

**ADVANCED
AGENDA**

Special Meeting of the Augusta County Board of Supervisors and
Augusta County Planning Commission
Tuesday, September 13, 2011, 7:00 P.M.

1. BOARD OF SUPERVISORS CALL TO ORDER
2. BOARD OF SUPERVISORS DETERMINATION OF A QUORUM
3. PLANNING COMMISSION CALL TO ORDER
4. PLANNING COMMISSION DETERMINATION OF A QUORUM
5. JOINT PUBLIC HEARING
 - A. AN ORDINANCE TO AMEND THE CODE OF AUGUSTA COUNTY, VIRGINIA SECTIONS 25-471, 25-474.1, AND 25-475 OF THE FLOODPLAIN ORDINANCE, AND SECTIONS 21-6 AND 21-22 OF THE SUBDIVISION ORDINANCE, AND TO REPEAL SECTION 25-706.1 OF THE TRANSITIONS ARTICLE.
6. ADJOURNMENT BOARD OF SUPERVISORS
7. PLANNING COMMISSION SHORT RECESS

Regular Meeting of the Augusta County Planning Commission
7:30 P.M.

1. MINUTES
 - Approval of the Called and Regular Meetings on June 14, 2011 and August 12, 2011.
2. PUBLIC HEARINGS
 - A. A request to rezone from Limited Industrial to General Business with proffers approximately 1.2 acres owned by EJ's, LLC located on the south side of Jefferson Highway (Rt. 250) approximately 0.4 of a mile east of the intersection of Jefferson Highway (Rt. 250) and Tinkling Spring Road (Rt. 285) in Fishersville in the Wayne District.

- B. A request to rezone from Single Family Residential and General Business to Attached Residential with proffers approximately 5.9 acres owned by KWC, LLC located just east of the intersection of Gloucester Road (Rt. 1512) and Cambridge Court (Rt. 1502) in Stuarts Draft in the South River District.
- C. A request to rezone from General Agriculture to General Business approximately 4.8 acres known as the Diamond Club Ballfield owned by the Augusta County Board of Supervisors located in the northwest quadrant of the intersection of Cambridge Drive (Rt. 1502) and Stuart Avenue (Rt. 1510) in Stuarts Draft in the South River District.
- D. A request to rezone from General Agriculture to Single Family Residential approximately 0.2 of an acre owned by Larry Lee Weaver located on the west side of Stuart Avenue (Rt. 1510) adjacent to the Diamond Club Ballfield in Stuarts Draft in the South River District.
- E. A request to rezone from General Industrial to Planned Commerce approximately 7 acres owned by Railside Industries located in the northeast quadrant of the intersection of Lee Highway (Rt. 11) and Buttermilk Road (Rt. 775) in Mt. Sidney in the North River District.
- F. A request to remove the proffer on approximately 2.5 acres zoned General Business owned by Donald Rexrode located on the north side of Stuarts Draft Highway (Rt. 340) approximately 0.2 of a mile east of the intersection of Stuarts Draft Highway (Rt. 340) and White Hill Road (Rt. 654) in Stuarts Draft in the Riverheads District. The proffer to be removed required a joint commercial entrance with an adjacent parcel. The proposed general usage of the property is business. The general usage stated in the Comprehensive Plan is Business.
- G. **An Ordinance amending the Code of Augusta County Virginia by modifying various provisions in Chapter 21, the Subdivision Ordinance, and Chapter 25, the Zoning Ordinance.** Major changes include:
- § 25-4 modifies the definition of a group home to include no more than 8 aged, infirm, or disabled persons living together with staff members and permits them in all districts which allow single family homes.
 - §25-16 establishes a minimum setback of 25' from a property line unless specifically provided for otherwise in the district regulations.
 - §25-24 provides an exception to the sketch plan ordinance in cases where the addition or reconstruction does not change the footprint of the structure.
 - §25-42. F. and M provides a waiver provision by the Board of Supervisors for the sign requirements for advertising signs located within 100' of a residential district.

- §25-68.4, §25-68.5, §25-69.6 modifies the requirements for wireless telecommunication facilities and wind energy facilities allowing the Board of Zoning Appeals to consider requests where the general requirements for the facilities cannot be met.
- §25-72.1, §25-122.1, and §25-132.1 permit temporary family health care structures in General Agriculture, Rural Residential, and Single Family Residential districts as defined in §25-4 and required by State Code.
- §25-73.J. increases the acreage required to qualify for a Rural Home Business Administrative Permit in General Agriculture districts to at least 2 acres; other standards remain the same. Qualifying businesses on lots less than 2 acres may still have the option to apply for a Special Use Permit.
- §25-230.1 and §25-240.1 eliminates the bonding requirement for multi-family residential and manufactured home park projects.
- §25-435 permits religious institutions in Planned Commerce Districts and §25-441 eliminates the prohibition against feed, grain, and fertilizer sales, storage, and handling facilities in Planned Commerce Districts.

2. MATTERS TO BE PRESENTED BY THE PUBLIC

3. MATTERS TO BE PRESENTED BY THE COMMISSION

4. STAFF REPORTS

A. Information for Commission – Code of Virginia, Section 15.2-2310
(Board of Zoning Appeals Items)

5. ADJOURNMENT