

PRESENT: T. Cole, Chairman
E. Shipplett, Vice Chairman
C. Foschini
K. Leonard
K. Shiflett
T. Fitzgerald, Director of Community Development
R. L. Earhart, Senior Planner and Secretary

ABSENT: J. Curd
W. Garvey

VIRGINIA: At the Regular Meeting of the Augusta County Planning Commission held on Tuesday, January 14 2014, 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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INTRODUCTION OF NEW MEMBER

Mr. Leonard welcomed Chris Foschini to the Planning Commission representing the Beverley Manor District. He stated he was replacing Wayne Hite whose term on the Commission expired in December.

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ELECTION OF OFFICERS

Mr. Leonard presented the nominating committee report. He placed into nomination the names of Taylor Cole as Chairman, Eric Shipplett as Vice Chairman, and Becky Earhart as Secretary.

Mrs. Shiflett moved, seconded by Mr. Leonard to elect the slate by acclamation. The motion carried unanimously.

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MINUTES

Mr. Leonard moved to approve the minutes of the regular meeting held on November 12, 2013.

Mr. Shipplett seconded the motion, which carried unanimously.

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W & W Developers, Inc., and General Teamsters, Chauffeurs, Warehousemen, etal

A request to rezone from General Industrial to General Business with proffers approximately 21.8 acres owned by W & W Developers, Inc., and General Teamsters, Chauffeurs, Warehousemen, etal., located on the west side of Indian Mound Road (Rt. 792) on the north and south sides of Cedar Park Lane in Verona in the Beverley Manor District.

Mrs. Earhart explained the request. She stated the applicant has submitted the following proffers:

1. All access to the property shall be off Cedar Park Lane. There shall be no individual lot access off Indian Mound Road.
2. Within 180 days of rezoning approval, Cedar Park Lane will be ready for acceptance into the public road system, even if the actual resolution for acceptance has not been approved by the Commonwealth Transportation Board yet.
3. The following uses will be prohibited on the property:
 - A. Travel plazas and truck stops
 - B. Sawmills and wood processing businesses
 - C. Feed, grain, and fertilizer sales, storage and handling facilities
 - D. Freight and truck terminals
 - E. Distribution Centers
 - F. Bulk Storage of fuels or regulated substances

Steve Wisely, owner of W & W Developers Inc., and authorized representative for General Teamsters, Chauffeurs, Warehousemen, etal., stated he has been developing the property for ten years. His property is used exclusively as a self-storage business. He sold a small lot off the front several years ago and General Teamsters is currently the second owner of the lot. He has always been concerned about the upkeep of property by the adjoining property owners and is pleased with how General Teamsters is keeping the property. He is requesting to rezone the property in order to help the General Teamsters, and it will be consistent with the current use of the property and consistent with future plans for the property, which is to expand.

There being no questions from the Commissioners, Mr. Cole opened the Public Hearing.

There being no one to speak in favor of or against the request, Mr. Cole closed the Public Hearing.

Mrs. Shiflett stated she felt the request was appropriate and moved to recommend approval of the request with proffers.

Mr. Shipplett seconded the motion, which carried unanimously.

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NEW BUSINESS

Wayne Franklin Hite - Resolution

Mr. Cole stated that Mr. Hite went off the Commission after 11 years of service. He asked Mrs. Earhart to read the resolution.

WHEREAS, the County of Augusta in consideration of the long and dedicated service of Wayne Franklin Hite; and

WHEREAS, Mr. Hite diligently and faithfully served the citizens of Augusta County for more than eleven years in the capacity of a public servant; and

WHEREAS, Mr. Hite was appointed to the Augusta County Planning Commission in August 2002 and completed his service in December 2013; and

WHEREAS, Mr. Hite served in the office of Chairman to that same body in 2006 and 2011; and

WHEREAS, the Augusta County Planning Commission is desirous of expressing their appreciation and thanks to Mr. Hite for his dedicated service on this commission.

NOW, THEREFORE BE IT RESOLVED that the Augusta County Planning Commission does hereby publicly thank Mr. Hite for his service which he has so aptly fulfilled with diligence and concern for the citizens of Augusta County.

BE IT FURTHER RESOLVED, that this resolution be adopted by the Commission, recorded in its minutes, and a copy forwarded to Mr. Hite.

Mr. Shipplett moved, seconded by Mr. Leonard to approve the following resolution recognizing Mr. Hite for his service and asked for Mr. Hite to be invited back so they could publicly recognize him and present him with the resolution. The motion passed on a unanimous vote.

