

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

ABSENT: J. Curd, Vice-Chairman

VIRGINIA: At the Called Meeting of the Augusta County Planning Commission held on Tuesday, August 8, 2006, at 5:00 p.m. in the Board of Supervisors' Conference Room, Augusta County Government Center, Verona, Virginia.

The Planning Commission assembled in the Augusta County Government Center to discuss the rezoning and the upcoming items on the BZA agenda.

- **William R. Guin - Delete the Urban Service Overlay Designation**

Chairman

Secretary

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

ABSENT: J. Curd, Vice-Chairman

VIRGINIA: At the Called Meeting of the Augusta County Planning Commission held on Tuesday, August 8, 2006, at 7:00 p.m. in the Meeting Room, Augusta County Government Center, Verona, Virginia.

DETERMINATION OF A QUORUM

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

MINUTES

Mr. Byerly moved to approve the minutes of the Called and Regular meeting held on July 11, 2006. Ms. Shiflett seconded the motion, which carried unanimously.

William R. Guin - Delete the Urban Service Overlay Designation

A request to delete the Urban Service Overlay designation from 18.44 acres owned by William R. Guin located on the north side of Sidney Gap Road (Rt. 696) approximately 0.3 of a mile west of the intersection of Sidney Gap Road (Rt. 696) and Lee Highway (Rt. 11) in Mount Sidney in the North River District.

Ms. Earhart explained the request. She stated that the applicant has submitted the following proffers:

1. All principal buildings will be setback from the centerline of the existing Route 696 one hundred twenty-five feet (125') until such time as Route 696 is relocated and improved at which time the normal setbacks for the property shall apply.
2. At the time any lots are created out of the 18.44 acres, the property owner will donate, per the letter to William Guin from VDOT dated July 13, 2006, between 50'-60' of right-of-way and construction easements along Route 696 from its intersection with Route 11 to the western property boundary in accordance with the road improvement plans to be approved by the Virginia Department of Transportation.

William R. Guin and Karen Brigman-Guin, 104 Doe Hill Drive, Churchville stated that they are interested in deleting the Urban Service Overlay designation from their 18.44 acres so that they can build a house using well and septic. They stated that they would clean up the entire farm. They stated that they will be living on the farm themselves. They stated that further down the road they will propose some other development plans for the rest of their acreage to the Commission.

Mr. Hite asked if there was anyone wishing to speak in favor, or in opposition to the request.

Mr. Stephen Wine, 227 Sidney Gap Road, stated that he is next to the property. He stated that this request is better than rezoning the property all to an urban area. He stated that the minimum lot size is one acre in the County. He stated that if Urban Service Overlay is deleted there could be 18 wells and 18 septic systems. He is concerned about this if there were to be a drought in the next several years. He stated that he is not in opposition to Mr. Guin building his home, but he is considered about what will happen later on.

Mr. Wine asked if his setbacks would increase.

Mr. Hite stated that they would remain the same.

Mr. Wine asked if the lots needed to have road frontage.

Ms. Earhart stated that the only way that a lot can be created without road frontage would be through family member exception. She stated that those regulations could change. She stated that the land will remain zoned General Agriculture.

Mr. Hite declared the public hearing closed.

Mr. Shomo asked if buses travel on Sidney Gap Road.

Mr. Wine stated no. He stated that buses do run on Flint Hill Road.

Ms. Tilghman stated that logically the portion adjacent to Route 11 will be developed but Mr. Wine's farm abuts the property. She stated that she would like to have a buffer zone between agriculture and densely used parcels. She stated that this appears to be a good buffer. She stated that she is not sure how many lots could be put in here with wells, septic, and the land configuration. She stated that the parcels may have to be larger than an acre. She stated that this is a beautiful spot. She stated that if the road is improved that would help. She stated that if people are living at the site, it will alleviate the site being a dumping ground. She stated that it would be nice to get the property cleaned up. She stated that the road needs to be improved. She stated that the road is very dangerous.

Mr. Byerly stated that he appreciates Mr. Guin's cooperation with VDOT. He stated that this is the most neglected road in the North River District. He stated that he likes Mr. Guin's plan. He stated that Mr. Guin has been delayed because of the Comprehensive Plan process and now it is time to move forward. He moved to recommend approval with proffers.

Mr. Bridge seconded the motion.

Mr. Hite stated that changing the overlay will aid Mr. Guin in building and donating the right of way which will help with the road improvements.

The motion carried unanimously.

* * * * *

STAFF REPORTS

A. CODE OF VIRGINIA – SECTION 15.2-2310

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

B. Comprehensive Plan

Ms. Earhart stated that there will be two work sessions in September with the Planning Commission, Steering Committee, and Board of Supervisors along with Renaissance Planning Group, the new consultants that were hired. She stated that the first work session would be September 13, 2006 from 3:00 p.m. to 7:00 p.m. and September 28, 2006 from 5:00 p.m. to 9:00 p.m. She stated that they are both designed to help the County look at some of the issues that are going to be critical in the Comprehensive Planning process. She stated that if you cannot attend the entire meeting to please come for at least part of the meeting.

* * * * *

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

* * * * *

Chairman

Secretary