



COUNTY OF AUGUSTA
COMMONWEALTH OF VIRGINIA
DEPARTMENT OF COMMUNITY DEVELOPMENT
P.O. BOX 590
COUNTY GOVERNMENT CENTER
VERONA, VA 24482-0590



MEMORANDUM

TO: Augusta County Planning Commission

FROM: Becky Earhart, Senior Planner *Becky*

DATE: February 26, 2016

SUBJECT: Regular Meeting

The Regular Meeting of the Augusta County Planning Commission will be held on **Tuesday, March 8, 2016, at 7:00 p.m.**, at the Augusta County Government Center, in the Meeting Room, 18 Government Center Lane, Verona, Virginia.

The Planning Commission will meet beginning at **3:30 pm** in the Board of Supervisors' Conference Room at the Augusta County Government Center for a short staff briefing. We will also be going on site visits to Deerfield Community Park, Natural Chimneys, and the Berry Farm (See Attachment). We will have dinner in the Community Development Department Conference Room at approximately 6:15.

Attached are the agenda and meeting materials for Tuesday's meeting, as well as the county parks information. In addition, you will find a map of the proposed Atlantic Coast Pipeline reroute through Deerfield. If you are unable to attend the meeting, please let Jean or me know as soon as possible, so that we can adjust the meal count.

BE/jm

**ADVANCED
AGENDA**

Regular Meeting of the Augusta County Planning Commission

Tuesday, March 8, 2016, 7:00 P.M.

1. **CALL TO ORDER**
2. **DETERMINATION OF A QUORUM**
3. **MINUTES**

Approval of the Called and Regular Meetings on February 9, 2016.
5. **MATTERS TO BE PRESENTED BY THE PUBLIC**
6. **NEW BUSINESS**
7. **OLD BUSINESS**
8. **MATTERS TO BE PRESENTED BY THE COMMISSION**
9. **STAFF REPORTS**

A. Information for Commission – Code of Virginia, Section 15.2-2310
(Board of Zoning Appeals Items)
10. **ADJOURNMENT**

PRESENT: S. Bridge, Chairman
K. Shiflett, Vice Chairman
J. Curd
K. Leonard
R. L. Earhart, Senior Planner and Secretary

ABSENT: C. Foschini
T. Jennings
E. Shiplett

VIRGINIA: At the Called Meeting of the Augusta County Planning Commission held on Tuesday, February 9, 2016, at 4:45 p.m. in the Board of Supervisors' Conference Room, Augusta County Government Center, Verona, Virginia.

The Planning Commission assembled in the Augusta County Government Center.

The Planning Commission traveled to the following site, which will be considered by the Commission:

1. P.J. Wright, Jr. - Rezoning

Chairman

Secretary

PRESENT: S. Bridge, Chairman
K. Shiflett, Vice Chairman
J. Curd
K. Leonard
R. L. Earhart, Senior Planner and Secretary

ABSENT: C. Foschini
T. Jennings
E. Shipplett

VIRGINIA: At the Regular Meeting of the Augusta County Planning Commission held on Tuesday, February 9, 2016, at 7:00 p.m. in the Board Room, Augusta County Government Center, Verona, Virginia.

DETERMINATION OF A QUORUM

Mr. Bridge stated as there were four (4) members present, there was a quorum.

MINUTES

Mr. Leonard moved to approve the minutes of the regular meeting held on January 12, 2016.

Mrs. Shiflett seconded the motion, which carried unanimously.

P.J. Wright, Jr.

A request to rezone approximately 3.3 acres from Limited Business to General Business with proffers owned by P.J. Wright, Jr., located on the south side of Jefferson Highway (Rt. 250) approximately 0.2 of a mile east of the intersection with Aero Drive (Rt. 1006) and adjacent to the city limits of Waynesboro in the Wayne District.

Mrs. Earhart explained the request as presented on PowerPoint. She stated the applicant submitted four proffers, which are consistent with the current Limited Business zoning and proffers on the property, with the exception of being able to build a larger building on the property.

P. J. Wright, Jr., of 1449 Laurel Hill Rd., Verona asked if Proffer #1 was an existing proffer or one being proposed with the rezoning request.

Mrs. Earhart stated gasoline retail outlets, warehouses, and distribution centers are things that were already proffered to be prohibited and will continue to be prohibited, if the rezoning is granted.

Mr. Wright stated he thought Proffer #5 only applied to Lots 2, 3, 4, and 5, but not to Lot 6.

Mrs. Earhart stated restaurants with drive-through windows are already prohibited on Lot 6 because they are prohibited in Limited Business and Proffer #1 retains that prohibition.

