

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

ABSENT: J. D. Tilghman

VIRGINIA: At the Called Meeting of the Augusta County Planning Commission held on Tuesday, January 9, 2007, at 3:00 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 rezonings. The Planning Commission traveled to the following site which will be considered by the Commission:

1. Thomas I. Shields, Sr. and Christopher T. Shields – Rezoning

* * * * *

Chairman

Secretary

PRESENT: W. F. Hite, Chairman
J. Curd, Vice-Chairman
S.N. Bridge
T. H. Byerly
K. A. Shiflett
J. Shomo
J. D. Tilghman
R. L. Earhart, Senior Planner and Secretary
D.L. Cobb, Director of Community Development

VIRGINIA: At the Regular Meeting of the Augusta County Planning Commission held on Tuesday, January 9, 2007, at 7:00 p.m. in the Meeting Room, Augusta County Government Center, Verona, Virginia.

DETERMINATION OF A QUORUM

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

ELECTION OF OFFICERS

Mr. Hite asked Ms. Earhart to present the nominating committee report.

Mrs. Earhart placed into nomination the names of James Curd as Chairman, Stephen Bridge as Vice Chairman, and Becky Earhart as Secretary.

Ms. Tilghman moved the nominations cease.

Mr. Byerly seconded the motion, which carried unanimously.

MINUTES

Ms. Shiflett stated that the minutes needed to include the vote on the first rezoning items and asked that the minutes be amended to include "the motion carried unanimously." She then moved to approve the minutes of the Called and Regular

meeting held on November 14, 2006 as amended. Mr. Bridge seconded the motion, which carried unanimously.

* * * * *

John M. and Shirley H. Harner (3/4) and Joseph Harner (1/4)

A request to rezone from Exclusive Agriculture to General Agriculture approximately 0.38 acres owned by John M. and Shirley H. Harner (3/4) and Joseph Harner (1/4) located on the north side of Summerdean Road (Route 602) approximately 0.4 of a mile northeast of the intersection of Summerdean Road (Route 602) and McKinley Road (Route 682) in the Riverheads District.

Ms. Earhart explained the request.

Barry Lotts, surveyor, stated that he is representing the owner and the prospective buyer of this request. Mr. Lotts explained that the purpose of this request is basically to straighten up the boundary line.

Mr. Shomo asked about the location of the "Old Joe Harner" house.

Mr. Lotts explained the location.

Mike Coss, 66 Percy Lane, Fairfield, VA, explained that he is the owner of the property where the boundary line will be adjusted. He stated that he would like to see this request approved and that he has also spoken with the Harners and they agree.

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

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

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

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

Mr. Shomo stated that he believes this is a reasonable request and moved to recommend approval.

Mr. Hite seconded the motion.

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

Thomas I. Shields, Sr. and Christopher T. Shields

A request to rezone approximately 1.312 acres from General Business to General Industrial and to rezone approximately 25.7 acres from General Industrial to Multi-Family Residential with proffers. The property is owned by Thomas I. Shields, Sr. and Christopher T. Shields located at the end of Westbrook Court approximately 0.1 of a

mile southeast of the intersection of Ivy Ridge Lane and Tinkling Spring Road (Route 285) in Fishersville in the South River District.

Ms. Earhart explained the request. She stated that the applicant has submitted the following proffers:

1. Building permits for no more than 36 units will be applied for until a second access designed to meet state standards to the apartment complex is built or bonded.
2. The entrance located at Ladd Road and Ashtree Drive will be constructed, or bonded, to meet the Virginia Department of Transportation requirements prior to the approval of the first building permit for a dwelling in the property zoned Multi-Family Residential.
3. The 25.703 acre parcel zoned Multi-Family Residential will remain in one ownership. The property can not be sub-divided.
4. A 6' high chain link fence with 3 strands of barbed wire or equivalent as approved by the Director of Community Development will be constructed and permanently maintained around the entire perimeter of the quarry. The fence must be installed prior to the issuance of a certificate of occupancy (temporary or final) for any residential units.
5. A 6' wide asphalt walking trail will be installed and maintained around the perimeter of the quarry. The fence must be installed prior to the issuance of a certificate of occupancy (temporary or final) for any residential units.

Barry Lotts, surveyor, stated that he is the representative for the property owners.

He explained that the request is divided into two (2) parts. The 1.312 acre tract has a potential buyer and simply needs 100 ft added to the existing parcel. Mr. Lotts asked that the second part of the request regarding the 25.7 acre tract be tabled because he needs a meeting with the County and VDOT to discuss concerns regarding the quarry and he doesn't have all of the information needed to have that meeting yet.

Ms. Shiflett asked what the ultimate build-out of the apartments was.

Mr. Lotts answered the pump station has been sized for 96 units.

Mr. Curd asked if Mr. Lotts would address staff's concerns regarding the ownership of the development.

Mr. Lotts explained that he is going to sit down with staff and address those concerns.

Mr. Cobb asked Mr. Lotts if they would have the information the following week so a meeting could be scheduled.

Mr. Lotts answered yes.

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

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

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

Mr. Bridge moved to approve the General Industrial portion of the Shields request as submitted and to table the Multi-Family Residential part of the request until the February meeting.

Ms. Shiflett seconded the motion.

Mr. Curd stated the motion has been made, properly seconded, to recommend approval of the 1.312 acres to General Industrial and to table the request of the 25.7 acres from General Industrial to Multi-Family with proffers until the February meeting. The motion carried unanimously.

The motion carried unanimously.

* * * * *

STAFF REPORTS

A. CODE OF VIRGINIA – SECTION 15.2-2310

Mr. Curd asked if there were any comments regarding the upcoming items on the BZA agenda. The Commission took no formal action on the BZA items.

B. Comprehensive Plan

Ms. Earhart explained that everyone should have received a draft copy of the Comprehensive Plan. She stated that the public meetings for the Comprehensive Plan are on January 29th, 30th, and 31st beginning at 7:00 p.m. Ms. Earhart encouraged all members to attend at least one of these meetings. She also stated that if anyone wants the Steering Committee to consider any comments they have to please submit them to her informally as soon as possible.

Mr. Curd asked if these comments needed to be submitted in written form.

Ms. Earhart answered that it did not matter; they could be submitted by email, phone call, or in a letter.

Mr. Byerly asked Ms. Earhart the percentage of land mass in the County.

Ms. Earhart clarified by asking Mr. Byerly if he wanted to know the total percentage in each Policy Area?

Mr. Byerly explained he was interested in the 5% growth goal in the Agricultural Conservation Areas and stated that he is trying to figure a rough estimate of the acres that are in that Policy Area.

Ms. Earhart explained that she would get that information to him.

* * * * *

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

* * * * *

Chairman

Secretary