

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

ABSENT: T. Cole
W. Hite
T. Fitzgerald, Director of Community Development

VIRGINIA: At the Regular Meeting of the Augusta County Planning Commission held on Tuesday, August 13, 2013, at 7:00 p.m. in the Board Room, Augusta County Government Center, Verona, Virginia.

* * * * *

DETERMINATION OF A QUORUM

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

* * * * *

MINUTES

Mr. Shipplett moved to approve the minutes of the regular meeting held on June 11, 2013.

Mr. Garvey seconded the motion, which carried unanimously.

* * * * *

Consideration of Renewal of the North River Agriculture and Forestal District

Michele Astarb, Subdivision Administrator, explained that the North River Agricultural and Forestal District was created ten years ago and was set to expire in October. Property owners within the district were notified of the expiration date and were given the opportunity to renew their property to remain in the district. Full review of the district was necessary due to the Mohler property being withdrawn from the district, which consists of approximately 900 acres. She referred to the map as presented on PowerPoint and indicated where the Mohler's property is, the property that is staying in

the district, and property that is being added to the district. She asked that a recommendation be made to the Board of Supervisors to approve the map as is. The only change would be the Richard Reeves property, which will stay in the district as well. He was undecided at the time of the map printing. Mrs. Astarb also stated that property owners who did not respond to the original letter that was sent asking if they wanted to renew have been notified that their property may automatically renew at the discretion of the Board of Supervisors.

Mr. Shipplett asked if the reason the Mohlers withdrew from the district was because they cannot subdivide the property.

Mrs. Astarb explained that because the Mohlers' property is set up as an LLC, they are not allowed to subdivide. The Ordinance does not recognize corporations in this district. Other Ag Forestal Districts allow corporations to subdivide to family members; however, the North River District chose not to have that option. The Mohlers would be allowed to come back into the Ag Forestal District, but will be required to file a new application.

Mr. Leonard asked if the ten year renewal period was normal for the Ag Forestal District.

Mrs. Astarb explained that the State Code states that the renewal period cannot be less than four years and no more than ten.

Mrs. Shiflett made the motion to recommend approval of the North River Agricultural and Forestal District as mapped, including the automatic renewal of property whose owners did not respond, the addition of the Ernie Reeves property (TM 11-29) with a finding that it is agriculturally significant, and to recommend the conditions of the district remain the same and the term of the district be 10 years.

Mr. Shipplett seconded the motion, which passed unanimously.

Comprehensive Plan Review

Mrs. Earhart stated she had sent everyone existing zoning and future land use maps for their districts. She stated she would like to go through district by district getting initial thoughts from Commissioners on areas where the future land uses being recommended might need to be changed or at least studied during the Comp Plan review process.

Mrs. Shiflett stated that most areas in the Middle River District were substantially correct. She did refer to an area around New Hope that was noted as being in the floodplain. She stated that particular area was at the top of a hill and did not flood.

Mrs. Earhart stated that she would check to see why this area was listed as floodplain.

Mrs. Shiflett stated that the Shenandoah Regional Airport has asked for more protection against conservation easements because easements could prevent expansion of the airport and the airport would prefer that the easements not be up against their property.

Mr. Shipplett said that the County wants the airport to expand and grow in order to provide more services.

Mrs. Earhart explained that while easements do protect the airport from incompatible developments, they also have the potential to hinder their growth. She suggested that a policy be added to the Comp Plan that states that the Board must approve any conservation easements desiring to be placed on land within .5 mile of the airport.

Mr. Shipplett stated that he does not know of any changes needed in the North River District.

Mrs. Shiflett stated there is a large amount of land on Rt. 11 North of Verona that is not developed and she does not see it being developed in the future.

Mrs. Earhart said that it needs to be determined where water and sewer are along Rt. 11. She will get that information from the Service Authority prior to considering additional map changes.

Mr. Leonard referred to the Middlebrook Rd. (Rt. 252) and Mt. Tabor Rd. area in the Riverheads District and stated more of that could be Rural Conservation.

Mrs. Earhart stated that this area has been substantially subdivided and asked if this was an area the County would want new rural residential subdivisions and would they be compatible with the existing developments.

Mr. Leonard stated he was satisfied with the Riverheads District and does not feel any changes are necessary. He did express concern about the condition of the Stoney Creek area and wondered why it was not shown as a development area.

Mrs. Earhart stated that this area started out as a campground and has evolved into a residential area served by various means of private water and sewer. The County has determined that it would be cost prohibitive for the County to put public services or a public road in this area. The requirements of most grant programs to install public services would also require the homes to be rehabbed. It is not a possibility at this time to change Stoney Creek to an Urban Service Area.

Mr. Leonard referred to Lofton Rd. going to the Westvaco property and asked why it is not on the Comp Plan map.

Mrs. Earhart stated that while it is zoned General Industrial, the Comp Plan does not show it because it does not have public services to it. It would be Staff's recommendation not to change that area because it would indicate additional industrial development is being encouraged on well and septic and that would not be consistent with the rest of the plan.

Mr. Garvey indicated there were no changes needed for the South River District. There are a lot of farms still operating along Rt. 340, but there has been a lot of growth in this area as well. There is the potential for significantly more growth in this area.

Mr. Shipplett stated if the Lyndhurst area was being looked at as an area for public sewer service expansion, then development would be encouraged.

Mrs. Earhart stated that she has asked the Service Authority for their input on where it would be beneficial to put services and where they canq really extend services. The Service Authority has indicated that the Comp Plan needs to be looked at and it needs to be determined realistically where services should be.

Mr. Garvey asked who makes the final decision on where services are installed.

Mrs. Earhart stated that ultimately it is the Board of Supervisorsqdecision because the Service Authority has to develop in compliance with the Comp Plan. If the Boardq plan says an area is not going to have sewer, the Service Authority cannot bring sewer to it unless the County decides to amend the plan.

Mr. Curd referred to the area between Barrenridge Rd. and Sangerq Lane in the Wayne District and said this would be a good area for public use, such as a public park. He referred to the area along Kiddsville Road to Entry School Road requesting that this area be changed to Rural Conservation Area. He also referred to an area along Rt. 608 and Rt. 250 and stated that it would be beneficial to change this particular area to Neighborhood Mixed Use rather than Attached Residential.

Mrs. Earhart updated the Commission on the schedule for the Comp Plan review and indicated she is continuing to meet with county staff and other boards and commissions to get their input. While this is taking longer than expected, she reiterated her belief that the results will be worthwhile.

* * * * *

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.

The Planning Commission took no action on the BZA items.

* * * * *

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

* * * * *

Chairman

Secretary