Mr. Wright stated it is his understanding that he would be allowed to build separate structures on Lots 5 and 6 with a maximum of 10,000 square feet per lot. He is requesting to be allowed to combine the lots and be allowed to build a structure of no more than 18,000 square feet.

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

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

Mr. Curd stated the property is in an Urban Service Area and is in compliance with the Comprehensive Plan. With the new proffers being proposed, there should be limited impact to the Attached Residential property to the south. He moved to recommend approval of the request with the proffers.

Mrs. Shiflett stated the request is reasonable and should have minimal impact on the surrounding properties. She seconded the motion, which carried unanimously.

STAFF REPORTS

Code of Virginia – Section 15.2-2310

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

16-9 Yoder Investments, LLC

Mr. Bridge moved that the BZA, if they permit the bed and breakfast, place a restriction on the amount of time guests can stay at the inn, in order to avoid it becoming a residential care facility.

Mrs. Shiflett seconded the motion, which carried unanimously.

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

Chairman

Secretary



COUNTY OF AUGUSTA
COMMONWEALTH OF VIRGINIA
DEPARTMENT OF COMMUNITY DEVELOPMENT
P.O. BOX 590
COUNTY GOVERNMENT CENTER
VERONA, VA 24482-0590



Ref. # 16-199

MEMORANDUM

TO: Planning Commission
FROM: Becky Earhart, Senior Planner *Becky*
SUBJECT: Parks and Recreation Tour
DATE: February 25, 2016

The Parks and Recreation Commission and Staff are in the process of updating their Master Plan. In the coming months, the Planning Commission will be asked to review the document and consider a recommendation for adopting it as part of the County's Comprehensive Plan. In order to better understand Augusta County's parks and recreation facilities, we will be touring many of their sites over the next couple of months. Enclosed you will find a county map with all of their facilities marked. In addition, you will find specific maps of the park facilities we will be visiting on Tuesday, March 8th (Deerfield, Natural Chimneys, and Berry Farm). Time permitting, we will go on a "virtual tour" of the Augusta Springs Park once we get back to the Government Center. The plan will be to view the parks on the eastern side of the County in April (depending on the number of rezonings that we have).

Parks and recreation staff will be joining us on the 8th to give us information on the facilities, their history, and proposed capital improvement projects, as well as background on their current and future programming efforts. We look forward to a great tour and dialogue.

If you have any questions about the plans for Tuesday's tour or specific questions for Parks and Recreation, please let me know as soon as possible so that we can have the answers by Tuesday.

