

PRESENT: J. Curd, Chairman
S.N. Bridge, Vice-Chairman
W. F. Hite
T. H. Byerly
K. A. Shiflett
J. Shomo
D.L. Cobb, Director of Community Development
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, June 12, 2007, 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 rezonings and the upcoming items on the BZA agenda. The Planning Commission traveled to the following sites which will be considered by the Commission at their regular meeting:

1. E & A Land, LLC - Rezoning
2. Solutions Way Management LLC - Rezoning
3. W. & W. Developers, Inc. - Rezoning

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Chairman

Secretary

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ABSENT: J. D. Tilghman

VIRGINIA: At the Called Meeting of the Augusta County Planning Commission held on Tuesday, June 12, 2007, at 7:00 p.m. in the Board of Supervisors' Conference Room, Augusta County Government Center, Verona, Virginia.

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DETERMINATION OF A QUORUM

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

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MINUTES

Mr. Byerly moved to approve the minutes of the Called and Regular meeting held on May 8, 2007. Mr. Hite seconded the motion, which carried unanimously.

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E & A Land, LLC – Rezoning

A request to rezone from Single Family Residential to General Business with proffers approximately 0.5 acres owned by E & A Land, LLC located on the southwest side of Riverside Avenue (Route 792) just west of the intersection of Riverside Avenue (Route 792) and Laurel Hill Road (Route 612) in Verona in the Beverley Manor District.

Ms. Earhart made the following statement: Mister Chairman, before we begin this public hearing, I would like to state for the record, that I am a partial owner of the property under consideration for rezoning tonight. Therefore, I have not participated in the drafting of the staff report or the recommendation on his rezoning. I have filed with Mr. Cobb a formal declaration of personal interest form for the official record. Mr. Cobb will present this matter to the Commission.

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

1. No additional entrances are to be permitted on this site.
2. A six foot high white vinyl fence to be constructed on the west side of lot number 10 approximately 160' in length beginning at a point even with the front edge of the carport on tax map number 46C(1)-1-9 and continuing to the rear property line.

Danny Alexander, 243 Skyview Circle, Verona, VA, explained that he is a partner with E & A Land, LLC. He explained the property was purchased several years ago and remodeled. Currently, Sheave's Flooring is renting the building on the adjacent parcel and has outgrown their existing building and wants to expand. Mr. Alexander stated he has discussed this rezoning with the neighbors who agree with the request and the proffers. Mr. Alexander explained the white vinyl fence that is proffered will actually be placed farther east on E & A Land, LLC property, allowing more yard room for the property to the west.

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

Mr. Hite moved to recommend approval of the request with the proffers.

Mr. Byerly seconded the motion.

Mr. Bridge stated after visiting the site, he too can support the request.

The motion carried unanimously.

Solutions Way Management LLC – Rezoning

A request to rezone from General Agriculture to General Industrial with proffers approximately 52.6 acres owned by Solutions Way Management LLC located on the west side of Solutions Way adjacent to the South River and the Waynesboro City Limits in the Wayne District.

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

1. Public water and sewer will be utilized in the development of this property.
2. There will be no development other than open space and landscaping within 35' of the South River.
3. Prior to any land disturbance or development of the site, the developer will file a Stormwater Pollution Prevention Plan with the Department of Conservation and Recreation and also submit it to the County for review and approval.

Rebecca Polan, 1815 Woodland Terrace, Charlottesville, VA, explained the reason for the request is to facilitate the expansion of the existing industrial complex on site.

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

Mr. Bridge stated after looking at the site, the request seems to be a good use for the property, with the exception of the junk vehicles currently located on the property in violation of County ordinances. He stated he could support the request. He moved to recommend approval of the request with the proffers.

Ms. Shiflett seconded the motion.

Mr. Byerly commented he feels it is a perfect use for the site.

The motion carried unanimously.

W. & W. Developers, Inc. – Rezoning

A request to rezone from Limited Industrial to General Industrial with proffers approximately 21.8 acres owned by W. & W. Developers, Inc. located on the west side of Indian Mound Road (Route 792) approximately 0.3 of a mile south of the intersection of Indian Mound Road (Route 792) and Laurel Hill Road (Route 612) in Verona in the Beverley Manor District.

Ms. Earhart explained the request.

She stated that the applicant has submitted the following proffers:

1. The following uses will be prohibited on the property:
 - a. Travel plazas and truck stops.
 - b. Sawmills
 - c. Feed, grain, and fertilizer sales, storage and handling facilities.
2. No uses will be allowed by Special Use Permit.

