

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

ABSENT: E. Shipplett, Chairman
C. Foschini
K. Leonard
T. Fitzgerald, Director of Community Development

VIRGINIA: At the Called Meeting of the Augusta County Planning Commission held on Tuesday, August 11, 2015, at 4:00 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. They viewed the sites coming before the Commission that were requested to be changed in the Comprehensive Plan.

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Chairman

Secretary

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

ABSENT: E. Shipplett, Chairman
C. Foschini
T. Fitzgerald, Director of Community Development

VIRGINIA: At the Regular Meeting of the Augusta County Planning Commission held on Tuesday, August 11, 2015, 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 five (5) members present, there was a quorum.

Mr. Bridge introduced Mr. E. Thomas Jennings, Jr., as the new Commissioner from the Pastures District who is filling the unexpired term of Mr. Taylor Cole, who resigned from the Commission in July.

MINUTES

Mr. Curd moved to approve the minutes of the called and regular meeting held on June 9, 2015, the Joint Worksession held on June 22, 2015, and the Joint Public Hearing held on July 22, 2015.

Mr. Leonard seconded the motion, which carried unanimously.

CONSIDERATION OF THE 2014/2015 COMPREHENSIVE PLAN UPDATE

Mrs. Earhart reviewed the Comprehensive Plan update with the Commissioners.

1. Sangers Lane Road Project – Mrs. Earhart explained in the Comp Plan there was a proposed road project to improve Sangers Lane to meet secondary road standards from the intersection with Balsley Road to Barrenridge Road. The residents appeared at the Public Hearing and requested for the road project to be eliminated from the Comp Plan.

Mr. Curd stated since the time this road was originally put into the Fishersville Small Area Plan for improvements to be made, funding situations have changed and improvements would be costly. He moved to recommend deleting the road improvement from the Transportation chapter of the Comp Plan. Mrs. Shiflett seconded the motion, which carried unanimously.

2. Sangers Lane Policy Area Designation – Mrs. Earhart stated Staff proposed to use Sangers Lane as the dividing line between the Urban Service Area to the south and the Community Development Area to the north. This change was based on the potential development of the land between Route 250 and parcels in this area. Currently, there are no plans for development. Residents expressed at the Public Hearing that they would like to remain as a Community Development Area.

Mrs. Shiflett stated we try to accommodate citizens whenever possible and appreciate their comments and concerns. She moved to recommend this area be changed back to Community Development Area, with the exception of the Plecker Brothers property, which will remain in the Urban Service Area. Mr. Leonard seconded the motion, which carried unanimously.

3. Forgotten Lane – Mrs. Earhart stated based on the limited sewer capacity in this area, Staff suggested taking Parcels 59-161B and 81 out of the Urban Service Area, making it part of the Community Development Area, and putting parcel 59-36A into the Urban Service Area to use up the remaining sewer capacity. Walter Carter, owner of Parcel 59-161B has requested to remain in the Urban Service Area and have the option to develop the property, if he decides to do so. He understands there is limited sewage capacity available and he wants to be able to compete for it, if he develops the property. If he decides to develop and there is no sewage capacity available, he will develop without it.

Mrs. Shiflett moved to recommend Parcel 59-161B be left in the Urban Service Area. Mr. Leonard seconded the motion, which carried unanimously.

4. Ramsey Road – Mrs. Earhart stated the owner across the street from Parcel 66-52, which is zoned General Agriculture, is concerned about the intensive development planned for industrial zoning in this area. His property is slated to be in Rural Conservation Area. He asked if there should be a better transition from the industrial to the north to the Rural Conservation Area. This parcel was

not slated for change in the designation area in the Comp Plan. Changes cannot be made at this time due to advertising requirements for public hearing. If Parcel 66-52 is ever developed, there needs to be a way to accommodate the Rural Conservation Area nature of the property across the street.

Mr. Curd moved to recommend there be no changes to the land use designation of Parcel 66-52. Mr. Jennings seconded the motion, which carried unanimously.

5. Courthouse – Mrs. Earhart stated when the changes to the Comp Plan were being considered, the County did not know how much the courthouse would be. Since then, studies have been completed on the possibility of moving the courthouse to Verona. A cost estimate of \$44 million has been given to relocate the facility to Verona. Staff has recommended to amend the text to reflect the recent study recommendations and the cost estimate in the Capital Improvement Plan.

Mr. Leonard moved to recommend to change the text in the Capital Improvement Plan to reflect the study recommendations and the cost estimate of \$44 million. Mr. Curd seconded the motion, which carried unanimously.

