

PRESENT: S. Bridge, Chairman
K. Shiflett, Vice Chairman
G. Campbell
J. Curd
T. Jennings
R. L. Earhart, Senior Planner and Secretary
L. Tate, Planner II
J. Wilkinson, Director of Community Development

ABSENT: K. Leonard
E. Shipplett

VIRGINIA: At the Called Meeting of the Augusta County Planning Commission held on Tuesday, September 13, 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 traveled to the following sites, which will be considered by the Commission:

1. Augusta County School Board – PUO
2. County of Augusta Board of Supervisors and Richard M. & Cheryl D. Shelton - PUO

Chairman

Secretary

PRESENT: S. Bridge, Chairman
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T. Jennings
R. L. Earhart, Senior Planner and Secretary
L. Tate, Planner II
J. Wilkinson, Director of Community Development

ABSENT: K. Leonard
E. Shipplett

VIRGINIA: At the Regular Meeting of the Augusta County Planning Commission held on Tuesday, September 13, 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 five (5) members present, there was a quorum.

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MINUTES

Mr. Curd moved to approve the minutes of the regular meeting held on July 12, 2016.

Mr. Jennings seconded the motion, which carried unanimously.

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Augusta County School Board

A request to amend and restate the proffers on approximately 82 acres zoned Single Family Residential and Public Use Overlay owned by the Augusta County School Board located on the north side of Howardsville Road (Rt. 701), just west of the intersection with Lee Jackson Highway (Rt. 11) in the Riverheads District.

Mrs. Earhart explained the request and reviewed the proffers as presented on PowerPoint. She stated there have been Public Use Overlays on both schools at the

Riverheads complex since 1997. She stated this request was more of a housekeeping matter to combine the two sets of uses into one for the total complex. There have always been schools, community centers, civic clubs and passive and active recreation at the site. Because of the existing differences in the recreational facilities, the School Board is requesting the facilities be under one set of proffers to eliminate any concerns about where facilities are being built. These are the same uses that have been allowed on the total Riverheads School Complex.

Dr. Eric Bond, Superintendent for Augusta County Schools agreed with Mrs. Earhart that this request is a housekeeping matter in order to get the proffers to include all the athletic facilities on the parcels.

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

Mr. Wade Wilmer of 75 Hull Hills Lane referred to the PowerPoint presentation and asked where the Public Use Overlay was in relation to the properties on Hull Hills Drive. He asked to be shown an exact location where expansion would take place at the complex.

Mrs. Earhart stated there are no new facilities or expansion planned. This request is to make sure the zoning matches the uses of the total complex.

Mr. Wilmer asked where any future expansion of the school complex would be located.

Mrs. Earhart stated if there is any expansion, it would be located above and to the side of the new elementary school.

Mr. Wilmer stated he was concerned about traffic control if a new facility is built in the future and the location of the entrance for that facility.

John Weber of 51 Hull Hills Lane stated he is concerned about the type of organizations that will be allowed at the complex and if certain activities will be limited. He stated he is on the corner of Hull Hills Lane and Layman Lane. He asked if Layman Lane will be a dead end and be barricaded, or will it be used to access the schools.

Holly Rodenizer of 19 Hull Hills Lane stated there are several roads in the River Hills Subdivision that adjoin school property. The developer of the subdivision has indicated that one road adjoining school property will be for emergency bus exit only. She asked how that road would be closed off to prevent non-emergency traffic from having access.

Sylvia Muster of 70 Hull Hills Lane stated she is also concerned about the traffic flow and is concerned about the school complex devaluing the homes in the subdivision.

Dr. Bond stated that the School Board has a building use policy that has been in place for several years. It allows the schools to be used by different organizations with a rental

agreement and School Board approval. He does not anticipate that the current building use policy will be changed by adding the Public Use Overlay or by building the new elementary school.

Dr. Bond answered additional questions from the Public regarding traffic concerns and expansion of the facility.

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

Mr. Jennings asked what the plans are for the old elementary school.

Dr. Bond stated initially the plan was to demolish the school, but due to funding scenarios the building will remain standing until funds are available to demolish it.

Mrs. Shiflett stated this is a housekeeping measure to make the Public Use Overlays agree with each other. She moved to recommend approval of the request with the proffers.

Mr. Jennings seconded the motion, which carried unanimously.

Augusta County Board of Supervisors and Richard M. & Cheryl D. Shelton

A request to add the Public Use Overlay designation to approximately 14.5 acres zoned Planned Commerce owned by the County of Augusta Board of Supervisors and Richard M. and Cheryl D. Shelton located approximately 300 feet south of the end of Lakeview Court in Mill Place Commerce Park in Verona, in the Beverley Manor District.

Mrs. Earhart explained the request and proffers as presented on PowerPoint. She read the following statement:

Members of the Commission, before the Commission considers this matter, I'd like to make a statement for purposes of the State and Local Government Conflict of Interests Act.

My family's company owns an adjacent property to Mill Place Commerce Park. However in accordance with Section 2.2-3112 A. 2. of the Code of Virginia, I may participate in this transaction because I am a member of a business, occupation, or group of three or more persons, the members of which are affected by this transaction. I have filed a written declaration of personal interest, as required by the Act with the Department of Community Development.

Andy Wells, Director of Augusta County Parks and Recreation stated he was looking forward to the opportunity to add the Public Use Overlay to the site. Mr. & Mrs. Shelton have been very supportive of the plan to add the PUO.

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 asked if there would be a fee charged to fish in the pond.

Mr. Wells stated he does not anticipate a fee will be charged. It will be awhile before fishing will be established. While all State fishing regulations will be observed, the County will not sell fishing licenses.

Mr. Curd asked where the parking area will be.

Mr. Wells stated they are working on identifying a parking area at the end of the cul-de-sac and to the right Shamrock Foods.

Mr. Campbell moved to approve the request as written.

Mr. Curd 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.

Mrs. Shiflett stated she wanted the BZA to consider the location of the Ag Forestal Districts on two of the upcoming requests. She moved the Planning Commission make the following comments on the Sturges and Nargi requests:

16-36 Richard A. or Leslie Sturges

The Planning Commission recommends to the Board they consider the impact of the proposed use on adjacent properties which are in the North River Agricultural and Forestal District in compliance with §15.2-4312 of the State Code.

16-37 Craig M. Nargi

The Planning Commission recommends to the Board they consider the impact of the proposed use on adjacent properties which are in close proximity to the Crimora-Madrid Agricultural and Forestal District.

Mr. Curd seconded the motion, which carried unanimously.

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Mrs. Earhart briefed the Commission on plans to discuss using Village Mixed Use in Mount Sidney. She invited the Commissioners to attend the public meeting on October 5, 2016 at 6:00 p.m. in the Mount Sidney Ruritan Park.

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

Chairman

Secretary