

PRESENT: W. F. Hite, Chairman
 T. H. Byerly
 S. N. Bridge
 K. A. Shiflett
 J. Shomo
 D. L. Cobb, Director of Community Development
 R. L. Earhart, Senior Planner and Secretary
 D.D. Wolfe, County Engineer
 M.L. Comer, Subdivision Administrator
 J. R. Wilkinson, Zoning Administrator

ABSENT: J. D. Tilghman
 J. Curd, Vice-Chairman

VIRGINIA: At the Called Meeting of the Augusta County Planning Commission held on Tuesday, July 11, 2006, at 4:00 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, a Master Plan, and the upcoming items on the BZA agenda. The Planning Commission discussed and considered recommendations to the Board of Supervisors on changes to the Subdivision Ordinance, changes to the minor subdivision rules, and other miscellaneous changes to the Zoning Ordinance. The following topics were discussed:

Section	CHIEF AREAS OF CONCERN	STATUS
General	Further regulate discharging septic systems	Ordinance passed, need to remove from current draft
	Require access to adjacent properties for interconnectivity	In current draft
	Private roads designed to state standards	
	Add Fire Protection to ordinance, currently policy	

Section	CHIEF AREAS OF CONCERN	STATUS	
Minor Subdivision	Change time period for next division from Calendar Year to 12 month period	In current draft	
	Require Grantor/Grantee information on the plat for Family Member Exception (FME) lots. Certify that they have not previously received lot by FME		
	Change from 5 to 10 day review time (Allow time for review and preparation of written comments)		
	Limit to 1 lot every 5 years in Exclusive Agriculture (XA)	Agricultural Task Force Recommendations (Will require changes to Zoning Ordinance)	
	Limit to 1 lot every 3 years in General Agriculture (GA)		
	Limit lot creation using FME to children only		
	Lot to be held by the family member for minimum of 5 years unless the family member dies		
	Affidavit for use of FME		
	Appeal process for Hardships (FME)		
	Boundary Line Adjustments count as a lot creation with 2 exceptions: 1) when a small parcel of land is sold to an adjacent property owner and does not result in the creation of a new subdivision right, and 2) when a parcel of land is sold to an adjacent property owner for agricultural use and is kept in an agricultural use for at least ten years. An affidavit shall be signed that the lot will remain in agricultural use		
	Require Special Use Permit for construction of a dwelling in XA Districts		
	Implement reciprocal setbacks for single-family and multi-family housing located adjacent to XA and GA zones		
Major Subdivision	Clearly state no major subdivisions in Ag districts		In current draft
Master Plans	Submittal must include all required items before being routed		

Section	CHIEF AREAS OF CONCERN	STATUS
Master Plans (Cont.)	Scheduled for PC no sooner than 10 days after <u>receipt of comments from reviewing agencies.</u>	
	Resubmittal after being scheduled for PC requires the item be moved to the next meeting.	
Final Plats	Review time increased to 15 days to allow for review and comment of plat and documents	In current draft
	Indicate type of each onsite sewage disposal system, or confirmation of availability if public	
	Require Deed of Dedication, Subdivision and Easement Require Stormwater Legal Agreement Require Deeds for any offsite easements Require Subdivision Agreement, bonds to remain valid for entire term of agreement	
Misc	Allow Greenspace / Common Area lots in all subdivisions. Greenspace / Common Area lots not need not meet frontage, width, and area requirements, but must have assigned maintenance responsibilities	Concept

Chairman

Secretary

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ABSENT: J. D. Tilghman

VIRGINIA: At the Called Meeting of the Augusta County Planning Commission held on Tuesday, July 11, 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. Bridge moved to approve the minutes of the Called and Regular meeting held on June 13, 2006. Mr. Byerly seconded the motion, which carried unanimously.