6. Sheriff's Department – Mrs. Earhart explained the Sheriff's Department is no longer participating in an accreditation program. It is recommended that the language in the Public Safety section of the Comp Plan be amended to state: Policy 2: Accreditation. Support the efforts of the Sheriff's Department to seek accreditation from the Virginia Law Enforcement Professional Standards Commission.

Mr. Jennings asked if the Virginia Law Enforcement Professional Standards Commission is the only commission that accredits sheriff's departments. If not, would it be better for the language naming the accrediting commission be eliminated

Mrs. Earhart stated since the Sheriff's Department has withdrawn from the accreditation program, naming an accreditation commission would not be necessary.

Mr. Jennings moved to recommend that the language in the Public Safety section of the Comp Plan be amended to state: Policy 2: Accreditation. Support the efforts of the Sheriff's Department to seek professional accreditation and/or reaccreditation. Mr. Curd seconded the motion, which carried unanimously.

7. John Chase – New Hope – Mrs. Earhart stated Mr. Chase is concerned about development in New Hope and is opposed to the strip development pattern in this area. There are about 30 sewer connections available and the Comp Plan does support using up the remainder of the connections. This area is planned for Low Density Residential.

Mrs. Shiflett stated she did not like to have New Hope developed in the strip pattern it has been developing in recently; however, there is sewer capacity that needs to be used. She moved to recommend no changes be made to the future land use designations. Mr. Leonard seconded the motion, which carried unanimously.

8. Joanne Armstrong – Hermitage Road – Mrs. Earhart stated Mrs. Armstrong objects to changing this area from Urban Service Area to Community Development Area because she wants to have access to public sewer, should she decide to connect to it. About three years ago the Service Authority worked with residents in this area on a proposal to extend public sewer to their lots. The costs exceeded the ability of the residents to pay for the extension, even with financial assistance from the Service Authority and the County. Staff recommends keeping this area as Community Development Area. If the time comes when residents wish to connect to public sewer, the land use designation could be changed at that time.

Mr. Leonard moved to recommend this area be changed to Community Development Area. Mr. Jennings seconded the motion, which carried unanimously.

Mrs. Shiflett moved to recommend the Comprehensive Plan Update 2014/2015 be adopted as drafted with the following changes:

1. Deletion of the Sangers Lane Road Project
2. Change the Policy Area designation of properties on the south side of Sangers Lane back to Community Development Area; keeping the Plecker Brothers property in the Urban Service Area as proposed.
3. Put Parcel 59-161B back in the Urban Service Area.
4. Change the text in the CIP to include the recent study recommendations and add a \$44 million cost estimate for the courthouse project.
5. Change the language regarding the Sheriff's Department to read: "Policy 2: Accreditation. Support the efforts of the Sheriff's Department to seek professional accreditation and/or reaccreditation."

Mr. Curd seconded the motion, which carried unanimously.

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NEW BUSINESS

Taylor Cole - Resolution

Mr. Bridge stated that Mr. Cole went off the Commission after 7 years of service. He read the following resolution.

WHEREAS, the County of Augusta in consideration of the dedicated service of Taylor Cole; and

WHEREAS, Mr. Cole diligently served the citizens of Augusta County for more than seven years in the capacity of a public servant; and

WHEREAS, Mr. Cole served on the Augusta County Planning Commission from February 2008 to July 2015; and

WHEREAS, Mr. Cole served in the office of Chairman to that same body in 2014; and

WHEREAS, the Augusta County Planning Commission is desirous of expressing their appreciation and thanks to Mr. Cole for his dedicated service on this commission.

NOW, THEREFORE BE IT RESOLVED that the Augusta County Planning Commission does hereby publicly thank Mr. Cole for his service which he has so aptly fulfilled with diligence and concern for the citizens of Augusta County.

BE IT FURTHER RESOLVED, that this resolution be adopted by the Commission, recorded in its minutes, and a copy forwarded to Mr. Cole.

Mrs. Shiflett moved to adopt the resolution recognizing Mr. Cole for his service and to forward a copy of the signed resolution to Mr. Cole.

Mr. Curd seconded the motion which passed unanimously.

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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.

15-34 Ricky Carl and Michael Eugene Fridley

This property is located in a Community Development Area slated for Rural Community development. (The draft plan changes the future land use to Low Density Residential.) The Planning Commission is concerned about the ability and desirability to develop this use this close to the floodplain. They are concerned about building new buildings, especially this large, for business purposes in General Agriculture zoning and recognize that, if permitted and built, there will be a business at this location for the foreseeable future. Mrs. Shiflett moved to recommend to the BZA, if they allow the large business building to be built, that the building be built using the building code requirements and not the agricultural building exemption and to put in place measures to ensure the protection of the water resources and the Little Calfpasture River.

Mr. Curd 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