Staunton (540) 245-5700

TOLL FREE NUMBERS

Waynesboro (540) 942-5113

From Deerfield (540) 939-4111

From Bridgewater, Grottoes

Harrisonburg, Mt. Solon & Weyers Cave (540) 828-6205

FAX (540) 245-5066

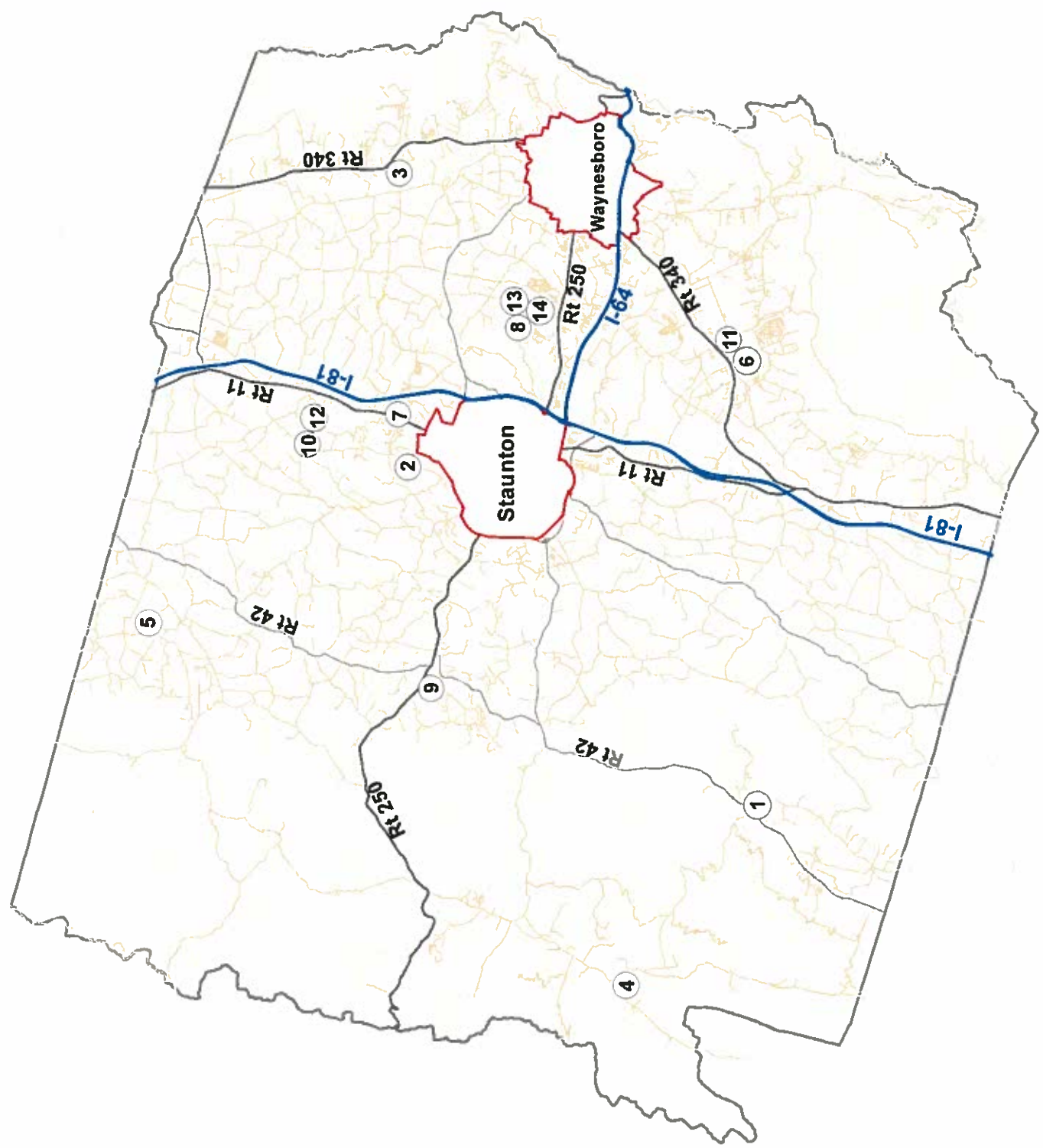
Cour Parks & Facilities Location Map

Parks

- 1 Augusta Springs Park
- 2 Berry Farm
- 3 Crimora Park
- 4 Deerfield Park
- 5 Natural Chimneys
- 6 Stuarts Draft Park