Phyllis Jean Boccock – Rezoning

A request to rezone from General Agriculture to Single Family Residential approximately 0.7 acres owned by Phyllis Jean Boccock located in the southeast quadrant of the intersection of Howardsville Road (Rt. 701) and Old Greenville Road (Rt. 613) in the Riverheads District.

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

1. The minimum square footage for single-family dwellings will be 1500 square feet.

Lewis Bocock, Jr., 3980 Old Greenville Road, Staunton, stated that the property up for the rezoning belongs to his mother. He stated that when his father acquired the property it was already mostly zoned residential and there were 3 separate septic permits for the property. However, those permits expired and he can only get 2 permits now. He stated that this land isn't good agricultural land due to the rocks. He stated that the majority of his mother's property is zoned residential and he stated that his mother and he would like to see all this property zoned the same, Residential, so she can create two building lots.

There being no one desiring to speak in favor of, and no one to speak in opposition to, the request Mr. Hite declared the public hearing closed.

Mr. Shomo stated that he feels as though Mr. Bocock has come up with the best use for the property. Mr. Shomo moved to recommend approval of the request with the proffer.

Ms. Shiflett seconded the motion, which carried unanimously.

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New Business

Subdivision Regulations

Mr. Hite stated that during the worksession before tonight's Planning Commission Meeting, the members of the Planning Commission discussed and considered recommendations to the Board of Supervisors on changes to the Subdivision Ordinance, changes to the minor subdivision rules, and other miscellaneous changes to the Zoning Ordinance.

Mr. Bridge stated that based on the worksession he moved to recommend the draft subdivision ordinance, minor subdivision regulations, and other changes to the Board of Supervisors with the changes discussed by the Planning Commission with the exception of deleting the regulations on discharging septic systems since they have been handled by another ordinance; deleting the Fire Protection standards, unless the work on the new regulations is ready in time for advertisement; deleting the requirement to require a Special Use Permit for construction of a dwelling in Exclusive Agriculture Districts; and deleting the requirement to implement reciprocal setbacks for single-family and multi-family housing located adjacent to XA and GA zones.

Mr. Shomo seconded the motion, which carried unanimously.

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Old Business

Riverhills Subdivision Master Plan

River Hills Subdivision, containing 42 lots zoned Single Family Residential located on Route 11 in Greenville adjacent to Riverheads Elementary School in the Riverheads District.

Ms. Earhart stated that this Master Plan was tabled at the June Planning Commission meeting.

Ms. Shiflett moved to remove the Riverhills Subdivision Master Plan from the table.

Mr. Bridge seconded the motion, which carried unanimously.

Ms. Earhart stated that the comments from the Augusta County Service Authority have been received. She stated that the Master Plan meets all the technical requirements of the Ordinance.

Ms. Shiflett stated that since the Master Plan meets all the technical requirements, she moved to recommend approval of the Master Plan.

Mr. Bridge seconded the motion, which carried unanimously.

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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 the following action:

SUP 06-45 Frederick V. or Susette L. Johnson

Ms. Shiflett moved to recommend to the Board of Zoning Appeals that since the property already has accessory buildings over the recommended size limit in a Residential zoned location and is served by a private road, that the proposed expansion to the business may not be appropriate for this location and may be better suited for a Business zoned location.

Mr. Shomo seconded the motion, which carried unanimously.

SUP 06-46 Lester W. or Janie F. Wood

Ms. Shiflett voiced concerns that the small size of this lot and the ability to provide adequate parking and a safe entrance and exit from the property. Ms. Shiflett moved to recommend that there be no parking adjacent to Route 340 and that the Board of Zoning Appeals and applicant look into shared parking with the church next door.

Mr. Bridge seconded the motion, which carried unanimously.

VAR 06-7 Virginia M. Engleman

Mr. Bridge moved to recommend that the lots be large enough to accommodate their required parking on site. The Planning Commission also questions what uses could be made of the smaller building to warrant the need to split the lot.

Mr. Curd seconded the motion, which carried unanimously.

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

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Chairman

Secretary