

PRESENT: J. Curd, Chairman  
T. Cole  
W. Garvey  
K. Shiflett  
R. L. Earhart, Senior Planner and Secretary  
T. Fitzgerald, Director of Community Development

ABSENT: W. Hite  
K. Leonard  
E. Shipplett

VIRGINIA: At the Called Meeting of the Augusta County Planning Commission held on Tuesday, August 14, 2012, at 5:00 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. The Planning Commission traveled to the following sites which will be considered by the Commission:

1. Countryside Service Company, Inc. - Rezoning
2. W. Boutros & Company - Rezoning

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Chairman

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Secretary

PRESENT: J. Curd, Chairman  
K. Leonard, Vice Chairman  
T. Cole  
W. Garvey  
K. Shiflett  
R.L. Earhart, Senior Planner and Secretary  
T. Fitzgerald, Director of Community Development

ABSENT: W. Hite  
E. Shipplett

VIRGINIA: At the Regular Meeting of the Augusta County Planning Commission held on Tuesday, August 14, 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. Curd stated as there were five (5) members present, there was a quorum.

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**MINUTES**

Mr. Garvey moved to approve the minutes of the called and regular meeting held on July 10, 2012.

Mrs. Shiflett seconded the motion, which carried unanimously.

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**Countryside Service Company, Inc.**

A request to rezone from Multi-Family Residential to Attached Residential with proffers approximately 14.3 acres owned by Countryside Service Company, LC, located on the east side of Imperial Drive (Rt. 1334) just north of the intersection with Jefferson Highway (Rt. 250) in the Wayne District.

Mrs. Earhart explained the request as presented on PowerPoint.

Frank Root of 28 Imperial Drive, Staunton, and manager of Countryside Service Company, Inc. stated that his company had purchased the property being presented for rezoning eight years ago. A portion of the property was sold for Waterford Village Apartments. His company has explored different options for the remaining portion of the property. They have created a design for townhomes that they feel will be attractive and appeal to a broad range of people, especially those that are price conscious. Each unit will be 1.5 stories with all the essentials on the main floor. The main floor will consist of a master bedroom, master bath, living room, dining room, kitchen, and deck. The second floor will consist of two bedrooms and a bathroom. Each unit will also have a garage which will add to the desirability and will be a popular feature, as most townhomes in the Fishersville area do not have a garage. The estimated price range of the units will be between \$150,000.00 and \$160,000.00. He stated that they feel this is a popular price range with the current economy.

They are also asking for an increase in density for a couple different reasons. The old density was established before Wilson Elementary School was built and before the current Comprehensive Plan was adopted. They are asking for the density increase to match the current Comprehensive Plan of 112, although the preliminary plat will show only 101.

Mr. Root addressed other issues of concern. He stated that fireflow had been an ongoing concern for Staff and that he had been working with the Service Authority on this issue. He stated that the Service Authority had already planned on how to correct the fireflow issue and had budgeted for the correction. He stated that one advantage of approving the rezoning would be the increase in hook-up fees the project will generate over what the current zoning allows. This additional revenue will help the Service Authority with the cost of the fireflow improvements. The next area of concern was the need for a traffic light. Mr. Root stated that his company is more than willing to pay 100% of the cost to install a traffic light at the intersection of the development. They also own property across the street that would benefit from a light as well. As soon as they meet the warrants and VDOT will allow them to install the light, they will do so. Mr. Root said the County had raised storm water concerns. He explained that his engineers are working on the issues and they are confident that they will be able to meet state requirements both in terms of quantity and quality. He stated that the quantity issues have been addressed by the ponds that were put in place by the previous owner. He stated that water quality standards have increased and they may need to work with water quality some, but are certain they will be able to meet state requirements.

Mr. Garvey stated that he was concerned about the 25% grade for storm water and asked Mr. Root to confirm that the engineers were confident that it would work.

Mr. Root explained that they are trying to stay off the steepest part of the land. He said most of the drainage would go towards Rt. 250. He stated that not all the calculations were completed yet, but the plans are to stay off the steep part as it was not suitable to use.

Mr. Cole asked exactly where the steep land was that Mr. Root was talking about, as all the land looked steep.

Mr. Root indicated on PowerPoint the section of land he was referring to.

Mr. Cole asked if that is where the intermittent stream is.

Mr. Root said yes it was and that they intend to stay away from that area.

Mr. Cole asked where the pond would be located.

Mr. Root indicated on PowerPoint where the existing pond is and that it was put in when the area was first developed. He explained that most of the water would drain that way.

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

Mrs. Shiflett stated that all the issues of the request have been addressed, and the request meets the Comprehensive Plan for density. She made the motion to recommend approval of the request with proffers to the Board of Supervisors.

Mr. Garvey seconded the motion, which carried unanimously.

### **W. Boutros & Company**

A request to rezone from General Agriculture to Rural Residential with proffer 91 acres owned by W. Boutros & Company, located on the northeast side of Entry School Road (Rt. 795) approximately 0.5 of a mile south of the intersection with Old White Bridge Road (Rt. 640) near the City Limits of Waynesboro in the Wayne District.

Mrs. Earhart explained the request as presented on PowerPoint.

Peter Boutros, of 71 Wilson Blvd., Fishersville, and representative of the company explained that they plan to take the 91 acres off of Rt. 795 and produce a subdivision consisting of 25 – 33 lots with well and septic.

There being no questions from the Commissioners, Mr. Curd opened the public hearing.

Dale Rexrode of 23 Entry School Rd., stated that while he was not against the request he was concerned about the conditions of Rt. 795 from Waynesboro to Rt. 640. He said the road is very narrow and is filled with holes and he is concerned about the increase in traffic on the road. He is also concerned about the blasting that will take place when construction starts and the effect it may have on his well due to the limestone rock in that area. He said he is also concerned about the size of the houses and does not want to see any “cracker box” houses in the development.

With there being no one further to speak against or in favor of the request, Mr. Curd closed the public hearing.

Mr. Garvey asked Mr. Boutros if there was a definite square footage requirement for the homes and if there would be a public street or homeowner's association.

Mr. Boutros stated that there would be a public street. He also stated that they were still doing market analysis but the homes would range anywhere from 1800 square feet up to 5000 - 7000 square feet. He said they plan on putting estate homes in the development.

Mr. Garvey asked what the acreage of each lot would be.

Mr. Boutros indicated that he did not know the average lot size but each lot would be at least two acres. The smallest lot at this point is 2.5 acres.

Mr. Garvey asked how much road frontage there is, as he was concerned about the knoll where the entrance will be.

Mr. Boutros stated that VDOT inspected the site. The entrance had to be adjusted about 15 feet towards Waynesboro, but they were capable of getting maximum sight distance on both sides.

Mrs. Shiflett stated the request was in compliance with the Comprehensive Plan. She made a motion to recommend approval with proffer to the Board of Supervisors.

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

### **12-32 Harry L. Myers, III**

The Planning Commission is concerned about the potential noise associated with this proposed business use. They noted this property is located in a residential area and is part of a Community Development Area where the County wants to encourage additional residential development. They voiced their concern about the impact the testing of the motorcycles after the custom parts have been installed might have on the residential neighbors. Mr. Cole moved to recommend that the business, if approved, have limited hours of operation. They suggested the business not be allowed to operate past 8:00 p.m. on weekdays, 6:00 p.m. on Saturday, and no Sunday hours of operation. Mr. Garvey seconded the motion, which carried unanimously.

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

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Chairman

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Secretary