

PRESENT: K. Leonard, Vice Chairman
W. Garvey
W. Hite
K. Shiflett
E. Shipplett
R. L. Earhart, Senior Planner and Secretary

ABSENT: J. Curd, Chairman
T. Cole
T. Fitzgerald, Director of Community Development

VIRGINIA: At the Called Meeting of the Augusta County Planning Commission held on Tuesday, July 10, 2012, at 5:00 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 rezoning. The Planning Commission traveled to the following site which will be considered by the Commission:

1. ECA Properties, L.L.C. - Rezoning

Chairman

Secretary

PRESENT: K. Leonard, Vice Chairman
W. Garvey
W.F. Hite
K. Shiflett
E. Shipplett
R.L. Earhart, Senior Planner and Secretary

ABSENT: J. Curd, Chairman
T. Cole
T. Fitzgerald, Director of Community Development

VIRGINIA: At the Regular Meeting of the Augusta County Planning Commission held on Tuesday, July 10, 2012, at 7:00 p.m. in the Board Room, Augusta County Government Center, Verona, Virginia.

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DETERMINATION OF A QUORUM

Mr. Leonard stated as there were five (5) members present, there was a quorum.

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MINUTES

Mr. Shipplett moved to approve the minutes of the called and regular meeting held on June 12, 2012.

Mr. Hite seconded the motion, which carried unanimously.

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ECA Properties, LLC

A request to rezone from Single Family Residential to General Business 0.409 acres owned by ECA Properties, L.L.C. located on the east side of Stuarts Draft Highway (Rt. 340) approximately 0.15 of a mile south of the intersection of Stuarts Draft Highway (Rt. 340) and Draft Avenue (Route 608) in Stuarts Draft in the South River District.

Mrs. Earhart explained the request as presented on PowerPoint.

John Swett, Sr., one of six owners of ECA Properties, LLC, stated that rezoning this particular piece of property would enhance the ability to serve his customers. His business has many customers that come in with trailers and this would give them more room to turn around and would also allow room to display bagged goods.

John Swett, Jr., representative of ECA Properties, LLC, asked if the Commissioners had any questions.

Mr. Garvey stated that while he did not have any particular questions he is familiar with the property and visits the hardware store quite often.

Mr. Shipplett asked Mr. Swett to confirm that they would be stacking the outside supplies in the new area.

Mr. Swett said that the number one goal in obtaining the additional acreage is to address the issues of over-flow parking for big special events. Because of the events that are held at the store, there is a lot of "bottle-necking" that occurs with vehicles trying to get in and out of the parking lot. He stated that the number two goal is to display the products for sale in a nice, neat, and proper fashion. The displays may include zero turn mowers, grills, and bagged goods.

Mr. Leonard asked if they are planning to install a buffer or perimeter fence around the area.

Mrs. Earhart explained that buffering would be addressed during the Special Use Permit process. She stated that the Ordinance would require them to install something and the BZA will determine what that will be.

There being no further questions from the Commissioners, Mr. Leonard opened the public hearing. There being no one to speak in favor or against, Mr. Leonard closed the public hearing.

Mr. Garvey made a motion to recommend approval of the request.

Mr. Hite seconded the motion, which carried unanimously.

SHC Developers, Inc.

A request to add proffers to approximately 30.6 acres zoned Single Family Residential, owned by S H C Developers, Inc., and located on the north side of Howardsville Road (Rt. 701) just west of the Riverheads School Complex in the Riverheads District.

Mrs. Earhart explained the request and stated that the applicant had submitted the following proffers:

1. The developer will build, in a manner and on terms acceptable to the County and the Service Authority, a water tank to serve this development and will dedicate the improvements to the Service Authority upon their completion.

2. Prior to the building permit being issued for the 100th unit (single family detached or townhouse) in this development, a second access to Route 701 will be constructed.
3. All streets in the subdivision will be constructed with curb, gutter, and sidewalks on both sides of the street.
4. Public water and sewer will be utilized in the development of all dwellings on this property.
5. The minimum side yard setback shall be fifteen feet (15') until such time as the available fire flow has been increased to the fire flow standard established by the Board of Supervisors for dwellings closer together.

Mrs. Earhart explained that this property has been zoned Single Family Residential since 1966 and before there was conditional zoning, therefore, there were no proffers on this property. In 2007 the top portion of the property was rezoned to Attached Residential. At that time, proffers were put on the property, which are essentially number one (1) through number four (4) above. In the County Zoning Ordinance, when curbs, gutters, and sidewalks are constructed, it allows for the houses to be closer together. When the houses are closer together, it increases the fireflow requirement. In this case, there is not enough fireflow to allow the houses to be closer together. The point of proffer number five (5), that the minimum side setback be at least 15', is to allow them to start development with the current fireflow which is sufficient to meet the standards for the normal residential side yard standard. When fireflow is increased due to the addition of the water tank or through some other measure, then the 8' side yard requirements would be allowed. The request is not for a change in the use of the property, but is more of a technical requirement in order to allow them to develop using the larger setback.

Scotty Sipe of Crimora, and representative of SHC Developers, Inc., stated that he felt the request was self explanatory.

There being no comments or questions from the Commissioners, Mr. Leonard opened the public hearing.

Jessie Wilmer of 163 Howardsville Rd., Staunton, asked where the second entrance would be into the development.

Mr. Sipe indicated where the entrance would be.

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

Mr. Hite stated that this request was more of a housekeeping item and made the motion to recommend approval of the proffers.

Mrs. Shiflett seconded the motion, which carried unanimously.

STAFF REPORTS

A. CODE OF VIRGINIA – SECTION 15.2-2310

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

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

12-31 Charles D. Crouse and Gemstone, LLC

The Planning Commission voiced concerned about the magnitude of the current and proposed business use of this property in a Rural Conservation Area. The Planning Commission stated this request is similar to the Atkins request from last month and want to be consistent in their comments. Mr. Shipplett moved to recommend that the business not be allowed at this location and the business be encouraged to relocate to an appropriately zoned piece of property better suited for this use. Mrs. Shiflett seconded the motion which passed on a 4 – 1 vote, with Mr. Garvey voting against the motion.

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

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Chairman

Secretary