

PRESENT: J. Curd, Chairman
T. Jennings, Vice Chairman
S. Bridge
G. Campbell
L. Howdysshell
K. Leonard
K. Shiflett
J. Wilkinson, Director of Community Development

ABSENT: L. Tate

VIRGINIA: At the Called Meeting of the Augusta County Planning Commission held on Tuesday, May 8 2018, at 4:30 p.m. in the Board Room, Augusta County Government Center, Verona, Virginia.

Mr. Curd called the meeting to order.

Mr. Wilkinson reviewed with the Commissioners the items coming before the BZA in June.

The Planning Commission reviewed the rezoning requests and traveled to the following sites which will be considered at the Public Hearing.

- 1. Middlebrook Volunteer Fire Department – Add Public Use Overlay**
- 2. Rosemarie West, Trustee & Doris Wright, Etal Properties - Rezoning**

Chairman

Director

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K. Leonard
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J. Wilkinson, Director of Community Development

ABSENT: L. Tate

VIRGINIA: At the Regular Meeting of the Augusta County Planning Commission held on Tuesday, May 8, 2018, at 7:00 p.m. in the Board Room, Augusta County Government Center, Verona, Virginia.

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DETERMINATION OF A QUORUM

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

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MINUTES

Mr. Howdysshell moved to approve the minutes of the called and regular meetings held on April 10, 2018.

Mr. Leonard seconded the motion, which carried unanimously.

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Middlebrook Volunteer Fire Department – Add Public Use Overlay

A request to add the Public Use Overlay to approximately 1.07 acres owned by Middlebrook Volunteer Fire Department and located on west side of Cherry Grove Road

(Route 670) approximately one-tenth of a mile south of Middlebrook Road (Route 252) in the Riverheads District.

Mr. Wilkinson reviewed the request as presented on PowerPoint. He indicated the location of where the proposed building will be.

Jason Schultz, Chief of the Middlebrook Volunteer Fire Department stated they wish to add a structure to the property that will include two equipment bays and housing for volunteers at the fire department. It will be a 40' x 60' one story structure and should have no impact on the community. The addition of the new building will allow the community to continue to have full use of the existing building. The new building will not be staffed full-time, but will house 2-4 volunteers, with the hope of recruiting more volunteers in the future. The new building will be used for inclement weather, training and meetings.

Mr. Jennings asked if the existing shed will be torn down.

Mr. Schultz stated they would like to keep the shed for storage, but he is not sure they will be able to with the layout of the new building and the parking lot.

Mr. Jennings asked how they plan to deal with the drainage issue that is through the middle of the property.

Chief Shultz stated after consulting with Lotts & Associates, they will either need to build something over it, move it or change it. They will consult with a professional on the best way to fix the drainage issue.

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

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

Mr. Leonard stated the fire department does a lot for the community by allowing them to use the building for community events. The expansion will make better use of the property and will fit well into the community. He moved to recommend approval of the request.

Mr. Jennings seconded the motion, which carried unanimously.

Rosemarie B. West, Trustee and Doris S. Wright, Etal - Rezoning

A request to rezone approximately 46.63 acres from General Agriculture to Attached Residential, 8.62 acres from General Agriculture to Single Family Residential, and 9.43 acres from General Agriculture to General Business owned by Doris S. Wright, Etal and Rosemarie B. West, Trustee, a portion of which is located on the west side of Folly Mills Station Road (Route 800) approximately .15 of a mile north of the intersection of Folly Mills Station Road (Route 800) and White Hill Road (Route 654), and a portion of which

is located on the north side of White Hill Road (Route 654) just east of the intersection of White Hill Road (Route 654) and Lee Jackson Highway (Route 11) in the Riverheads District.

Mr. Wilkinson explained the request as presented on PowerPoint.

Ray Burkholder of Balzer and Associates stated the Comp Plan does support this request since it calls for General Business and Attached Residential. They wish to move the business section from Folly Mills to White Hill Road and plan to add buffering from the residential properties. The Comp Plan supports 4-8 units per acre, however, the development plan is proposing 5.2 units per acre. Even though the Comp Plan does not support single-family residential zoning, they have recommended the Single Family Residential be in the north portion of the development in order to back up to the existing residential properties. There will be a recreational type community center and open space within the business part of the development. They are aware of stormwater that is going in multiple directions and a plan has been outlined to address stormwater issues. Regarding the traffic concerns and VDOT requirements, they plan to cross-connect with a network of private streets. Sidewalks will also be required in the development. There will be turning lanes that intersect with White Hill Road and Folly Mills Road. Any additional road signage that may be required will be the responsibility of the developer. A fire-flow test was preformed and was found to have good water pressure.

Ricky Campbell, developer and of 58 Solstice Springs Lane stated he is a life time resident of Augusta County. Although he has spent time with Staff going over what the County desires to put into this area, it is also important to look at what the community wants. They are required to comply with VDOT's regulations and the plan is to have three entrances which will help to split up and minimize traffic. There is a need for medical and dental offices in this area and the business zoning would allow for those types of offices. Mr. Campbell gave a presentation on PowerPoint of an example what the business offices, houses and townhomes will look like.

