

PRESENT: K. Shiflett, Chairman
W.F. Hite, Vice Chairman
S. Bridge
T. Cole
J. Curd
K. Leonard
E. Shipplett
R. L. Earhart, Senior Planner and Secretary

VIRGINIA: At the Called Meeting of the Augusta County Planning Commission held on Tuesday, January 12, 2010, at 3:00 p.m. in the Board of Supervisors' Conference Room, Augusta County Government Center, Verona, Virginia.

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The Planning Commission assembled in the Augusta County Government Center to discuss the rezonings. The Planning Commission traveled to the following sites which will be considered by the Commission:

1. Overlook Land Company, LC- Rezoning
2. Stoney Run, LLC- Amendment of Proffers
3. Robert C. Meade- Rezoning

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Chairman

Secretary

PRESENT: K. Shiflett, Chairman
W.F. Hite, Vice Chairman
S. Bridge
T. Cole
J. Curd
K. Leonard
E. Shipplett
R. L. Earhart, Senior Planner and Secretary
D.L. Cobb, Director of Community Development

VIRGINIA: At the Regular Meeting of the Augusta County Planning Commission held on Tuesday, January 12, 2010, at 7:00 p.m. in the Board Room, Augusta County Government Center, Verona, Virginia.

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DETERMINATION OF A QUORUM

Ms. Shiflett stated as there were seven (7) members present, there was a quorum.

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INTRODUCTION OF NEW MEMBER

Ms. Shiflett welcomed Eric Shipplett to the Planning Commission representing the North River District. She stated he was replacing Tom Byerly whose term on the Commission ended in December.

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MINUTES

Mr. Bridge moved to approve the minutes of the Joint Public Hearing of October 26, 2009 and the worksession held on November 4, 2009.

Mr. Hite seconded the motion, which carried unanimously.

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NEW BUSINESS

Overlook Land Company, LC – Rezoning

A request to rezone from General Agriculture to Single Family Residential with proffers approximately 96.5 acres and to add the Public Use Overlay designation to 2.4 acres to build a water tank. The land is owned by Overlook Land Company, LC located on the west side of White Hill Road (Rt. 654) approximately 0.2 of a mile north of the intersection with Stuarts Draft Highway (Rt. 340) in Stuarts Draft in the Riverheads District.

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

1. At least 15% of the homes built in each section or phase of the development zoned Single Family Residential must have a minimum square footage of at least 1200 square feet but not more than 1400 square feet of living space. In addition, at least 15% of the homes in each section must have a minimum square footage of at least 1400 square feet but less than 1600 square feet of living space and at least 15% of the homes shall have a minimum square footage of at least 1600 square feet of living space. All square footage limits shall be exclusive of porches, garages, and unfinished basements. Developer shall designate on the final plat of each section which lots shall be limited to the specified square footage. Designations may be modified only by written instrument executed by the Developer and recorded in the land records of Augusta County, a copy of which shall be delivered to the Augusta County Community Development Department. Every contract and deed for lots shall include language that the developer has the right to change the square footage designation of any lot. However, such designations shall not reduce the percentages set forth herein. This proffer will apply to the initial construction of each home on a designated lot and will expire two years after the occupancy permit is issued for the initial home built on each lot.
2. All new streets will be constructed with curb, guttering, and sidewalks on at least one side of the street, with the exception of the northern entrance where no new lot will front as shown on the Overlook Conceptual Plan, as prepared by Countryside Development Company, L.C. and dated December 17, 2009.
3. Access will be provided to the multi-family zoned portion of this property.
4. No more than 165 single family dwellings will be constructed on the 96.5 acre tract.
5. Access to this property will be limited to no more than 2 subdivision street connections. There will be no direct lot access to White Hill Road (Route 654).
6. A minimum of 25 acres of open space/common area will be developed; within the common area, the developer shall construct a play area and picnic shelter.
7. If street lights are installed in this subdivision, they will be installed, operated, and maintained at the sole expense of the property owner's association and neither

the County nor developer shall have any obligation for any costs related to such lights.

8. Additional permitted uses of the 2.4 acre property will be limited to water tanks.

Mr. Shipplett stated that he is an employee and investor with Countryside Development, the applicant, and therefore had a conflict of interest with this request. He stated that he had filed a Conflict of Interest form with the County and would not be participating in the discussion or the vote on this request.

