

PRESENT: G. Campbell, Chairman  
L. Howdysshell, Vice Chairman  
T. Jennings  
K. Shiflett  
J. Wilkinson, Director of Community Development  
L. Tate, Senior Planner

ABSENT: S. Bridge  
K. Leonard

VIRGINIA: At the Called Meeting of the Augusta County Planning Commission held on Tuesday, January 14, 2020 at 4:00 p.m. in the Board Room, Augusta County Government Center, Verona, Virginia.

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Ms. Tate informed the Planning Commission members that were not yet aware, that Commission member James Curd resigned from his position following the November meeting.

Ms. Tate stated that new Board of Supervisors member Scott Seaton would be in charge of appointing a new member to fill the open position on the Planning Commission Board for the Wayne district.

Ms. Tate discussed the items on the agenda for the upcoming BZA meeting in February.

The Planning Commission reviewed the following rezoning requests and traveled to the following sites, which will be considered at the Public Hearing.

**Patrick Lovegrove  
328 Cedar Green Rd.  
Staunton, VA**

**Park Properties, Inc.  
Pinnacle Dr.  
Fishersville, VA**

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Chairman

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Secretary

PRESENT: G. Campbell, Chairman  
L. Howdysshell, Vice Chairman  
S. Bridge  
T. Jennings  
K. Leonard  
K. Shiflett  
J. Wilkinson, Director of Community Development  
L. Tate, Senior Planner

ABSENT:

VIRGINIA: At the Regular Meeting of the Augusta County Planning Commission held on Tuesday, January 14, 2020, at 7:00 p.m. in the Board Room, Augusta County Government Center, Verona, Virginia.

**DETERMINATION OF A QUORUM**

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

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**Minutes**

Mr. Campbell moved to approve the minutes of the called and regular meeting held on November 12, 2019.

Mr. Jennings seconded the motion, which carried unanimously.

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**Public Hearing**

Ms. Tate stated that there are two public hearing requests on the agenda. The first request being for property owned by Patrick Lovegrove to rezone, with proffers, from General Agriculture to General Business approximately 0.5 acres (TMP 54D (1) 59A) located at 328 Cedar Green Road in Staunton in the Pastures District. The proposed general use of the property is a dog kennel. Ms. Tate reviewed the submitted proffers. She stated that the current building on the property was approved by Special Use Permit for construction

offices and shops. The applicant would like to convert the existing building into a dog kennel. Ms. Tate showed a picture of the existing building.

Mr. Campbell asked if the applicant was present and wished to speak.

Killian Micek of 934 West Beverley St. Staunton, VA, explained to the commissioners what his plans were for the property. He stated that he felt this business would benefit the community in that there are not a lot of kennel locations in the immediate area, and that he would be reusing and renovating an existing building.

Mr. Jennings asked how many dogs would typically be at the kennel.

Mr. Micek stated there is a potential to have up to 36 dogs.

Mr. Jennings asked how Mr. Micek planned to handle the waste from the dogs.

Mr. Micek explained that all waste would be disposed of at the landfill.

Mr. Campbell opened the public hearing, asking if there was anyone who wished to speak in opposition or in favor of the request.

With no one to speak, Mr. Campbell closed the public hearing.

Mr. Jennings stated that the surrounding area had some diverse uses.

Mr. Howdyshell said that the area is very confined and close to houses which could create problems. Mr. Howdyshell felt that 0.5 of an acres was not nearly enough to support the proposed use, citing noise from barking when dogs are dropped off or taken outside for exercise.

Mr. Bridge said that he did not believe this was the right area for a kennel, that it did not have enough space. To further explain his point, Mr. Bridge cited the County Zoning Ordinance requirement that Special Use Permits for dog kennels on property zoned General Agriculture required 5 acres.

Mr. Bridge made a motion to deny the request.

The motion was seconded by Ms. Shiflett, with the motion being carried with a 5 -1 vote.

Ms. Tate read the next request from Park Properties, Inc. to rezone from General Business to Multi-Family Residential approximately 4.9 acres (TMP 66E (6) 1 15) located on the south side of Pinnacle Drive (Rt. 1289) approx. 700 ft. south of the intersection of Pinnacle Drive (Rt. 1289) and Life Core Drive (Rt. 636) in Fishersville in the Wayne District. The proposed general use of the property is apartments (8-20 units per acre). Ms. Tate identified that the future land use designated for this property in the Comprehensive Plan is business.