Mr. Jennings stated it appears the business location will be below grade.

Mr. Campbell stated the businesses will be setting down on the lower front part of the development, but will be visible from the road. While the businesses will be available for the public, the goal is for the residents of the community to be the primary customers.

Mr. Jennings asked if they are anticipating having businesses that would attract interstate traffic.

Mr. Campbell stated it is not his desire or intent to have large fast food restaurants or hotels and motels, however, they cannot be prohibited because of the business zoning.

Mr. Burkholder stated currently there are businesses at the interchange, but they struggle to stay in operation because the demand is not there for hotels and restaurants.

Mr. Curd asked if there is any plan for connectivity to neighboring communities from within the development.

Mr. Campbell stated they do have a plan of the way they want the development to be like and they want to be able to control it. The streets and parking will be private and will be maintained by the Property Owner's Association. They do not plan to connect to the neighboring apartments.

Mr. Leonard stated since proffers cannot be accepted, there is a concern for potential problems with traffic from the business section. Once it is rezoned, there is no control over what happens without proffers and there is no guarantee the development will be built as shown. He stated proffers can be submitted for the General Business zoning and asked why none were submitted.

Mr. Campbell stated he had asked Staff some questions regarding proffers for the business zoning and was told the County Attorney would need to be consulted. He has not received any answers so far. The County Comp Plan would allow for the development to be built to twice the size of what he is proposing. The scale of his proposal will not allow room for food chains or hotel development. The overall plan has set parameters that will keep in line the proposed layout of the development. Mr. Campbell stated what he says he is going to do is what he will do now and what he has always done in the past.

Mr. Leonard asked if there was a time frame on the project.

Mr. Campbell stated he hopes to keep the businesses and townhomes as rental units. It will probably be a 15-20 year build-out.

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

Stephen Martin stated he owns the building that is rented to Blue Ridge Hot Rods and is zoned General Business. He is curious as to what will be developed around his property and if it will affect the zoning.

Mr. Wilkinson stated the buildings shown on each side of Mr. Martin's property will be where the townhomes are going to be located. Mr. Martin's property will not be rezoned or changed in any way.

Mr. Martin asked if the current noise ordinance would be affected or changed due to the new development. His renter works on vehicles and sometimes the noise is loud.

Mr. Wilkinson stated the noise ordinance prohibits excessive noise from midnight to 6:00 A.M. It will not be changed or affected.

Mr. Martin stated he would like to see this property developed and feels it will be good for generating income into the County.

When Mr. Curd asked if there was anyone else who would like to speak in favor of the request, Mr. Campbell stated he thought the majority of the people in attendance were in favor of the request.

Mr. Curd asked for a show of hands of the people in attendance who were in favor of the request. The majority of the public raised their hands. Mr. Curd asked if there was anyone opposed to the request.

Roscoe Irvine of 49 Markels Lane stated he is concerned a truck stop will go into the development.

Wayne Jones of 53 Markels Lane asked how many units will be built within the development. He asked if there was an option for another alternative for larger lots and less housing.

Mr. Wilkinson stated the property is planned for Attached Residential in the Comprehensive Plan. There would have to be a complete change to the Comp Plan and a rezoning to allow for larger lots.

Mr. Burkholder stated if a truck stop was to be developed, there would be a requirement for a Special Use Permit. Also, developers of truck stops are looking for 50 acre tracts or larger.

Mr. Wilkinson stated truck stops are not allowed by right. It would require a public hearing before the Board of Zoning Appeals.

Mr. Campbell stated there could be 72 townhome units on the 8.5 acres that touch Markels Lane, however, that portion has been set aside for single family homes so the existing community will not be impacted. He pointed out the 10 acres beside Markels Lane is already zoned business and is not part of his plan. Regarding truck stops, he stated he has no desire to entertain the idea of having a truck stop in the development.

Mr. Curd stated 4-8 units per acres are allowed, but Mr. Campbell is proposing 5.2 units per acre. There could be 400-500 units, but Mr. Campbell is proposing to have only 60% of what would be allowed.

There being no one else to speak against the request, Mr. Curd closed the Public Hearing.

Mr. Jennings stated the property sits between the interstate interchange and Route 11. He normally does not want to rezone General Agriculture property, but this request seems appropriate and does fit with the Comp Plan.

Mr. Bridge stated he does not take the opposition to the request lightly. Because the Comp Plan allows for what is being proposed, the property would eventually be developed. He can support the request.

Mr. Leonard stated he agrees with Mr. Bridge's comments. He feels the plan is well thought out and can potentially lower the impact of what could be there. There are some issues with the General Business portion of the rezoning but overall it is a good plan. He moved to recommend approval of the request.

Mr. Jennings seconded the motion, which carried unanimously.

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STAFF REPORTS

A. CODE OF VIRGINIA – SECTION 15.2-2310

Mr. Wilkinson reviewed with the Commissioners the requests coming before the BZA at the June meeting.

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.

Chairman

Director