

PRESENT: L. Howdyshell, Vice Chairman  
S. Bridge  
K. Shiflett  
R. Thomas  
J. Wilkinson, Director of Community Development  
L. Tate, Senior Planner

ABSENT: G. Campbell, Chairman  
K. Leonard  
T. Jennings

VIRGINIA: At the Called Meeting of the Augusta County Planning Commission held on Tuesday, June 9, 2020 at 5:00 p.m. in the Board Room, Augusta County Government Center, Verona, Virginia.

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Ms. Tate discussed the items on the agenda for the upcoming BZA meeting.

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

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**Trustee of Phyllis Kiser**  
**405 Lake Road**  
**Stuarts Draft, VA**

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Chairman

\_\_\_\_\_  
Secretary

PRESENT: G. Campbell, Chairman  
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S. Bridge  
T. Jennings  
K. Shiflett  
R. Thomas  
J. Wilkinson, Director of Community Development  
L. Tate, Senior Planner

ABSENT: K. Leonard

VIRGINIA: At the Regular Meeting of the Augusta County Planning Commission held on Tuesday, June 9, 2020, 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.

Mr. Campbell officially welcomed new Planning Commission board member for the Wayne District, Mr. Robert Thomas.

Mr. Thomas introduced himself and said he was looking forward to serving as a Planning Commissioner for Augusta County.

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**Minutes**

Mr. Bridge moved to approve the minutes of the called and regular meeting held on February 11, 2020.

Mr. Howdyshell seconded the motion, which carried unanimously.

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**Public Hearing**

Ms. Tate stated that there was only one request on the agenda for public hearing. A request to rezone from Single Family Residential 10 with proffers to General Agriculture approximately 9.85 acres (TMP 91A (2) 3) owned by Trustee of Phyllis H. Kiser located at 405 Lake Road in Stuarts Draft in the South River District. The proposed general use of the property is agriculture. The general use of the property stated in the Comprehensive Plan is Medium Density Residential, which may include detached residential units at a density of 3-4 dwelling units per acre. Mrs. Tate showed an aerial and zoning map of the property and surrounding area. Mrs. Tate noted that the area had been zoned Single Family since 1995 and had not developed. She also noted that the property was surrounded by General Agriculture zoned property.

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

Jordan Fust of 405 Lake Rd. Stuarts Draft, spoke on behalf of the request. Mr. Fust stated that he was seeking a rezoning of the property back to general agriculture with the hopes of opening a farm stand there. Mr. Fust stated that he believes the farm stand would be an asset to the neighbors and guest staying at nearby Shenandoah Acres.

Mr. Campbell asked if anyone present wished to speak in favor of the request.

Mr. Herbert Mullinex of 519 Lake Rd. spoke stating that he is in support of the rezoning.

Mr. Bob Shipp of 102 Duck Pond Ln. stated that he is 100% in support with the rezoning request. Mr. Shipp stated that he was very impressed with Mr. Fust's efforts to have an agriculture operation that is both earth and environmentally friendly. Mr. Shipp also read a letter of support from his daughter Holly Davies of 42 Duck Pond Ln. Please see attached letter.

Mr. Campbell asked if anyone present wished to speak in opposition to the request.

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

Mr. Jennings asked if public water and sewer were available on the property.

Mrs. Tate stated that there is private water and sewer on the property.

Mr. Bridge stated that he felt the property would cost too much to develop.

Mr. Bridge made a motion to approve the request.

Mr. Jennings seconded the motion, which carried unanimously.

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### **New Business**

Mrs. Jennifer Whetzel, Deputy County Administrator, spoke to the members of the Planning Commission about the Capital Improvements Plan and Budget. The plan can offer anticipated future capital needs, facilitate federal and state grants, develop public support for capital expenditures, along with other advantages. Mrs. Whetzel stated that the plan is for a five-year period.

Mr. Howdyshell asked how the COVID 19 events have affected the plan.

Mrs. Whetzel stated that they have made changes as a safe guard. She stated that a look was taken at the 2009 plan and budget that happened during the recession to see the steps that were taken then.

Mrs. Shiflett made a motion to accept and pass the Capital Improvements Plan and Budget along to the Board of Supervisors.

Mr. Bridge seconded the motion, which carried unanimously.

Mr. Campbell mentioned that this would be Mr. Bridges last meeting and thanked him for his service on the Planning Commission.

Mrs. Shiflett read the resolution for Mr. Bridge.

WHEREAS, the County of Augusta in consideration of the dedicated service of Steve Bridge; and

WHEREAS, Mr. Bridge diligently served the citizens of Augusta County for thirteen years in the capacity of a public servant; and

WHEREAS, Mr. Bridge served on the Augusta County Planning Commission from 2003 to 2010 and from 2014 to 2020; and

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

NOW, THEREFORE BE IT RESOLVED that the Augusta County Planning Commission does hereby publicly thank Mr. Bridge 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. Bridge.

Mrs. Shiflett made a motion to accept the resolution.

Mr. Jennings seconded the motion, which carried 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 June and July meetings.

The Planning Commission recommended that the BZA take into consideration the noise and impacts associated with a personal landing strip, which was requested to be on 124 Hampton Dr., Stuarts Draft.

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**Adjournment**

There being no further business to come before the Commission, Mrs. Shiflett made a motion to adjourn.

Mr. Howdyshell seconded the motion, which carried unanimously.

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Chairman

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Secretary