

PRESENT: E. Shipplett, Chairman
S. Bridge
J. Curd
C. Foschini
T. Jennings
K. Shiflett
R. L. Earhart, Senior Planner and Secretary

ABSENT: K. Leonard
T. Fitzgerald, Director of Community Development

VIRGINIA: At the Regular Meeting of the Augusta County Planning Commission held on Tuesday, September 8, 2015, at 7:00 p.m. in the Board Room, Augusta County Government Center, Verona, Virginia.

DETERMINATION OF A QUORUM

Mr. Shipplett stated as there were six (6) members present, there was a quorum.

MINUTES

Mr. Jennings moved to approve the minutes of the regular meeting held on August 11, 2015.

Mr. Bridge seconded the motion, which carried unanimously.

NEW BUSINESS

Mrs. Earhart reviewed ordinance changes that will be coming before the Planning Commission in October.

A. Addition of Source Water Protection Areas

Mrs. Earhart reviewed the Source Water ordinance provisions with the Commissioners. She reminded them this ordinance protects the public ground water supply. She discussed the four areas being proposed to be added to the ordinance; Churchville, Gardner Spring, Harriston, and Vesper View. She referred to the PowerPoint presentation and stated Area 1 has the most restrictions and is the area within 1000' from the water source. She reviewed the Area 2 restrictions which include the prohibition of Class 2 and Class 5 injection wells.

Mr. Shipplett asked what injector wells are.

Mrs. Earhart explained they are wells that are injected with something such as saltwater brine that will remove oil and gas.

Mrs. Earhart stated Churchville has six different wells with six different recharge areas. There will only be one source water protection Area 2 for Churchville proposed for adoption into the ordinance with the six different areas merged into one.

Mr. Bridge asked if all the wells in Churchville will be connected.

Mrs. Earhart stated there will be two areas.

Mr. Foschini asked what the size of those areas are in terms of acreage.

Mrs. Earhart stated acreage has not been determined at this time, but will likely vary from well to well.

Mr. Foschini asked for clarification that Area 2 does not have any agricultural impact as far as farming and pesticide use is concerned.

Mrs. Earhart stated the ordinance is written to allow for best management practices to be used in agriculture areas.

Mr. Bridge asked how existing businesses will be impacted.

Mrs. Earhart stated they will not be asked to shut down or put a Spill Prevention Plan into place. The changes to the ordinance will mainly affect new activity.

Mr. Shipplett asked if he would need to abstain from voting on the ordinance change since he owns property in Lyndhurst.

Mrs. Earhart stated Mr. Shipplett may have to declare that he owns property, but he would not be prevented from voting.

B. Ordinance Changes

1. On the Farm Activities §25-71.1 & 72.1 – The General Assembly mandated that agri-tourism events be permitted on farms, if the events are accessory to the agricultural operation. For it to be an agri-tourism activity, it has to be something done within the agriculture operation to begin with. She reviewed the proposed activities for the uses to be considered accessory use. The ordinance will not allow for the rental of a farm to be used for events such as weddings, parties, and retreats. These types of events would require a special use permit.
2. Commercial Vehicles §25-4 – The changes to this section will allow for more than one commercial vehicle to be parked on all residential zoned lots and agricultural lots of less than one acre.

Mr. Jennings stated in paragraph #1 of the ordinance one commercial vehicle having a Gross Vehicle Weight of 10,000 lbs. is allowed and in paragraph #2 a commercial vehicle having a GVW of 20,000 lbs. is allowed. He asked why there is a discrepancy between the two.

Mrs. Earhart stated one commercial vehicle that is over 10,000 lbs. is allowed as long as it is parked in the driveway or in the back yard and nothing over 20,000 lbs. will be allowed on any lot.

3. Mini-Warehouses §25-303 – The proposed changes to this section of the ordinance will affect mini-warehouses which will now require a Special Use Permit rather than being permitted by Administrative Permit.

Mr. Foschini asked if the changes to the ordinance were for new sites only or would it be retroactive for existing business parcels.

Mrs. Earhart stated it would be retroactive if there is not an approved site plan in place for the business parcel.

Mr. Foschini asked if the site plan would be needed for the whole site or just part of the site.

Mrs. Earhart recommended he speak with John Wilkinson, Zoning Administrator, regarding the requirements for the site plan.

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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.

15-36 Bland W. and Rema D. Farrar

This property is shown on the Comprehensive Plan Planning Policy Area/Future Land Use Map as being in a Community Development Area slated for Low Density Residential Development. The Planning Commission is concerned about starting a business with so many trucks and trailers on the site and the intensity of the use proposed in an area which is expected to see additional residential development. Mrs. Shiflett moved to recommend the applicants find a business location for their trucking business. Mr. Curd seconded the motion, which carried unanimously.

15-37 George Anen, Sr. or Denise D. Campbell

This property is located in the floodplain. The Planning Commission is concerned about establishing a business, including building an addition to the building, in the floodplain. Mr. Bridge moved to recommend the applicant find another location for this business. Mrs. Shiflett seconded the motion, which carried unanimously.

15-38 Marco C. Taylor

Mr. Foschini moved to recommend the Board of Zoning Appeals not approve another accessory building on this property which would far exceed the Zoning Ordinance requirements in terms of size allowed and would exceed the size of the existing dwelling on the property. Mr. Jennings seconded the motion, which carried unanimously.

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

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Chairman

Secretary