Frank Root, Countryside Development and a partner in Overlook Land Company, stated this property is located in an Urban Service Area and designated for residential development. He stated there is public water to the site and they will extend public sewer. He said the overall project will have a modest density of less than two (2) dwellings per acre and they will be minimizing development in the steeper areas. They have completed a traffic study that shows the existing roads can handle the traffic and they will be installing right turn tapers and a left turn lane at the southern entrance to the subdivision. The neighborhood will be designed to meet the needs of a cross section of people and the proffers have been submitted that will ensure a mixture of house sizes in the subdivision.

William Monroe, Augusta County Service Authority, stated that they have been working with Countryside to obtain a water tank site on this property to serve the South River water system, the Authority's largest water system with approximately 9000 customers. He displayed pictures of tanks similar to the one they plan to build on this site. The tank will be a low profile tank holding approximately 2 million gallons of water and will be less than 40' tall.

There being no one to speak in favor or against the requests, Ms. Shiflett closed the public hearing.

Mr. Curd stated the request was in compliance with the Comprehensive Plan, compatible with adjacent residential development, public water and sewer are available, the development will provide affordable housing, the density is less than 2 dwellings per acre, they are providing 25 acres of open space and they have addressed VDOT's concerns. He further stated the Stuarts Draft Water system covers a large area, the water tank is needed, it will have low visibility and will be incorporated into the landscape very well. Mr. Curd moved to recommend approval with proffers the 96.5 acre request to Single Family Residential and the 2.4 acres for a Public Use Overlay designation with proffers.

Mr. Bridge seconded the motion and stated he thought the plan was well thought out and the water system improvements were needed in the area.

Mr. Cole stated he appreciated the effort to have different size homes in the subdivision. He thought this proffer was a great addition to the County.

Motion passed on a 6-0 vote, with Mr. Shipplett abstaining.

Stoney Run, LLC- Amend and Restate Proffers

A request to amend and restate the proffers on approximately 85 acres owned by Stoney Run, LLC located at the east end of Bowman's Run Drive (Rt. 1064) approximately 0.4 of a mile east of the intersection with Grouse Ridge Road (Rt. 1063) in the Riverheads District.

Mrs. Earhart stated that this property was originally rezoned in the 1990s and has had several modifications of their proffers. In 2002 when they last modified the proffers they agreed during the meeting not to develop any of Area B, which includes areas zoned both Single Family and Multi-family Residential, until a third access was approved by the Board of Supervisors and none of the multi-family units could use Bowman's Run Drive for their access. During the meeting, there was discussion about how expensive it would be to cross Stoney Run with a public street. However, when the actual maps were produced, there was a portion of Area B that is on the existing subdivision side of the creek. The applicant is asking for that portion of Area B to be moved to Area C and that they be allowed to develop it using the existing entrances to the subdivision. She stated the applicant has submitted the following proffers:

1. The multi-family portion of the project labeled A on the map entitled Rezoning Exhibit for Stoney Run Subdivision prepared by James Brenneman and dated December 10, 2009 will remain subject to the proffers approved by the Board of Supervisors on November 26, 2002.
2. Area B on the map entitled Rezoning Exhibit for Stoney Run Subdivision prepared by James Brenneman and dated December 10, 2009 will have no more than 165 multi-family and 65 single family dwellings on the property. None of Area B will be developed until a third access to the subdivision is approved by the Board of Supervisors. All of the multi-family units in Area B will be served by the third access only.
3. There will be no individual lot entrances off Route 656.
4. None of the multi-family units in the entire development will have access to Route 656 through Bowmans Run Drive.
5. Area C will consist of no more than 114 single family dwellings.

Roger Willetts, 9092 Old Turnpike Road, Afton, stated he has owned the property since 1995 and it was already zoned for development when he purchased it. When they amended the proffers in 2002, they asked for townhouses instead of apartments in Area A and agreed not to develop Area B until they had a third entrance to the subdivision. They didn't have the areas delineated until right before the public hearing. They now realize there are about 14 more lots that can be developed accessing Bowman's Run Drive without crossing the creek. He asked that the Commission allow him to finish the single family development on the north side of Stoney Run.

There being no one to speak in favor or against, Mrs. Shiflett closed the public hearing.

Mr. Bridge stated the Commission viewed the site this afternoon and he could support the additional lots to be developed prior to gaining a third access for the subdivision. He moved to recommend approval of the revised and restated proffers.

