

PRESENT: W.F. Hite, Chairman  
J. Curd, Vice Chairman  
T. Cole  
B. Garvey  
K. Leonard  
K. Shiflett  
E. Shipplett  
P.J. Coffield, County Administrator  
T.K. Fitzgerald, Director of Community Development  
R.L. Earhart, Senior Planner

ABSENT: NONE

VIRGINIA: At the Called Meeting of the Augusta County Planning Commission held on Tuesday, April 12, 2011, at 4:00 p.m. in the Board of Supervisors' Conference Room, Augusta County Government Center, Verona, Virginia.

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The Planning Commission assembled in the Augusta County Government Center to discuss the rezoning. Pat Coffield, County Administrator presented the County's Capital Improvements Plan and Budget. The Planning Commission traveled to the following site which will be considered by the Commission:

1. Trimen, LLC and Brenda L. Billings - Rezoning

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Chairman

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Secretary



PRESENT: W.F. Hite, Chairman  
J. Curd, Vice Chairman  
T. Cole  
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K. Leonard  
K. Shiflett  
E. Shipplett  
T.K. Fitzgerald, Director of Community Development  
R.L. Earhart, Senior Planner

ABSENT: NONE

VIRGINIA: At the Regular Meeting of the Augusta County Planning Commission held on Tuesday, April 12, 2011, at 7:00 p.m. in the Board 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. Curd moved to approve the minutes of the Regular Meeting on February 8, 2011 as received.

Mr. Garvey seconded the motion, which carried unanimously.

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**Steve Bridge – Resolution**

Mr. Hite recognized Steve Bridge and asked that he come forward. He asked Mrs. Earhart to read the following resolution which was adopted by the Planning Commission at their regular meeting on January 11, 2011.

WHEREAS, the County of Augusta in consideration of the long and dedicated service of Stephen Bridge; and

WHEREAS, Mr. Bridge diligently and faithfully served the citizens of Augusta County for eight years in the capacity of a public servant; and

WHEREAS, Mr. Bridge was appointed to the Augusta County Planning Commission in January 2003 and completed his service in December 2010; and

WHEREAS, the Augusta County Planning Commission is desirous of expressing their appreciation and thanks to Mr. Bridge for his dedicated service on this commission.

NOW, THEREFORE BE IT RESOLVED that the Augusta County Planning Commission does hereby publicly thank Mr. Bridge for his service which he has so aptly fulfilled with diligence and concern for the citizens of Augusta County.

BE IT FURTHER RESOLVED, that this resolution be adopted by the Commission, recorded in its minutes, and a copy forwarded to Mr. Bridge.

Mr. Hite presented Steve Bridge with a framed copy of the resolution and thanked him for his service on the Commission.

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**Trimen, LLC and Brenda L. Billings- Rezoning and Amend and Restate Proffers**

A request to rezone from General Agriculture to General Business with proffers approximately 2.5 acres owned by Trimen, LLC and Brenda L. Billings and to amend and restate proffers on 2.66 acres owned by Trimen, LLC. The property is located in the southwest quadrant of the intersection of Jefferson Highway (Rt. 250) and Goose Creek Road (Rt. 640) in the Wayne District.

Mrs. Earhart stated the applicant has submitted the following proffers.

**Tax Maps 67C (11) 16, 16A and 67C (12) 14, 17**

1. No building or structure shall exceed thirty-five feet (35') in height.
2. If at the time of development parcels 67C (11) 15 and 18 are still zoned General Agriculture, a buffer consisting of a ten foot wide strip of land with a six foot opaque, vinyl privacy fence will be constructed along the property lines adjacent to parcels 67C (11) 15 and 18.
3. When developed for business purposes, there will be no direct access to these parcels to Jefferson Highway (Rt. 250) or existing Goose Creek Road (Rt. 640). All access will be from the relocated Goose Creek Road (Rt. 640).
4. Access will be provided to adjacent properties to allow interconnectivity between parcels.

5. As part of site plan approval, the developer will evaluate the channel between the VDOT storm sewer discharge and the channel between Wellington Townhouses and the CVR property on Route 250 and build any improvements required to maintain flow within a 20' wide drainage area.