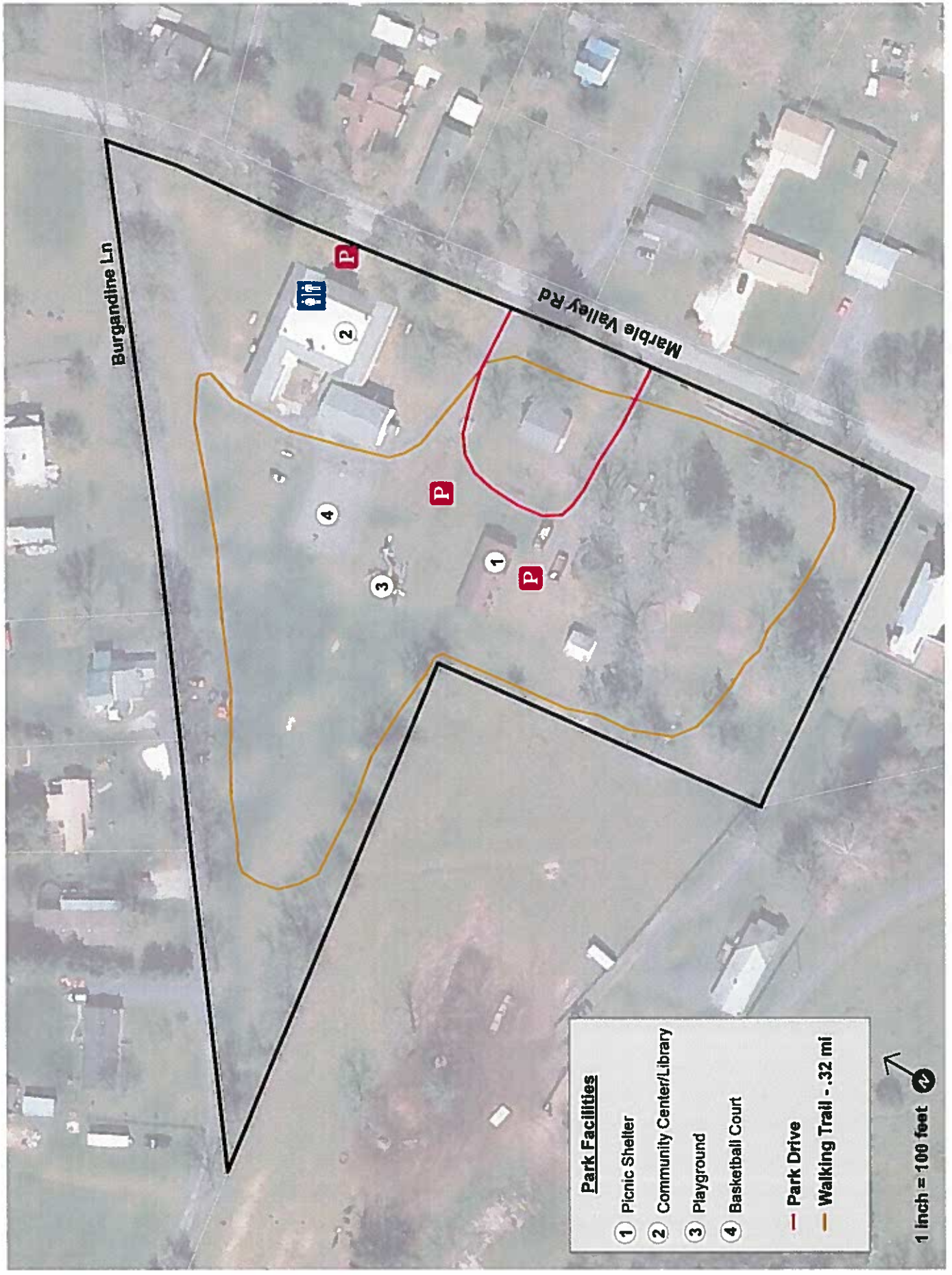
Facilities

- 7 Augusta County Government Ctr.
- 8 Augusta County Recreation Ctr.
- 9 Churchville Elementary/Community Ctr.
- 10 Clymore Elementary/Community Ctr.
- 11 Stuarts Draft Elementary/Community Ctr.
- 12 Stewart Middle School/Community Ctr.
