

PRESENT: S. Bridge  
G. Campbell, Vice Chairman  
J. Curd  
L. Howdyshell  
K. Leonard  
K. Shiflett  
J. Wilkinson, Director of Community Development  
L. Tate, Planner II

ABSENT: T. Jennings

VIRGINIA: At the Called Meeting of the Augusta County Planning Commission held on Tuesday, October 8, 2019, at 4:00 p.m. in the Board Room, Augusta County Government Center, Verona, Virginia.

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

**1957 Buffalo Gap Hwy  
Gap Valley Farm LLC**

**The intersection of Lee Hwy and Weyers Cave Rd  
V R Associates**

  
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Chairman

  
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Secretary

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

ABSENT: T. Jennings, Chairman

VIRGINIA: At the Regular Meeting of the Augusta County Planning Commission held on Tuesday, October 8, 2019, at 7:00 p.m. in the Board Room, Augusta County Government Center, Verona, Virginia.

**DETERMINATION OF A QUORUM**

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

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**Minutes**

Mr. Bridge moved to approve the minutes of the called and regular meeting held on September 10, 2019.

Mr. Howdysshell seconded the motion, which carried unanimously.

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**Public Hearing**

Mr. Campbell opened the public hearing.

Mrs. Tate read a request to amend the Augusta County Comprehensive Plan Future Land Use Map from Low Density Residential (1/2 to 1 unit per acre) to Urban Open Space for approximately 160 acres (portion of TMP 043 26 – approx. 470 total acres) owned by Gap Valley Farm LLC located at 1957 Buffalo Gap Highway (Rt. 42) on either side of Buffalo Gap Highway north of the intersection of Buffalo Gap Highway and Parkersburg Turnpike

(Rt. 254) in Swoope in the Pastures District. The proposed general use of the property is agriculture and open space through placement of a conservation easement.

Mr. Campbell asked if the applicants were present and if they wished to speak.

Alayna Sensabaugh of 357 Scenic Hwy and Ben Flory of 4503 Morris Mill Rd were at the meeting. Ms. Sensabaugh stated that she and her brother Mr. Flory wanted to protect the property for future generations. She stated that they enjoy having the agriculture property and hope to see it stay the same way. Ms. Sensabaugh stated her brother Mr. Flory is a full time farmer on the property.

Mr. Campbell declared the hearing open to the public.

With no one to speak in favor of or against the request, Mr. Campbell closed the public hearing.

Mr. Howdyshell made a motion to approve the request for placement of a conservation easement.

The motion was seconded by Mr. Bridge, which carried unanimously.

Mrs. Tate read the next item on the agenda, which was an ordinance to amend Article XIV. Manufactured Home Subdivision (MHS) Districts.

Mrs. Tate mentioned that the county currently does not have this as a zoning designation, but that the one area of Augusta County that is zoned Manufactured Home Subdivision, the regulations of that district that were in place still apply. The purpose of the Manufactured Home Subdivision district was to allow residential development in the form of subdivisions with individual ownership of lots for manufactured homes. The amendment would allow the owners of the lots to have single family dwellings other than manufactured homes.

Mr. Campbell declared the hearing open to the public.

With no one to speak in favor for or against the request, Mr. Campbell closed the public hearing.

A motion was made by Mrs. Shiflett to recommend approval of the request.

Mr. Howdyshell seconded the motion which was carried unanimously.

Mrs. Tate read a request to amend and restate proffers on approximately 9.7 acres owned by V R Associates located on the east side of Lee Highway, (Rt. 11) and approximately 0.2 of a mile north of the intersection with Lee Highway (Rt. 11) and Weyers Cave Road (Rt. 256) in Weyers Cave in the North River District. The applicant is amending proffer #2 and # 3. The applicant restates (not amends) existing Proffer #1, and #4.

Mrs. Tate read the amendment to Proffer #2, which would be for a commercial entrance on Route 11 to be installed with the first phase of development, which will provide internal connectivity to the remaining development per the Rezoning Exhibit prepared by Balzer

and Assoc., dated October 3, 2019. As the subsequent second and third phase growth occurs, if the average daily trips is different from initially proposed in phase 1 entrance design, the developer of such phase shall be responsible for evaluating the entrance off Rt. 11 for capacity. Prior to the approval of any building permit within the proposed 3<sup>rd</sup> phase, the developer shall submit to Augusta County and VDOT, for review and approval, updated traffic analysis, projecting the additional vehicle trips to be generated by development and taking into consideration any remaining undeveloped portions accessing Route 11 through this property. In addition, prior to the issuance of said second and third phase building permits the developer shall construct or bond improvements for the commercial entrance, as required by the findings of the traffic analysis.

Mrs. Tate read Proffer #3, which reads, phasing of internal connectivity and the private or public street shall follow the Rezoning Exhibit by Balzer and Assoc. Phasing described below:

Phase 1 (Section A on Rezoning Exhibit) - Prior to issuance of a Certificate of Occupancy for the 39th residential unit or the Certificate of Occupancy for any commercial use, the commercial entrance on Rt. 11 will be constructed and internal connectivity access shall be provided to the rear portion of the General Business zoning. An access easement shall also be recorded connecting General Business zoning to Landings Dr. and Tax Map parcel 19-116 for the phase 2 and 3 public or private street.

