

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

ABSENT: T. H. Byerly
D. L. Cobb, Director of Community Development

VIRGINIA: At the Called Meeting of the Augusta County Planning Commission held on Tuesday, May 9, 2006, at 7:00 p.m. in the Board of Supervisors' Conference Room, Augusta County Government Center, Verona, Virginia.

DETERMINATION OF A QUORUM

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

MINUTES

Mr. Bridge moved to approve the minutes of the Called and Regular meeting held on April 14, 2006. Mr. Curd seconded the motion, which carried unanimously.

Augusta County Service Authority and Tex Larry and Brenda F. Bartley – Rezoning

A request to rezone from Single Family Residential to Rural Residential approximately .466 acres owned by the Augusta County Service Authority and to add the Public Use Overlay zoning designation to approximately 1.8 acres currently owned by Tex Larry and Brenda F. Bartley located on the south side of Harriston Road (Rt. 778) approximately 0.3 of a mile east of the intersection of Harriston Road (Rt. 778) and

Essex Road (Rt. 1201) in the Middle River District. The property will become a single lot owned by the Augusta County Service Authority.

Ms. Earhart explained the request. She stated that the applicant has submitted the following proffer:

1. Additional permitted uses at this site will be:
 - a. Water tank;
 - b. Water treatment plant
 - c. Wells

Jennifer Hoover, Augusta County Service Authority Representative, explained the reason for the request. She stated that currently there is a small treatment facility and 2 small tanks on the property. She stated that the current setup was inherited by the Augusta County Service Authority from a developer and is in poor condition. She stated that the walls on the tanks are getting thin and that the tanks would have to be repaired regardless of the outcome of this meeting. She stated that the size of the tanks is the limiting factor for the system and fire flow is another problem with the current tanks. Ms. Hoover stated that the new tank will be a 150' tall, 300,000 gallon elevated storage tank. She stated that the Service Authority needs more land for the tank, so the Service Authority needed to purchase more land. She stated that the tank will be moved further away from the road to an area with a tree canopy. She stated that the site will still be visible from the road but it will be screened as much as possible. She stated that the treatment facility will be demolished and a new treatment facility will be built closer to the tank.

Mr. Shomo asked if there is 1 well or more than 1 well currently.

Ms. Hoover stated that there are 2 wells.

Mr. Shomo asked about the water production of the current wells.

Ms. Hoover stated that the current wells produce 155 gallons a minute. She stated that the current system has a limit to the number of connections it can have. She stated that there are no extra funds in the Augusta County Service Authority's budget to drill more wells right now.

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

Ms. Shiflett stated that the residents in the Harriston area have water pressure problems and would welcome this project. She stated that the Service Authority seems to have the request in order. She moved to recommend approval of the request with the proffer.

Mr. Shomo seconded the motion, which carried unanimously.

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NEW BUSINESS

Village at Colter's Place – Master Plan

Village at Colter's Place, containing 34 lots zoned Duplex Residential located on the north side of Stuarts Draft Highway (Route 340) in the Beverly Manor District.

Ms. Earhart explained the master plan. She stated that this Master Plan meets the technical requirements.

Mr. Bridge stated that since the Master Plan meets the technical requirements he moved to recommend approval provided the Master Plan is signed by all owners before the Board of Supervisors' meeting.

Ms. Shiflett seconded the motion, which carried unanimously.

Beagle Gap Forest, Section 4 – Master Plan

Beagle Gap Forest, Section 4, containing 50 Residential Lots and 2 Utility Lots zoned Single Family Residential and Rural Residential located adjacent to Beagle Gap Forest Subdivision, Section 3 in the Wayne District.

Ms. Earhart explained the master plan. She stated that this Master Plan meets the technical requirements.

Ms. Tilghman stated that she is concerned about the alternative systems used for sewage treatment. She stated that the County is heading down the road where every site is approved for a sewer system. She stated that she would like to encourage the County to put in regulations to require maintenance. She stated that the County needs to look at the regulations to make sure all systems are maintained. She stated that this could have a potential to cause health problems.

Ms. Shiflett stated that she agrees with Ms. Tilghman. She stated that the County needs to be proactive before all the systems are put in. She stated that the County needs to prevent contamination.

Mr. Bridge and Mr. Shomo both agreed with Ms. Tilghman and Ms. Shiflett.

Mr. Hite stated that the entire Commission feels as though the County needs to regulate maintenance requirements on the alternative sewer systems. He stated that for the record the Planning Commission as a whole would like to see the County regulate maintenance requirements for the alternative sewer systems.

Ms. Shiflett made a motion to recommend approval provided the Master Plan is signed by the owner before the Board of Supervisors' meeting.

Ms. Tilghman seconded the motion, which carried unanimously.

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MATTERS TO BE PRESENTED BY THE COMMISSION

Ms. Tilghman stated that the Planning Commission is the body in charge of the Comprehensive Plan. She stated that at the last Steering Committee meeting the Committee voted unanimously to ask the Board of Supervisors to release the mega site study so they can make informed decisions and not to continue the Comprehensive Planning process until more information is received. She stated that since the Committee does not know anything about the mega site, she stated that it would be a waste of time to continue on with the Comprehensive Plan with this kind of development happening in Augusta County. She stated that to continue on with the Comprehensive Plan would be a waste of time and taxpayers' money.

Mr. Hite stated that he agrees that the development of the mega site would have a big impact on the Comprehensive Plan.

Mr. Shomo asked if after the decision is made by the Board of Supervisors at their meeting, will the Steering Committee have a resolution.

Ms. Shiflett stated that the Steering Committee may have a resolution and they may not have a resolution.

Ms. Tilghman stated that she does not know if the mega site will or will not occur, but unless the Committee is fully informed of the mega site then she is not sure if the Steering Committee should proceed at all with the Comprehensive Plan.

Mr. Bridge asked if the Steering Committee could proceed on with the Comprehensive Plan and if the mega site does occur, then the Steering Committee could have an alternate plan set up.

Ms. Shiflett stated that she feels it would be best not to proceed with the Comprehensive Plan without obtaining the pertinent information relating to the mega site and the effects it would have on the Comprehensive Plan.

Mr. Shomo asked if the Committee would put the Comprehensive Plan on hold.

Ms. Shiflett stated that if the Board of Supervisors does not release the information that is required to complete the Comprehensive Plan effectively, then the Steering Committee as a whole would make a decision as to whether or not to put everything on hold.

Mr. Curd asked what happens if the delay is a year or more.

Ms. Tilghman stated that the state law is fairly broad regarding the required update to the Comprehensive Plan. She stated that minor revisions may be ok. She stated that the Steering Committee is on a deadline.

Ms. Shiflett stated that the decision is in the Board of Supervisors' hands, she stated that it is up to them to make the final decision on releasing the information on the mega site that is required to successfully plan for the future.

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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 no formal action on the BZA items.

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

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Chairman

Secretary