- 13 Wilson Middle School/Community Ctr.
- 14 Wilson Elementary/Community Ctr.



1 inch = 27,726.75 feet

Deerfield Park, Deerfield, Va



Park Facilities

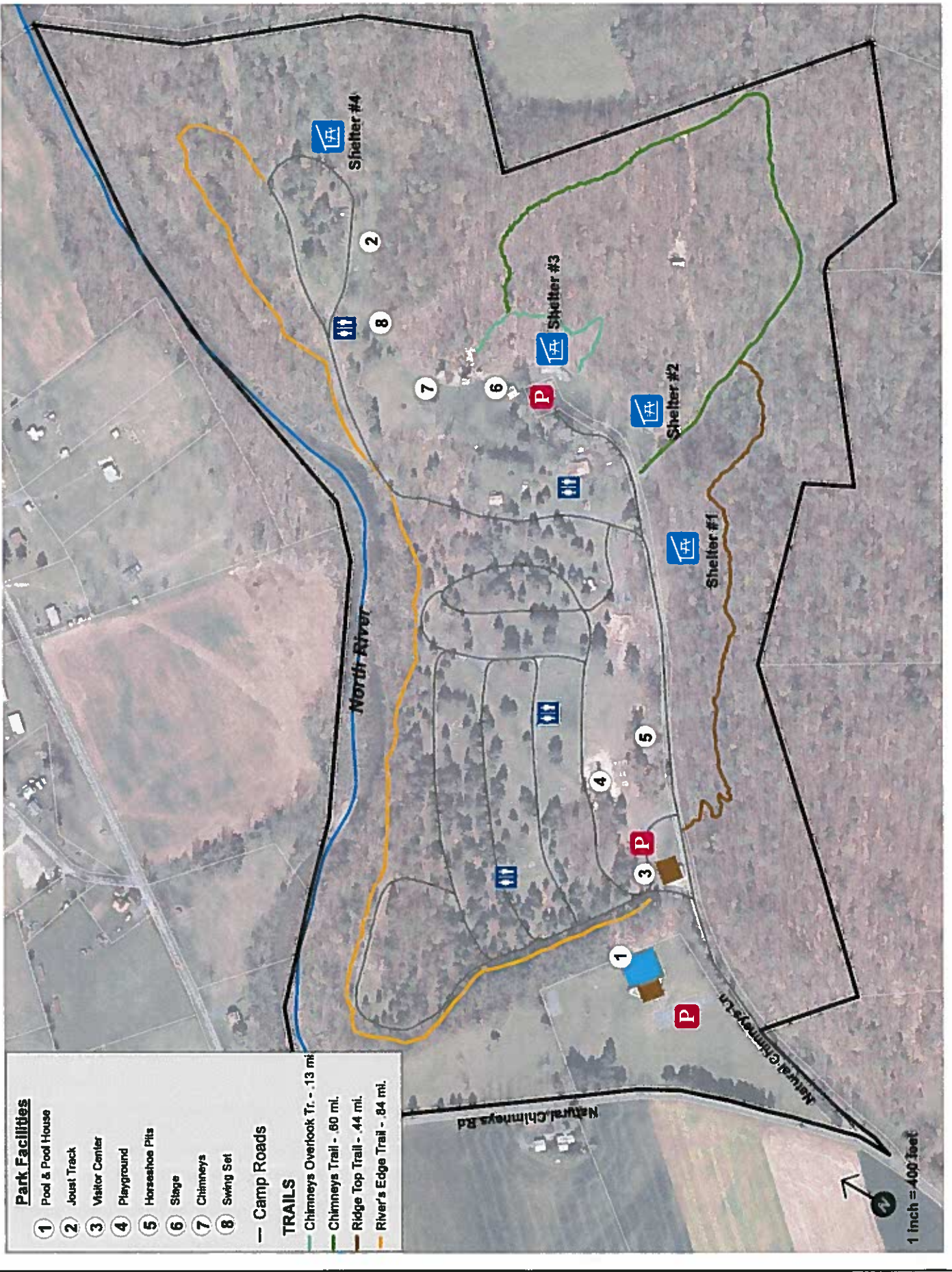
- ① Picnic Shelter
- ② Community Center/Library
- ③ Playground
- ④ Basketball Court

