

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

ABSENT: S.N. Bridge

VIRGINIA: At the Called Meeting of the Augusta County Planning Commission held on Tuesday, October 10, 2006, 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 rezoning and the upcoming items on the BZA agenda. The Planning Commission traveled to the following site which will be considered by the Commission:

1. Shenandoah Valley Regional Airport Commission, Shenandoah Valley Joint Airport Commission, and Shenandoah Valley Airport Commission - Rezoning

Chairman

Secretary

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

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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. Byerly moved to approve the minutes of the Called and Regular meeting held on September 12, 2006. Mr. Bridge seconded the motion, which carried unanimously.

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Shenandoah Valley Regional Airport Commission, Shenandoah Valley Joint Airport Commission, and Shenandoah Valley Airport Commission- Rezoning

A request to rezone from General Agriculture to Airport Business approximately 21.6 acres owned by the Shenandoah Valley Regional Airport Commission, the Shenandoah Valley Joint Airport Commission, and/or the Shenandoah Valley Airport Commission. A portion of the property is generally located east of New Airport Road (Route 771) north of Aviation Circle. Another portion of the property is located south of Aviation Circle and adjacent to the existing hangers north of Broad Run Road (Route 774). The final piece of the property is located on the west side of Moss Lane (Route 847) approximately 0.1 of a mile south of the intersection with Weyers Cave Road (Route 256). All the property is located near Weyers Cave in the Middle River District.

Ms. Earhart explained the request.

Gerald Garber, Chairman of the Airport Commission, explained that this request is generally a housekeeping matter, and stated that this particular property has been owned by the Airport Commission for the better part of six years. He explained that in the process of building another row of T-Hangers, the Airport Commission realized that the zoning of some of this property was General Agriculture and not Airport Business. Mr. Garber went on to further explain that this proposal has been in their master plan for approximately eight years. He concluded by saying that they just want to clean up their zoning.

Mr. Hite asked if anyone had any questions regarding the matter.

Mr. Hite asked if there was anyone wishing to speak in favor of this request.

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

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

Ms. Shiflett stated that she agrees with Mr. Garber, in that this request is mostly a housekeeping matter. This property is already owned by the Airport Commission and that they need this approval for their operation and growth. Ms. Shiflett moved to recommend approval.

Mr. Byerly seconded the motion.

Mr. Hite stated the motion has been made, properly seconded, to recommend approval of the rezoning. The motion carried unanimously.

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APPOINTMENT OF NOMINATING COMMITTEE

Mr. Hite stated that the Nominating Committee will consist of Wayne Hite and Becky Earhart.

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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 the following action:

SUP 06-60 Joshua A. Biser or Laurie A. Sipe

Ms. Tilghman stated that this property is located in a Community Development Area and slated for low density residential development. She moved to recommend that the property owners not be allowed to build a new accessory building in order to start a business in a residential area, but rather encourage them to make their business investment in a business zoned area.

Ms. Shiflett seconded the motion, which carried unanimously.

B. UPCOMING MEETINGS

Ms. Earhart reminded the Commission of the Joint Public Hearing on October 18, 2006 at 7:00 p.m. She also noted that written comments will be accepted until October 27, 2006. Ms. Earhart explained that the next worksession will be November 1, 2006 at 7:00 p.m. If necessary, she noted that a second worksession will be held on November 9, 2006. The next Planning Commission meeting will be on November 14, 2006 and if additional discussion is needed on the Subdivision Regulations it will be done that night. Ms. Earhart further explained that a tentative date of November 30, 2006 has been set for the Source Water Protection Ordinance Worksession with the Service Authority and Board of Supervisors.

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SUBDIVISION REGULATIONS

Closed Session

Mr. Curd moved, seconded by Ms. Shiflett, the Commission convene in closed session pursuant to:

- (1) the legal counsel exemption under Virginia Code § 2.2-3711(A)(7)**
[consultation with legal counsel and briefings by staff members or consultants pertaining to actual or probable litigation, and consultation with legal counsel regarding specific legal matters requiring the provision of legal advice by such counsel, as permitted under subsection (A) (7)]:
 - A) Consultation with legal counsel concerning proposed revisions to subdivision and zoning ordinances.

Motion carried unanimously.

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Closed Session (cont'd)

Mr. Curd moved, seconded by Mrs. Tilghman, that the Commission come out of Closed Session. Motion carried unanimously.

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Closed Session (cont'd)

Mr. Hite advised that each member is required to certify that to the best of their knowledge during the closed session only the following was discussed:

1. Public business matters lawfully exempted from statutory meeting requirements, and
2. Only such public business matters identified in the motion to convene the executive session.

Mr. Hite advised the members he would call the roll noting members of the Commission who approve the certification shall answer AYE and those who cannot shall answer NAY.

Roll call vote was as follows:

AYE: Shiflett, Tilghman, Curd, Hite, Byerly, Bridge and Shomo.
NAY: None

Mr. Hite asked that the certification be recorded in the minutes.

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

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Chairman

Secretary