3. There will be no outside storage allowed on the property and all uses will be conducted completely within an enclosed building.
4. The total combined sign area for all signs on the lots with Interstate 81 frontage shall not exceed 400 square feet.

Steve Wisely, 1107 Pine Glen Road, Staunton, stated he represents the corporation that owns the property. He explained that in the last four (4) years, the site has operated as a self storage facility with non-intensive industry that he hopes to continue. With the Limited Industrial zoning, Mr. Wisely explained the site currently has restrictions. The reason for the request would be to rezone the site to General Industrial so the site can have more buildings of the same type that will remain in the fenced area. He concluded by stating he feels this is an appropriate request with minimal impact to the infrastructure of Augusta County.

Mr. Curd asked Mr. Wisely the square footage for the proposed signs.

Mr. Wisely answered the current sign is a lighted pole sign, that is a 10' x 20' two sided sign, totaling 400 square feet. He stated as mentioned in the proffers, there will be no signage bigger than that.

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

Mr. Byerly commended Mr. Wisely on the development he has already done on the site.

Mr. Hite stated he too would like to commend Mr. Wisely on the development and concluded that he hopes the additional uses will only improve what is already established.

Mr. Byerly moved to recommend approval of the request with proffers.

Mr. Hite seconded the motion which carried unanimously.

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OLD BUSINESS

Draft Plant Food and Chemicals and Charles F. Urquhart and Mary Louisa U. Bryant - Rezoning

A request to rezone approximately 111.3 acres from General Agriculture to Planned Unit Development with proffers and approximately 95 acres from General Agriculture to General Agriculture with proffers owned by Sunrise Investors, Inc. (formerly owned by Draft Plant Food and Chemicals and Charles F. Urquhart and Mary Louisa U. Bryant)

located on the east side of Stuarts Draft Highway (Route 340), south of the intersection of Stuarts Draft Highway (Route 340) and Augusta Farms Road (Route 649) in Stuarts Draft in the South River District.

Mr. Bridge moved to remove the request from the table.

Ms. Shiflett seconded the motion which carried unanimously.

Ms. Earhart explained the request. She stated the applicant has submitted a revised Zoning Ordinance, Master Plan, and design guidelines, and all of the staff reviews have been completed and all approvals have been received.

Mr. Bridge stated he would like to thank staff and the developer for working in an efficient and cooperative manner. He stated this is the first Planned Unit Development in Augusta County since the adoption of the Comprehensive Plan. Therefore, the Commission wants it to be a good model for others to follow and he feels they have reached a point where the Planning Commission can now take a vote.

Ms. Shiflett stated she agrees with Mr. Bridge. She feels the items that were of concern have been addressed and this development can serve as a model for future developments. She stated she feels staff and the developer have worked well moving this plan forward. She moved to recommend approval of the rezoning request with proffers as presented with the Master Plan, Zoning Ordinance including the Design Guidelines, Articles of Incorporation, By-laws, and the Protective Covenants and Restrictions.

Mr. Bridge seconded the motion.

Mr. Hite stated his only concern would be the Design Guidelines and Master Plan. He stated he hopes the developer will follow the plans exactly as submitted. Mr. Hite stated if the developer does not follow the plans as submitted, the County will stop the development immediately. He concluded by stating he can support this development and it is something that is needed by the County, but it is something that needs to be done correctly.

Mr. Byerly questioned the architectural footprints.

Ms. Earhart explained the Design Guidelines provide a vision of the development (i.e. roof pitches, construction materials, etc.). While it is not actual pictures, it will allow for consistency in the development, while also allowing the developer some flexibility.

The motion carried unanimously.

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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 the following actions:

SUP 07-52 Beverage Tractor & Equipment, Inc.

Ms. Shiflett moved to recommended to the Board of Zoning Appeals that they consider the safety of customers crossing a busy designated thoroughfare, Route 340, at this location and the compatibility of the expanding outdoor sales and storage area in such close proximity to existing and planned residential development.

Mr. Bridge seconded the motion which carried unanimously.

SUP 07-53 Stew G. and Alice M. Pollock

Ms. Shiflett moved to recommend limiting the size of the accessory building to insure its compatibility with the future residential structure on the lot and to limit the use of the archery range to personal use only.

Mr. Bridge seconded the motion which carried unanimously.

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Ms. Earhart explained to the Commissioners she has provided copies of the Comprehensive Plan to them. She stated everything but the map has been completed. She explained the maps will be available in the next week or so. She stated copies of the maps will be available to the public and staff would be glad to speak at any civic meetings. She also stated the Comprehensive Plan is now available on-line and copies of the plan are available for sale to the general public.

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

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Chairman

Secretary