

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

ABSENT: J. Curd
K. Leonard

VIRGINIA: At the Called Meeting of the Augusta County Planning Commission held on Tuesday, July 9, 2019, at 5:45 p.m. in the Board Room, Augusta County Government Center, Verona, Virginia.

Mr. Jennings called the meeting to order.

Mrs. Tate reviewed with the Commissioners the items coming before the BZA in August, sharing aerial maps of the properties and specifics of the application requests.

The Planning Commission reviewed the following rezoning request and traveled to the following site, which will be considered at the Public Hearing.

**2330 Spring Hill Rd.
Lightsey Property**



Chairman



Secretary

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K. Shiflett
J. Wilkinson, Director of Community Development
L. Tate, Planner II

ABSENT: J. Curd

VIRGINIA: At the Regular Meeting of the Augusta County Planning Commission held on Tuesday, July 9, 2019, at 7:00 p.m. in the Board Room, Augusta County Government Center, Verona, Virginia.

DETERMINATION OF A QUORUM

Mr. Jennings stated as there were six (6) members present, there was a quorum.

Minutes

Mr. Bridge moved to approve the minutes of the called and regular meeting held on June 11, 2019.

Mr. Howdyshell seconded the motion, which carried unanimously.

Public Hearing

Mr. Jennings read the zoning request from Martin and Linda Lightsey, to rezone approximately 33.136 acres located on Spring Hill Rd. from General Agriculture to Rural Residential.

Mrs. Tate commented on the staff report stating that the request is in compliance with the Comprehensive Plan Future Land Use Map. Mrs. Tate also stated that the public water system for the area of request does not meet minimum fire flow requirements.

Mr. Lightsey, the property owner, along with his wife were present at the meeting. Mr. Lightsey said he would be happy to answer any questions.

Mr. Jennings opened the public hearing by asking if there was anyone present who wanted to speak in favor of the requested rezoning. With no one being for the rezoning, he then asked if anyone wanted to speak in opposition to the rezoning.

Mr. Gary Roberson, an adjacent property owner, spoke in opposition to the request. Mr. Roberson stated he had three main concerns. He stated that he is concerned about the potential water run-off from the property, traffic on Rt. 262 to Springhill Rd, and about the loss of General Agriculture land to development.

Frank Butler, a long-time resident of Spring Hill Rd., also spoke in opposition to the request. Mr. Butler is concerned about the traffic on Springhill Rd. He stated that the road is currently not in good condition. Mr. Butler also stated that he is at the end of the county water line and that there is barely enough pressure to meet county requirements.

Jocelyn Audet of 336 Berry Farm Rd. stated that she wasn't either for or against the proposed rezoning at this time. She stated that she agreed with the traffic concerns but also understands what the Lightseys are wanting to do with their own property.

James Lihos of 2236 Spring Hill Rd. stated that he was for the rezoning. Mr. Lihos stated that he felt comfortable with Mr. Lightseys layout of the property. He mentioned that he thought this rezoning would have happened years ago.

Chris Fauber of 2349 Spring Hill Rd. spoke against the rezoning. He stated that farmland is disappearing fast and that he would like to see the land stay in General Agriculture. He also stated that he is concerned about the water run-off in the road.

Hercy Campbell of 2170 Spring Hill Rd. stated that he was concerned with the traffic. He stated that he felt the intersection of Spring Hill Rd and Rt. 262 was one of the most dangerous intersections.

Chad Hinegardner of 2569 Spring Hill Rd. stated that he was at the end of the water line and wanted to know about the Augusta County Service Authority comments.

Mrs. Tate reviewed the Service Authority comments that stated that the water system in this area is not capable of providing the needed fire flow to comply with the Augusta County Code. The Service Authority also stated in their comments that an extension of a public main onto the property would further degrade the available flow to portions of the existing system. At present, the total available flow is around 375 gallons a minute. There are no current plans to improve the water service in the area.

Jenny Hinegardner of 2569 Spring Hill Rd. stated that she was against the rezoning. She stated that if the rezoning were to happen it would only snowball and we would end up losing all the farmland.

Mr. Howdyshell stated that he would like to hear from Mr. Lightsey about how he plans to address the water pressure and the fire flow.

Mr. Lightsey stated that they proposed to have a 10,000-gallon underground water tank with a connection for fire trucks to hook up to. It is also proposed to install a fire hydrant within the subdivision.

Mr. Howdyshell asked what would happen to the pressure when water was pulled out.

Mr. Lightsey stated that the current water line would deliver around 375 gallons a minute without going below 20 psi.

Mrs. Tate responded by mentioning that the tank was intended to have the water maintained by an automatic water level control. Refilling of the tank in the instance of a fire would further reduce the available flow to existing hydrants along the water system.

Mr. Jennings asked Mr. Lightsey if the proposal for the underground water tank was part of the original rezoning request.

Mr. Lightsey answered that when he was first given the initial assessment from staff there was no mention of fire flow issues, but a comment that some people may need to use booster pumps to achieve adequate pressure. Mr. Lightsey stated that he was further advised that if he were planning to ask for a waiver on the fire flow requirements that he would have to purpose an alternative system that would offer satisfactory fire protection.

Mr. Jennings asked who would own the water tank.

Mr. Lightsey stated that the homeowners association would own and be responsible for any and all maintenance needed on the water tank.

Mrs. Shiflett stated that the proposal for the water tank would need to go through a waiver process and be presented to the Board of Supervisors. Mrs. Shiflett advised that the proposal for rezoning would depend on the fire flow waiver from the Board of Supervisors.

Mr. Howdyshell made a motion to continue the public hearing on this matter until next month.

Mrs. Shiflett seconded the motion which passed unanimously.

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STAFF REPORTS

A. CODE OF VIRGINIA – SECTION 15.2-2310

Mrs. Tate reviewed with the Commissioners the requests coming before the BZA at the August meeting. There was an application for a special use permit for Shenandoah Acres to continue existing campground and cottages, with a seasonal restaurant, and to increase the number of extended stay sites occupied more than 240 days. There was also an application for a special use permit for property owned by Joseph Shommo located on 676 Haytie Ln in Swoope, to have a short-term vacation rental.

The Planning Commission took no action on the BZA items.

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



Chairman



Secretary