Phase 2 (Section A or B on Rezoning Exhibit) - Prior to issuance of a Certificate of Occupancy for the 40th residential unit or Certificate of Occupancy for commercial square footage exceeding a total of 12,000 sq. ft., a private or public street will be built from Landings Dr. to the Phase I constructed intersection of Phase I, II, and III. Phase II shall also include the construction of a buffer strip and sidewalk along one or both sides, in accordance with applicable county and/or state regulations, of the future private or public street from the intersection of Phase I, II, and III to Landings Dr.

Phase 3 (Section C on Rezoning Exhibit) - Prior to issuance of a Certificate of Occupancy for the 101st residential unit or any development in Section C as depicted on the Rezoning Exhibit by Balzer and Assoc., dated October 3, 2019, the private or public street, and sidewalk as identified above, shall be extended to tax Parcel 19-116.

Mr. Campbell asked if the applicant was present and would like to speak.

Mr. Ray Burkholder of Balzer and Associates was present.

Mr. Burkholder stated that he and staff have been working over the past several weeks on the amended proffers. He stated that the first phase is for 39 units in one building. Anything beyond that building would trigger the second phase of connection to Landings Drive. Mr. Balzer stated that phase one would include about 40% of the road connection.

Mrs. Tate made note of the comments made by VDOT in the staff report.

VDOT recommended adding under phase 3 that if any development occurs in Section C prior to meeting the development threshold of phase 2, then any connector street

improvements proffered in phase 2 will be required in addition to any that may be required in phase 3.

Mr. Campbell opened the hearing to the public.

With no one to speak on the matter, Mr. Campbell closed the public hearing.

Mr. Howdysshell made a motion to approve with the changes suggested by VDOT.

Mrs. Shiflett seconded the motion, which carried unanimously.

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### **Matters To Be Presented By The Public**

Mr. Max Quillen spoke on behalf of the Quillen family and Waynesboro Nurseries concerning the Stuarts Draft Small Area Plan.

Mr Chairman, Mr Vice Chair, and Augusta County Planning Commissioners,

"My name is Max Quillen and I am speaking on behalf of the Quillen family and Waynesboro Nurseries.

I am speaking tonight regarding our properties, which are part of the Stuarts Draft Small Area Plan. You might remember that I also spoke about this at your meeting on June 11th this year.

Our main concern at the Nursery, and the point we respectfully ask you all to consider as you begin to deliberate on the Stuarts Draft Small Area Plan document, is this: that at no time during the last year or so, as the maps were being reviewed and finalized, and ideas for future land use scenarios were being developed... at no time did anyone from the county - not Staff, not County Administration, not any Supervisor - contact any of us landowners who would be impacted by the maps being created in order to get our input.

It's shocking for us to think that as a committee of our neighbors and local representatives took the time to create a plan for a future in which our properties would turn into future industrial, future residential subdivision, future mixed use developments, that no one from the county thought to call to ask us if that is what we would like to do with our property.

The county knows where Waynesboro Nurseries and many of our neighbors stand - we do not want to sell our land. We would like to keep our land and most definitely not develop it into subdivisions and industry.

And yet, for the Stuarts Draft Small Area Plan to become reality, we and our neighbors would have to sell to industrial and residential developers. That is against our wishes.

In short, the process for creating the Stuarts Draft Small Area Plan is broken, and by extension as is the process for creating and interpreting the Comprehensive Plan.

It is appropriate to plan for growth, if that growth is going to happen. But, a small group of landowners should not be forced to bear the negative consequences of that planning effort - that is essentially be forced off of our land - without being directly consulted and certainly not without having the opportunity to say "no, we do not want to do that with our land."

Waynesboro Nurseries' wishes and goals for our land have not been reflected at all in the Stuarts Draft Small Area Plan. Not one little bit.

The County needs to re-think how it considers Planning Policy areas, in particular the Urban Service and Community Development areas - especially when those areas include property that the current landowners do not want to sell.

So to be clear, Waynesboro Nurseries did not consent to our land being designated for heavy development in the future.

This plan's artificial coloring, without property owner consent, is not right and has led to this problem of our land being looked at by the county government as if it is the county's asset, not ours.

My understanding is that you may vote tonight - or soon - to approve the Stuarts Draft Small Area Plan for submission to the Board of Supervisors.

We ask you not to do that. We ask you to hold off until you, Staff, the county administration and the Board of Supervisors take the time to reach out to those of us whose agricultural lands have been determined through this planning process to turn into something else the County would prefer to see - and consult with us to work to a solution that also fits our wants and desires."

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## **New Business**

Mrs. Tate gave a review on the progress of the Stuarts Draft Small Area Plan, highlighting the various sections of the draft plan.

Mrs. Tate mentioned that two separate meetings were held where the public was invited to share any opinions on the plan. After presenting the draft plan to the commission, she told them there would be future public hearings to consider adoption of the plan.

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**Staff Reports**

Mrs. Tate reviewed the applications for special use that will come before the Board of Zoning Appeals at their November meeting. An application from R. Allen and Cindy weekly for two outdoor storage buildings was received. An application was applied by Donald Horn for a bed and breakfast. Richard Dulaney, Trustee of applied for a short-term rental. Chester Riley and Pamela Taylor applied for a permit to have weddings and special events. James and Sandra Begoon applies for a permit to have a towing business and vehicle impound area. An application for a motor vehicle repair operation and impound area, was applied for by Kimberly Miller.

The Planning Commission made no recommendations on these applications.

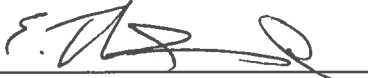
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**Adjournment**

With no other business to discuss Mr. Curd made a motion to adjourn.

The motion was seconded by Mr. Leonard, which carried unanimously.

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Chairman

  
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Secretary

