

PRESENT: S.N. Bridge, Chairman
J. Curd, Vice Chairman
T. H. Byerly
W.F. Hite
K. Leonard
K. A. Shiflett
R. L. Earhart, Senior Planner and Secretary

ABSENT: T. Cole

VIRGINIA: At the Regular Meeting of the Augusta County Planning Commission held on Tuesday, December 9, 2008, 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 six (6) members present, there was a quorum.

MINUTES

Mr. Curd moved to approve the minutes of the regular meeting held on November 11, 2008.

Mr. Byerly seconded the motion, which carried unanimously.

Stoney Run Townhouses- Plan of Development

A request to approve a Plan of Development for Stoney Run Townhouses located on the east side of Offliter Road (Route 656) just south of the railroad tracks in the Riverheads District. The development will consist of 90 two story townhouse units and a recreational area.

Ms. Earhart described the Plan of Development.

Troy Austin, Lotts, Austin, and Associates, 21 Cambridge Drive, Stuarts Draft, stated he is the engineer for the development which will be developed by Larry Wood. He explained there will be 90 rental townhouse units, including 8 handicapped accessible units, and a recreation facility.

Ms. Shiflett asked Ms. Earhart if there were any issues with the Plan of Development that needed to be addressed.

Ms. Earhart answered there are no outstanding issues that need to be addressed. She stated all fees will need to be paid prior to the issuance of a building permit.

Mr. Bridge asked if there was anyone wishing to speak in opposition to the proposal.

Trent Showalter, 135 Offlitter Road, Stuarts Draft, stated he was not in opposition, but stated he believed the townhouses were to be owner occupied.

Ms. Earhart answered no. She explained the proffer had been changed several years ago and a public hearing was held on that decision.

There being no one else desiring to speak, Mr. Bridge declared the public hearing closed.

Ms. Shiflett stated the project has been in the works for some time. She stated all issues and concerns have been addressed and the Plan of Development appears to be in order.

Mr. Bridge agreed with Ms. Shiflett's comments. He stated in today's economy, he is not sure how this development will be built, but he can support the proposal.

Mr. Leonard stated the proposed development is compatible with the residential development beside it, therefore, he moved to recommend approval of the Plan of Development.

Ms. Shiflett seconded the motion. The motion carried unanimously.

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STAFF REPORTS

A. CODE OF VIRGINIA – SECTION 15.2-2310

Mr. Bridge asked if there were any comments regarding the upcoming items on the BZA agenda. The Commission took no formal action on the BZA items.

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

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Chairman

Secretary