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Comprehensive Plan Review - Housing

Mrs. Earhart began the review of the Housing section of the Comp Plan. She stated this section is more detailed because of changes to the State Code. Information will be added to the Comp Plan that will meet the requirements of the code section. The Comp Plan will become more deliberate in stating how the County is meeting the State mandate for affordable housing. She noted that 2013 population information was not available at the present time, but will be added prior to finalizing the draft; however, according to the current data, Augusta County has not seen a lot of population growth since 2010. Approximately 81% of the housing stock in Augusta County is owner occupied housing and that is a much higher percentage than the State or the region. The County also is made up predominantly of single family detached housing, although the number of multi-family units is increasing. The State defines housing affordability as housing that is affordable to households whose income is at or below the area median. Housing costs should be less than 30% of household income to be affordable. In Augusta County, the average household spends 21.1% on housing costs. There are 886 assisted rental housing units in Augusta County. Statistically, there is a need for housing units that would be affordable to someone in the 60% median income level. Assistance to homeowners and renters is available in Augusta County through organizations such as Habitat for Humanity, Rebuilding Together, which is an organization that provides critical housing repairs, Rural Development, Staunton and Waynesboro Housing Redevelopment Authority, and the PDC. State code stipulates that the County needs to develop areas for affordable housing. The County's goal is for at least 80% of residential development to occur in Urban Service Areas. Likewise, most of the new affordable housing units should be built in the Urban Service Areas. Those are the areas that have public water and sewer and can accommodate additional density.

The County will continue to look at affordable housing on a regional basis and insuring that housing is meeting the needs of the diverse population. Community educational programs are needed to assist with homeownership and to provide information on the responsibilities of owning a home.

Mr. Leonard asked if other regions have a housing maintenance code.

Mrs. Earhart stated that cities generally have a housing maintenance code.

Mr. Shipplett asked how you help people understand the aspects of home ownership.

Mrs. Earhart stated programs such as Habitat for Humanity and the Waynesboro Redevelopment and Housing Authority require their potential homeowners to attend classes on homeownership before being accepted into their programs. The classes teach basic home maintenance and budgeting.

Mr. Shipplett stated there is a need for public education on money management and homeownership.

Mrs. Earhart said she agrees and education should be added as a component to the Housing section of the Comp Plan.

Mr. Leonard asked about the changes to the Plan that would do away with proffers.

Mrs. Earhart explained that proffers wouldn't be completely done away with. The goal of the Plan is to encourage 80% of residential development to occur in the Urban Service Areas. Housing needs to be more affordable and attractive to buy and build, if development in these areas is to be encouraged. Developers cannot be expected to incur excessive costs of developing in the Urban Service Areas or they will build in areas of the County where we don't want them to develop.

Mr. Cole referred to past discussions on septic systems. He asked how the County goes about encouraging people to build closer to infrastructure and not so much out in the country; is there a way to accomplish that goal. We need to equalize the costs so that the developer builds where the infrastructure is and not where it isn't.

Mrs. Earhart explained that the thought on cash proffers has changed since the time the plan was last adopted when we were growing at a much higher rate. Then the thought was the developer needed to pay for the services his development caused. In reality, if the developer was paying for 1/10 of the costs of the increased parks and recreation facilities in an area, the general taxpayers were going to foot the bill for the remaining 9/10 of the cost. The expectation that the new facilities were going to be built was raised based on the cash contribution by the developer, but the burden could be mostly on the taxpayer. The out of pocket expense to the County could be increased by asking a developer to contribute cash proffers. So, we have taken out the recommendations to develop a cash proffer system.

Mr. Shipplett stated the County needs to work with developers in a partnership format. If developers have to pay for everything in order to develop property, they are not going to come to this area.

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STAFF REPORTS

2013 Annual Report

Mrs. Earhart summarized the Annual Report. She explained that the Planning Commission had only two rezoning requests, which were recommended to the Board of Supervisors for approval in 2013 and three recommendations on Zoning Ordinance amendments. They recommended the renewal of the North River Agricultural and Forestal District and continued the review of the Comprehensive Plan.

Mr. Leonard moved for the Annual Report to be forwarded to the Board of Supervisors.

Mr. Foschini seconded the motion, which carried unanimously.

A. CODE OF VIRGINIA – SECTION 15.2-2310

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

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

The Planning Commission took no action on the BZA items.

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

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Chairman

Secretary