— Park Drive

— Walking Trail - .32 mi

1 Inch = 100 feet

Natural Chimneys, Mount Solon, Va.



Here's how the map works:

FOR SECTION A/B/C

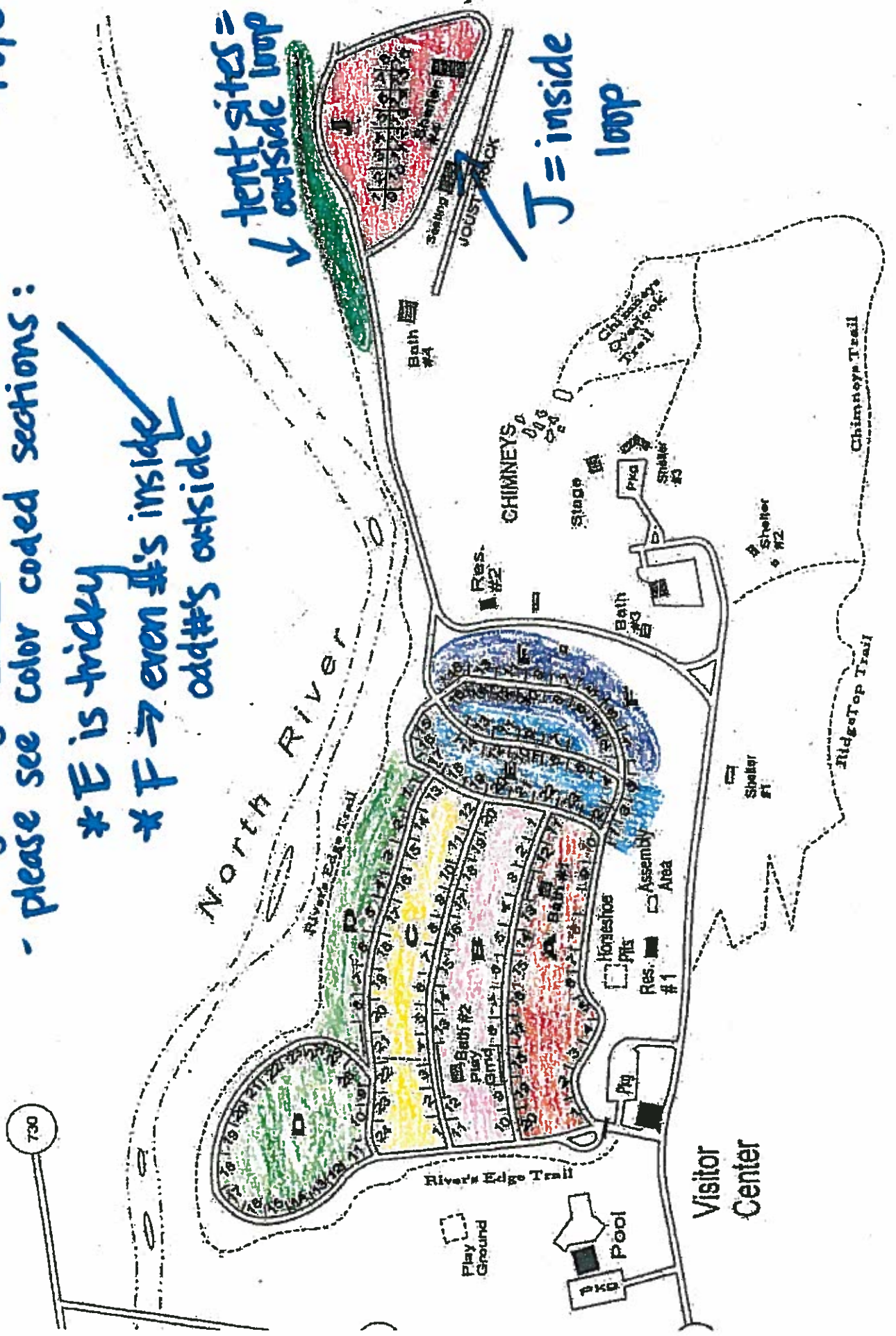
- everything inside roads is in the section A/B/C
- please see color coded sections:

