

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

VIRGINIA: At the Regular Meeting of the Augusta County Planning Commission held on Tuesday, February 12, 2013, 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 seven (7) members present, there was a quorum.

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**MINUTES**

Mr. Curd moved to approve the minutes of the called and regular meeting held on January 8, 2013.

Mr. Shipplett seconded the motion, which carried unanimously.

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**County of Augusta; Mill Place Office Park, LC, and Commerce Park Leasing, LC**

A request to amend the Concept Plan and the proffers for the Mill Place Commerce Park owned by County of Augusta Board of Supervisors, Mill Place Office Park, LC, and Hansen Partners, LLC, and located in the southwest quadrant of the Interstate 81/Laurel Hill Road (Rt. 612) Interchange in Verona in the Beverley Manor District.

Mrs. Earhart explained the request. She stated that the existing Concept Plan for the Mill Place Commerce Park shows four areas. She stated the amendment under consideration combines Areas 3 & 4. She indicated on PowerPoint the 37 acres that will

become a portion of the new Area 3, (previously Area 4), and stated the 140.8 acres will all be under the uses currently allowed in the old Area 4. She explained the change to the proffers is only a change in wording from Area 4 to Area 3. There is no substantive change. She also stated that there is public water and sewer available and that it is in an area that is planned for business and industrial uses.

Dennis Burnett, Economic Development Director for Augusta County, stated that the ability to entertain prospects and flexibility within the Planned Commerce District has been advantageous. He stated that the County has 14 – 15 active projects. In working with the projects, he is often asked what it will take to be site ready and how long it will take to get to market. He stated that the County participated in a Round Table hosted by Shenandoah Valley Partnership which brought in two site selector organizations, Austin Consulting and Chabin Concepts. These organizations conducted an overall assessment of the area, including Augusta County, Staunton, Waynesboro, Rockingham County, and Harrisonburg. Augusta County did well in all areas with the exception of site ready pads. Taking under consideration the results of the assessment, the Board authorized an engineering contract that was awarded to Balzer and Associates to look at what it would take for Mill Place to become site ready on a pad of about 40 acres. While looking at the topography to see where it would be possible to have a 40 acre pad, it was realized that the demand has changed since the original Master Plan for Mill Place was done where 5 – 7 acre tracts were targeted. To proceed with a 40 acre tract, some adjustments would need to be made. Mr. Burnett indicated on PowerPoint how the road structure would need to be changed. He stated that it made sense for the 40 acre pad site to be in the new Area 3. The engineering firm recommended that the County request the areas to be consolidated.

Mr. Cole asked if the 40 acre site at Mill Place was the only 40 acre site available in the County.

Mr. Burnett indicated that it is not the only 40 acre site, but it is the only site that is County owned. He indicated that there are sites that are ready, particularly in the Stuarts Draft area between Target and McKee, along with some additional tracts in the Draft area. He stated that the particular site between Target and McKee is valuable because it is one of the few sites that could easily be served by a rail spur. He stated that there is also land in the Weyers Cave area where some infrastructure needs are being addressed. The Service Authority has begun initial design for a Waste Water Treatment Plant Upgrade for this area and over \$1,000,000 has been pledged for this project.

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.

Mrs. Shiflett stated that if the County is going to own a site, it needs to be ready for development as soon as possible. She made the motion to recommend approval of the revised Concept Plan with the amended proffers to the Board of Supervisors.

Mr. Cole seconded the motion, which carried unanimously.

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**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.

**13-10 Spencer A. Broome, Jr. and 13-12 Christopher A. or Wanda C. Marks**

The Planning Commission is concerned about placing businesses in residential areas, even if they are zoned General Agriculture. They noted several requests are located on small lots in Community Development Areas where the County wants to encourage additional residential development. Mrs. Shiflett moved to recommend that the Board look closely at the proximity of the businesses to the existing dwellings and the potential for growth of each of the businesses and the ultimate impact such businesses could have on the future of these County growth areas. Mr. Cole seconded the motion, which carried unanimously.

**13-15 Brian and Colby Trow**

The Planning Commission expressed concern about building 3 new dwellings on less than 3 acres, even if they are planned for rental use. While they support the concept of tourism, they are concerned about what happens if the cabin rental business closes and the property owner wants to sell the dwellings as individual properties. Without the required acreage, frontage, etc., the Commission is concerned that the property owner will be seeking one or more variances in order to create the lots. Mr. Shipplett moved to recommend for the Board to avoid permitting a situation where a variance is needed to be able to use the dwellings as single family dwellings- either by limiting the size of the dwelling units allowed, limiting the number of units, or changing the configuration of the units so that there is a reasonable plan for the property if it is no longer used for recreational rental units. Mr. Cole seconded the motion, which passed on a 6 – 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

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Secretary