Amended and Restated Proffers for: Tax Map 67C (13) 19

1. In reference to the proposed connector road from Route 250 to Route 640 that Augusta County and/or the Virginia Department of Transportation proposes to design and construct, the owner will provide, at no cost to Augusta County and/or the Virginia Department of Transportation the right-of-way as depicted on the VDOT Route 640 Construction Plans.
2. There shall be no direct access to or from the property to Route 250 or the proposed connector road.
3. The existing entrance on to Route 640 shall be the only entrance for this property.
4. The aggregate square footage of all buildings on this property shall not exceed 15,800 square feet in area.
5. Permitted uses of this property shall be limited to those permitted in the County's Limited Business District (§25-292).
6. All exterior walls of Building Phase 2 shall be brick veneer and all exterior walls facing east, west, and north shall have design elements (including, without limitation, windows, doors, and masonry details) so as to complement the existing building and as generally described and depicted on the conceptual renderings labeled A-C as prepared by Design Vision.

The dumpster site shall be located in the southwest corner of the property and screened as generally described and depicted on that certain plan entitled "Schematic Site Plan II" for Jefferson Commons prepared by Design Vision and dated March 22, 2005.

Mrs. Earhart explained at the initial time of rezoning, the County owned a portion of the property. Since that time, she explained the house located on Tax Map Number 67C (12) 14 has been demolished, the right-of-way necessary for the road construction has been transferred to VDOT, and the remainder of the property has been transferred to Trimen, LLC.

Steve Hinton, Design Vision, 4593 Stuarts Draft Highway, applicant for the request, explained he has been involved with the project for quite some time, including the design for Jefferson Commons. He explained Phase II of the project was completed at a later date to ensure that the building would not be in the way of the relocation of Route 640. Mr. Hinton explained the proffers have been amended since the beginning stages of planning to better accommodate the road project. Mr. Hinton explained if approved, the intentions are to develop buildings and uses that will be similar to those of Jefferson Commons once the economy improves. He explained it has been an on going project working successfully with the County and VDOT to make the road project successful.

Mr. Hinton further noted they have been in discussion with VDOT regarding obtaining an entrance off of the new Route 640.

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

Mrs. Shiflett explained this project has been in the planning stages for many years and improvements to this portion of Route 640 are needed.

Mr. Curd moved to approve the amended and restated proffers and the rezoning with proffers.

Mrs. Shiflett seconded the motion which carried unanimously.

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## **NEW BUSINESS**

### **Sara S. Hollberg – Better Models for Development in the Shenandoah Valley 2010**

Sara Hollberg, Valley Conservation Council, presented to the Commission a PowerPoint on Better Models for Development in the Shenandoah Valley 2010. Ms. Hollberg highlighted the Six Principles for Better Development which are *Conserve Natural and Scenic Assets, Conserve as You Grow, Build Livable Communities, Preserve Historic Resources, Respect Local Character in New Construction, and Reduce the Impact of the Car*. Her presentation included photographs and examples of these principles. In conclusion, Ms. Hollberg invited staff and the Commission to attend the Better Development Symposium to be held on May 25 in Harrisonburg and to contact her for more information.

### **Capital Improvements Plan and Budget**

Mrs. Earhart stated the Planning Commission heard Mr. Coffield's presentation on the Capital Improvements Plan and Budget. She stated that this will be considered by the Board of Supervisors on April 27, 2011. The Commission made no formal recommendations on the plan.

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## **STAFF REPORTS**

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

Mrs. Earhart reviewed with the Commission the requests coming before the BZA.

Mr. Hite asked if there were any comments regarding the upcoming items on the BZA agenda.

**11-24 Philip S. or Kathie L. Zodhates**

This property is located in an Urban Service Area in the Comprehensive Plan.

Mr. Curd noted while he is pleased the business is so successful, he is concerned about the compatibility of a business of this size with the residential character of the neighborhood. He also noted concern about allowing the business to continue to make business investments in an area slated for Medium Density Residential development in the Comprehensive Plan. He moved that the Board of Zoning Appeals consider these concerns.

Mr. Leonard seconded the motion.

The motion carried a 6-0 vote with Mr. Garvey abstaining. Mr. Garvey noted the reason for his abstention is he is more for property rights than government control.

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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