Ms. Tate showed a zoning map of the property and stated that there was a residential care facility being constructed on the adjacent property.

Mr. Campbell asked if the owner was present and wished to speak.

William Park with Park Properties and Pinnacle Construction Development Corp. of 1821 Avon St. Charlottesville, VA, spoke on behalf of the planned rezoning. Mr. Park stated

that the intent was to build an 80 unit affordable senior housing apartment facility. The apartment building would have 30 one-bedroom units and 50 two-bedroom units. Mr. Park mentioned that the road was already there and approved by VDOT and that the utilities were also there. Mr. Park discussed the approval process for the tax credits related to the affordable senior housing project. Mr. Park also reviewed several policies of the Comprehensive Plan which support the request as it relates to senior housing in close proximity to medical services.

Mr. Leonard asked if the modular construction design, that Mr. Park discussed in his presentation, had already been outsourced.

Mr. Williams stated that he had been working with Cardinal Homes in Charlotte County.

Mr. Leonard asked if the funding was limited to seniors.

Mr. Park answered yes.

Mr. Campbell opened the public hearing by asking if there was anyone who wished to speak in opposition to the request.

There being none to speak, Mr. Campbell asked if anyone wished to speak in favor of the request.

Mr. Scott Seaton, Wayne District Board of Supervisors member, stated that he felt this was a much needed project. He said that it meets the goals of Lifecore Dr. and that it is an innovative use of the land. He asked if the apartments would have services available to the residents. Mr. Park said they intend to provide fitness equipment and community gathering spaces and other programming for their residents.

With no one else to speak in favor of the request, Mr. Campbell closed the public hearing.

Mr. Jennings asked about the portion of the property that was located in a flood zone.

Mr. Park stated that no part of the building or parking lot would be located in the flood plain.

Ms. Tate noted that the site plan would make sure the structure was located out of the flood plain area.

Mr. Jennings made a motion to approve the request.

The motion was seconded by Mr. Bridge, and carried unanimously.

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### **Old Business**

Ms. Tate reminded the commission members that the Stuarts Draft Small Area Plan was tabled at the November meeting. The public hearing had been open and closed. Ms. Tate stated that the request to hold a joint meeting with the Board of Supervisors was made, but that nothing has been scheduled. Ms. Tate informed the members that there was a 90-day window to make a recommendation to the board and that 90 days has expired

and the board is now able to act on the Stuarts Draft Small Area Plan without a recommendation from the Planning Commission.

Mr. Bridge asked if the plan could be taken off the table tonight.

Ms. Tate stated that she believed that it could.

Mr. Jennings made the statement that there are new Board members now and we should ask again for a joint meeting.

Mr. Bridge asked if the other commission members had any reason to take the plan off the table. He stated that if there were no changes from the last meeting, then there was no reason to take it off the table.

Mr. Jennings asked for a joint meeting with the board for the reason that the plan contained a large amount of material and needed to be studied more in depth.

Mr. Howdysshell agreed that the commission members should meet with the board.

The Planning Commissioners discussed that the Board had referred the plan to the Planning Commission for their recommendation. Discussion about the purpose of a joint meeting with the Board of Supervisors occurred.

Mr. Leonard asked if things needed to be changed.

Mr. Bridge reminded the other members that this was only a plan.

Mr. Howdysshell stated that he felt the plan has gone way outside of the Stuarts Draft area. He stated that the heavier populated areas get more money.

Mr. Leonard said that money should be spent on areas that make the county money.

Mr. Bridge made a motion to take the Stuarts Draft Small Area Plan off the table.

Mr. Jennings seconded the motion, which was carried by a 5 – 1 vote.

Mr. Jennings then made a motion to approve the Stuarts Draft Small Area Plan.

Mr. Bridge seconded the motion which was carried by a 5-1- vote.

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## **STAFF REPORTS**

### **A. CODE OF VIRGINIA – SECTION 15.2-2310**

Mrs. Tate reviewed with the Commissioners the requests coming before the BZA at the February meeting. William and Judie Croft are requesting to have a bed and breakfast at 331 Glebe School Rd. in Swoope. Ronnie and Sandra Morris would like to construct an accessory building exceeding the 900 square foot total aggregate allowed at 412 Little Run Rd. in Weyers Cave. Robert Vanburen would like to have a dog kennel at 384 Paine Run Rd. in Grottoes.

The Planning Commission took no 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

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Secretary