

PRESENT: T. Byerly, Chairman
K. Shiflett, Vice Chairman
S. Bridge
W.F. Hite
T. Cole
J. Curd
K. Leonard
D.L. Cobb, Director of Community Development

VIRGINIA: At the Regular Meeting of the Augusta County Planning Commission held on Tuesday, September 8, 2009, at 7:00 p.m. in the Board Room, Augusta County Government Center, Verona, Virginia.

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DETERMINATION OF A QUORUM

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

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MINUTES

Mr. Curd moved to approve the minutes of the called and regular meeting held on August 11, 2009.

Mr. Bridge seconded the motion, which carried unanimously.

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The Bennett Realty, LLC – Rezoning

A request to rezone from General Agriculture and General Business to General Business with proffers approximately 4.8 acres owned by The Bennett Realty, LLC located in the southeast quadrant of the intersection of Lee Highway (Route 11) and Weyers Cave Road (Route 256) in Weyers Cave in the North River District.

Mr. Cobb explained the request. He stated the applicant has submitted the following proffers:

1. No traffic signal will be allowed to the entrance to the site.

2. The development will be limited to ensure there will be less than sixty (60) vehicles per hour making right turns into the site.
3. A Traffic Impact Analysis (TIA) will need to be completed to show the volume of traffic the site will generate. This TIA will be required as part of the site plan approvals for uses on this site.
4. Fifteen (15') foot right-of-way be dedicated to the Virginia Department of Transportation along Route 11 for the entire length of their property.

Richard Johnson, Blackwell Engineering, applicant for the request stated he is present with the property owners for any questions the Commission may have.

Ms. Shiflett asked Mr. Johnson if there was an anticipated use for the property.

Mr. Johnson answered no. He explained the parcel will be able to accommodate a variety of uses. He stated there are no specific uses for the property at this time which is why the limitations are included in the proffers. He explained a completed TIA would be submitted prior to the rezoning, but because there are no specific plans for the development of the property at this time, he is requesting a completed TIA be submitted prior to site plan approval.

Mr. Curd asked if there is a planned entrance off Route 256.

Mr. Johnson answered no. He stated the entrance is too close to the entrance and exit ramps off Interstate 81, therefore, VDOT would not allow a planned entrance off of Route 256.

Michael Delaney, Carmier, LLC, 20990 Runions Creek Road, Broadway, voiced concern regarding the water and sewer inadequacies for the Weyers Cave area. Mr. Delaney asked for an explanation.

Mr. Johnson stated adequate water and sewer services will be addressed at the time of site plan submittal. He stated this will be the responsibility of the developer.

Mr. Cobb explained presently there is limited amount of sewer availability in the Weyers Cave area. He further stated there are some fire flow issues, but those issues are being resolved by the Augusta County Service Authority.

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

Mr. Bridge stated he can support the request as the proffers have addressed the traffic concerns.

Ms. Shiflett moved to approve the request with proffers.

Mr. Bridge seconded the motion which carried unanimously.

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Ordinance Review

Mr. Cobb briefed the Commission on the status of the ordinances revisions. He explained Community Development staff is continuing work on updating the Zoning, Subdivision, Stormwater, and Nuisance Ordinances. He stated they are approximately 90% complete. Mr. Cobb stated the proposed effective date for the new ordinances is January 1, 2010. He stated the Planning Commission and Board of Supervisors will be receiving a draft copy of the ordinances by September 21st. Mr. Cobb stated a joint worksession for the Board of Supervisors and Planning Commission is scheduled for September 28th. Mr. Cobb gave the Commission dates for advertising the ordinances and stated October 26th has been scheduled for a joint public meeting with the Board and Commission. He stated based on the results from the meeting, more meetings or worksessions can be scheduled to address those comments and concerns. Mr. Cobb further explained the format of the ordinance review. He stated the Commission and Board of Supervisors will be given a summary on the major changes that are being proposed to the ordinance. Mr. Cobb briefly explained some of the changes that are being proposed in the ordinances. He stated development will be more encouraged in the Urban Service Areas and explained there will be incentives to developing in these areas. Mr. Cobb concluded by stating all residents of Augusta County will be notified of these revisions by a mass mailing as well as advertising in the local newspaper.

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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 item 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