* E is tricky

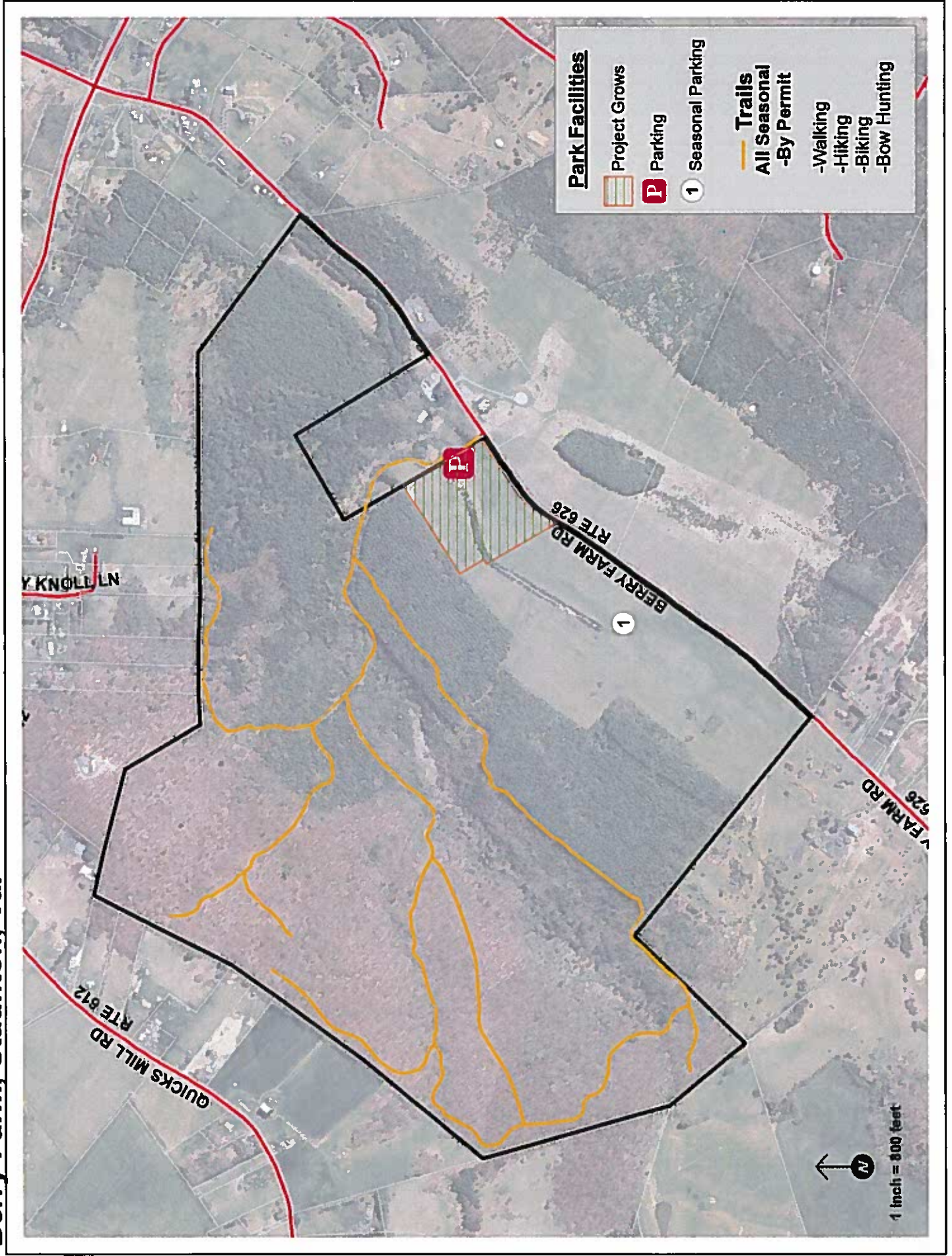
* F → even #'s inside
odd #'s outside

tent sites =
outside loop

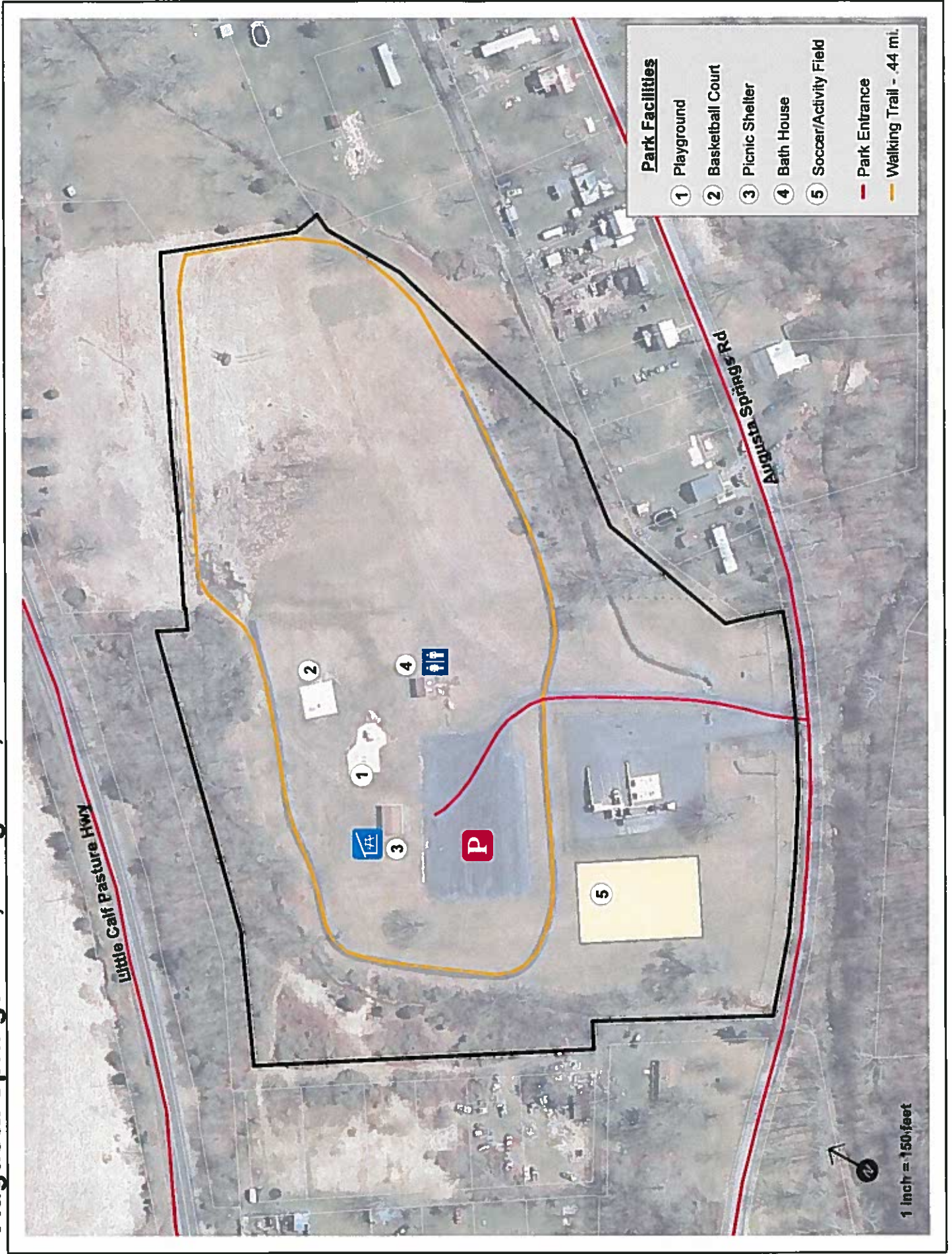
J = inside
loop



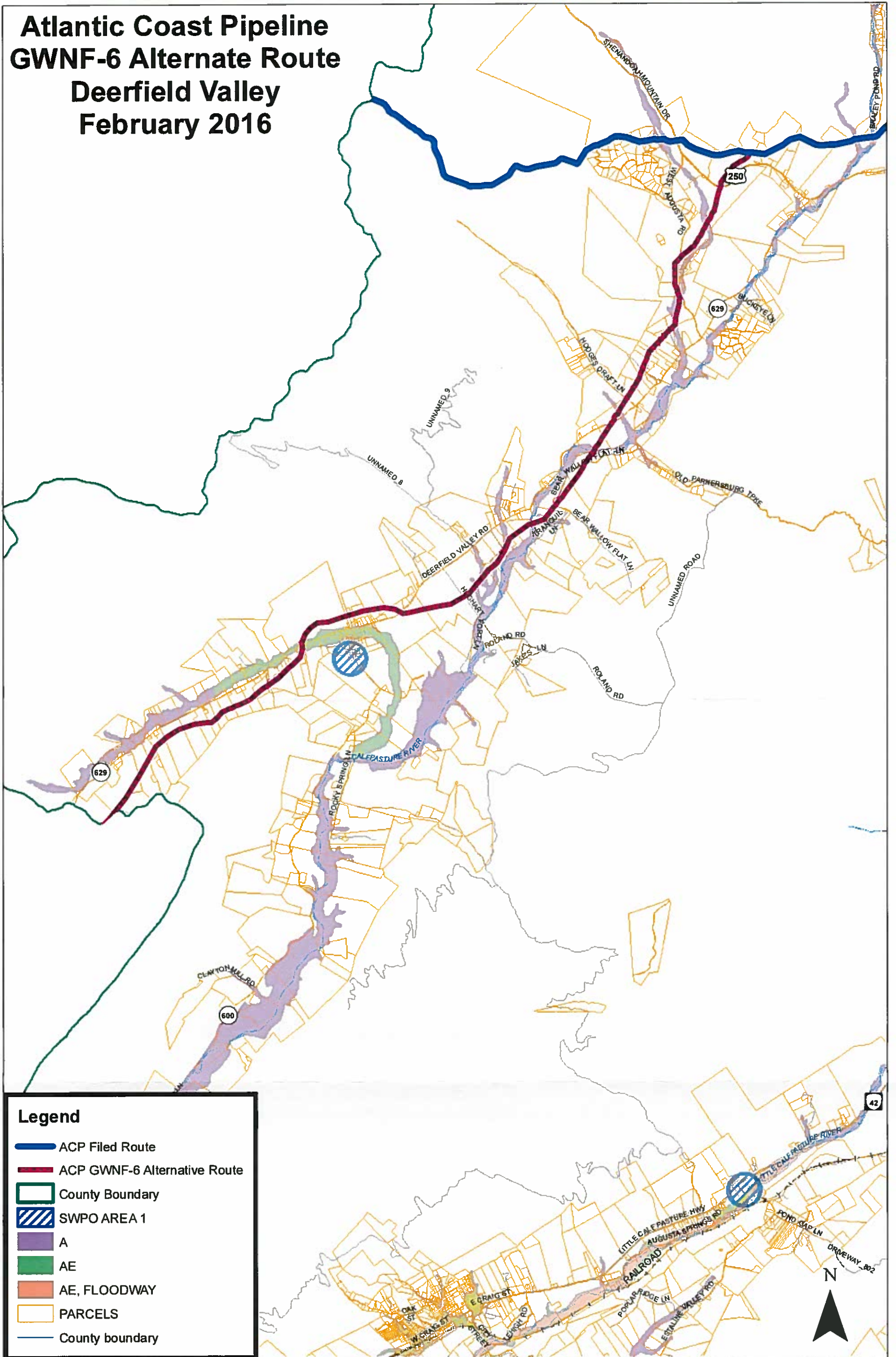
Berry Farm, Staunton, Va.



Augusta Springs Park, Craigsville, Va.



Atlantic Coast Pipeline GWNF-6 Alternate Route Deerfield Valley February 2016



Legend

- ACP Filed Route
- ACP GWNF-6 Alternative Route
- County Boundary
- SWPO AREA 1
- A
- AE
- AE, FLOODWAY
- PARCELS
- County boundary

0 0.5 1 2 3 4 Miles