

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 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.

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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

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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.

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DETERMINATION OF A QUORUM

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

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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.

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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.

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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.

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

Chairman

Secretary