs to be changed. He stated that the Master Plan could be approved subject to the changing of the street design. He asked Mr. Ingram how long the change would take.

Mr. Ingram said half an hour.

Mr. Curd stated that he will withdraw his motion if the applicant is willing to change the Master Plan.

Mr. Ingram asked if VDOT would have to review the plans again.

Mr. Cobb stated that the ordinance states it is at the discretion of the locality.

Mr. Byerly withdrew his second to the motion.

Mr. Curd moved to recommend approval contingent upon the applicant changing the Master Plan to have 28' wide streets.

Ms. Shiflett seconded the motion, which carried unanimously.

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SUBDIVISION ORDINANCE REVISIONS

Mr. Cobb stated that they have been working on revisions to the Subdivision Ordinance. He stated that the ordinance was presented to the Board of Supervisors and they referred it to the Planning Commission. He stated that there are many changes and the Planning Commission needs to decide which date they would like to meet to go over the ordinance and to have a separate worksession.

Mrs. Earhart stated that the Comprehensive Plan public meetings will be coming up.

Mr. Cobb asked if either January 30th or January 31st would work for everyone.

Mrs. Earhart stated that Monday, January 30th would be the fifth Monday.

Mr. Curd stated that maybe they should meet for lunch.

Mr. Cobb stated that it will take some time to go over the ordinance.

Mrs. Earhart stated that as long as there are no significant changes to the document it could go to public hearing as soon as March.

Mr. Cobb stated that the worksession will be set for Monday, January 30, 2006 at 12:30 p.m. and lunch will be provided.

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COMPREHENSIVE PLAN UPDATE

Ms. Tilghman stated that there are meetings in the next two weeks at each of the high schools. She stated that she would like as many commissioners to come particularly to the high school in your district. She stated that all of the meetings start at 7:00 p.m.

Mrs. Earhart stated that the Steering Committee will be at the high schools. She stated that the consultant will be presenting the future conditions scenarios. She stated that the consultant will spend 30-45 minutes explaining the options. She stated that there will be a question and answer session as well.

AGRICULTURAL TASK FORCE UPDATE

Ms. Shiflett stated that they have a final draft and it is being typed up now. She stated that it will be presented to the Board of Supervisors at their last January meeting.

Mr. Cobb stated that Chairman Curry of the Agricultural Task Force will be presenting the report to the Board of Supervisors. He stated that it would be either the afternoon of January 23rd or the evening of January 25th. He stated that staff could notify the Commission on the date of the meeting. He stated that this group decided that in order for their recommendations to be implemented, there needs to be an Agriculture Industry Council and a Director of Agriculture Development to help the farmers with all of the programs available including PDRs. He stated that the group realized that a combination of items could help

save agriculture. He stated that it will be interesting to see whether the Board of Supervisors will create a Council or hire a Director of Agriculture.

Ms. Shiflett stated that to implement any of the key recommendations there needs to be a “go to” person. She stated that there needs to be someone that is dedicated to agriculture. She stated that Virginia Beach has a director along with staff and they are a city.

STAFF REPORTS

A. CODE OF VIRGINIA – SECTION 15.2-2310

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

06-04 Pilot Travel Centers, LLC

Mr. Bridge stated that some of the items that are listed may eliminate the congestion of Pilot and the additional fuel pumps may alleviate the traffic.

Mr. Byerly stated that it may relieve some of the traffic, but it would be considered an expansion of their business.

Mr. Cobb stated that if the Planning Commission is not sure about the expansion, but they like the idea of a loop road then he would suggest that they make that recommendation to the Board of Zoning Appeals.

Mr. Shomo moved that the Planning Commission was concerned about the traffic implications of Pilot. He would recommend that the applicant construct a loop road to encourage the traffic to get off of Route 11 quickly and efficiently.

Ms. Shiflett seconded the motion, which carried unanimously.

06-03 Goldie E. Morris

Ms. Shiflett stated that she would like to make a comment on Goldie Morris’ request. She moved to recommend that the Board of Zoning Appeals limit the permit to the months of the year during hunting season when the Forestry Service will not allow the logging equipment to be stored at the worksites.

Ms. Tilghman seconded the motion, which 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

Secretary