

PRESENT: S.N. Bridge, Chairman
J. Shomo, Vice-Chairman
T. H. Byerly
T. Cole
J. Curd
W. F. Hite
K. A. Shiflett

STAFF: R. L. Earhart, Senior Planner and Secretary

VIRGINIA: At the Regular Meeting of the Augusta County Planning Commission held on Tuesday, March 11, 2008, at 7:00 p.m. in the Board Meeting Room, Augusta County Government Center, Verona, Virginia.

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DETERMINATION OF A QUORUM

Mr. Bridge stated as there were seven (7) members present, there was a quorum.

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MINUTES

Mr. Shomo moved to approve the minutes of the Regular meeting held on February 12, 2008 and the January 29, 2008 Worksession. Ms. Shiflett seconded the motion, which carried unanimously.

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RECOGNITION OF JUSTINE D. TILGHMAN

Mr. Bridge invited Ms. Tilghman to the podium and presented her with the resolution adopted at the February Planning Commission meeting thanking her for her sixteen (16) years of service on the Commission. Mr. Bridge also presented Ms. Tilghman with a framed County seal in recognition of her service to the County.

Ms. Tilghman began by thanking Cheryl Miller and Tracy Pyles for appointing her to the Planning Commission and allowing her to serve. She said it has been an honor and a privilege to serve on the Commission. She indicated that she considers all of her fellow Commissioners her friends and appreciates the fact the Commission can disagree, but still remain friends. She stated the County is lucky to have such wonderful staff and she has enjoyed working with them over the years. She has benefited from seeing how government really works from the inside, a view most do not have the opportunity to see. She assured the Commission the County seal would hang in a place of honor in her home.

Mr. Bridge again thanked Ms. Tilghman for her service on the Commission and invited her to return anytime. He reminded Mr. Cole he has big shoes to fill.

Mr. Cole stated that he realized that and was looking forward to his service on the Commission.

NEW BUSINESS

Beagle Gap Forest Section 4

Located adjacent to Beagle Gap Forest Subdivision and east of Beagle Gap Run (Route 1621) and Wild Cat Cove (Route 823) and southeast of Sandy Ridge Road (Route 621) in the Wayne District. The plat contains 134 lots zoned Single Family Residential, 42 lots zoned Rural Residential and two utility lots.

Ms. Earhart explained the preliminary plat. She stated all of the comments have been addressed and the plat meets the technical requirements of the ordinance.

Ms. Shiflett moved to recommend approval of the preliminary plat as submitted.

Mr. Curd seconded the motion which carried unanimously.

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STAFF REPORTS

A. CODE OF VIRGINIA – SECTION 15.2-2310

Mr. Bridge asked if there were any comments regarding the upcoming items on the BZA agenda. The Commission took the following actions:

08-15 John J. II or Sharon R. Arbaugh

Ms. Shiflett moved to remind the Board of Zoning Appeals this property is located in a Rural Conservation Area and the Commission remains concerned about starting non-agricultural businesses in agricultural areas. The Commission recommends that the size of the business be limited to insure compatibility with the neighborhood and no outside storage be allowed on the site. Mr. Shomo seconded the motion which carried unanimously.

08-17 Jeffrey Flint

Ms. Shiflett moved to recommend that due to the size of the property, there be no outside storage and the number of business vehicles be limited to insure compatibility with the residential character of the area. Mr. Curd seconded the motion which carried unanimously.

08-18 Timmy Plecker

Mr. Byerly stated while this property is zoned business, there are still non-business properties adjacent to the site. Due to the type of equipment and materials that are likely to be stored on the site, he moved to recommend that the Board of Zoning Appeals require sufficient screening and/or a landscaped buffer to protect the residential neighbors. Mr. Shomo seconded the motion which carried unanimously.

08-19 William G. or Sharon E. Bibb

While the Planning Commission applauds the applicants' desire to remove the existing building and invest in the community by building a new structure on the site, the Planning Commission is concerned about the size of the building and the ability of the applicant to comply with the County's parking requirements. Mr. Shomo moved to encourage the Board to allow an expansion of the building only to the extent to which it can meet the current Ordinance requirements. The Commission encouraged the Board of Zoning Appeals to require at least the 10' minimum buffer yard adjacent to Route 250 if parking is allowed next to the road to insure safe ingress/egress to the site. In addition, they encourage some type of buffering/screening/fencing between the parking at the rear of the site and the adjacent residential zoning. Ms. Shiflett seconded the motion which carried unanimously.

B. ORDINANCE REVIEW PROJECT

Ms. Earhart reminded the Commission the Ordinance Review Project was about to begin. The consultants, Duncan Associates and Land Design, will be coming to the County next week to meet with various stakeholder groups and tour the County. She distributed the consultants' itinerary which included a list of the people they will meet

with. She announced a public meeting is scheduled for Wednesday, March 19, 2008 at 7:00 p.m. to hear suggestions from the general public.

She reminded the Commission of their appointment with the consultants, Thursday, March 20, 2008 at 4:00 p.m. She asked they come prepared to talk about what they like and do not like about the County's current regulations and what is being built in the County that they like.

She said at the conclusion of the fact finding part of the consultants work, they will be meeting with the Planning Commission and the Board of Supervisors to make recommendations on changes to the ordinances. At that point, the Commission and Board will decide which, if any, of the changes to move forward with and the consultants will draft the appropriate ordinance amendments.

Mr. Shomo indicated that he is concerned about the unkempt yards that are allowed to exist in the County. He stated there are several examples in close proximity to his property. Ms. Earhart suggested that he voice the concern to the consultants and see what type of recommendation they might have. She also asked him to provide staff with addresses of these residences to see if they are in violation under the current ordinance.

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

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Chairman

Secretary