Mr. Curd stated the neighbors were getting a reduction in the number of lots from 37 to only 16 more lots. He indicated that while there are flooding concerns, the new floodplain ordinance will regulate development of the new lots. He seconded the motion.

Mrs. Shiflett stated she could support the request to finish out the subdivision as requested and with the significant challenges with the floodplain, there may not even be 16 more lots in this portion of the development.

Motion passed 7-0.

Western View, LLC- Rezoning

A request to add the Public Use Overlay with proffers to approximately 8 acres owned by Western View, LLC located on the north side of Fadley Road (Rt. 646) approximately 0.4 of a mile west of the intersection with Centerville Road (Rt. 699) in the North River District.

Mrs. Earhart stated this is a request to add the Public Use Overlay zoning designation to 8 acres. She stated the property will remain zoned Exclusive Agriculture and the only additional permitted use of the property will be a school. The property is located in an Agriculture Conservation Area and will be served by private water and sewer.

Kenneth Lehman, 2172 Fadley Road, Bridgewater, stated he was part owner of Western View, LLC, and they want to establish a small parochial school on this site. He stated it would be a small school and maybe a church. He stated they are currently worshipping at Hildebrand Church in Hermitage, but they have no school.

Mrs. Shiflett asked what age group the school will serve.

Mr. Lehman replied it would be grades 1-10, not a high school.

Mr. Shiplett asked if the 20 students would be the maximum.

Mr. Lehman said they presently have 6 households attending the church. If the church grows, there will be more students, but the number will remain small.

Glade Fertig, 2531 Fadley Road, Bridgewater, stated he and his wife are concerned about the possibility of a cemetery on the site and asked when that would be approved.

Mr. Cobb stated churches are allowed in all zoning districts and graveyards are an accessory use to churches.

Mr. Fertig stated they are opposed to the graveyard and are concerned about water contamination and a decrease in their property values. He indicated that they are not concerned about a school since it is not going to be a large school.

Mrs. Shiflett stated the Planning Commission can't turn down the church or the cemetery. They can only act on the request for a school.

Donald Lam, 6522 Scholars Road, Mount Crawford stated that he and his son own the property across Fadley Road from the proposed school. He stated they are in an Agriculture Conservation Area and they are concerned about safety and the impact it may have on their farming operation. While he understands the school is supposed to be small, he asked if size limits can be placed on it. He stated his concerns are traffic, safety of the children, safety in moving equipment, and the water and sewer situation. He concluded by stating he is opposed to the school.

Mr. Shipplett asked Mr. Lam how a school impacts his farm.

Mr. Lam replied that the more people you have in an area, the more housing, the more likely you will get nuisance complaints. He runs a dairy operation and asked the Commission to protect this farming area.

Mr. Lehman stated there would be no problem for the farms. The students and their families are agriculturally oriented. He will be running machinery on the balance of the acreage on this tract. He assured the Commission the parents won't complain. They love the country. He stated their plans are for a school first. What the future holds is yet to be seen. He said it would be a small school and he would be happy to put limits on its size.

Mr. Curd asked if Mr. Lehman would proffer a limit on the number of students.

Mr. Lehman asked if it was an initial limitation or indefinitely.

Mr. Curd stated it would be forever, but he would like to see a limit, no more than 35-40 students.

Mr. Lehman stated they can proffer no more than 30.

Mr. Leonard stated that 40 would be fine.

Mr. Lehman stated he would proffer no more than 40 students.

Mr. Leonard asked if he knew what the sewage situation would be.

Mr. Lehman stated they wanted to get their zoning first, before they move forward, but based on conversations they have had with Jerry Brunk, their engineer, they expect it will be an extensive system.

There being no one else to speak in favor or against, Mrs. Shiflett closed the public hearing.

Mr. Shipplett stated he went out and looked at the site and he moved to recommend approval of the request with the proffer of no more than 40 students.

Mr. Bridge seconded the motion.

Mr. Curd stated that while he could empathize with the neighbors and understood it was an agricultural area, with a 40 student limit and the acreage and septic limitations, he could support the motion.

The motion passed on a unanimous vote.

Robert C. Meade- Rezoning

A request to rezone from Single Family Residential to General Business with proffers approximately 5.6 acres owned by Robert C. Meade located on the northeast side of Dunsmore Roads (Rt. 818) just north of the intersection with Laurel Hill Road (Rt. 616) in Verona in the Beverley Manor District.

Mrs. Earhart described the request. She stated the property is currently zoned Single Family Residential, is located in an Urban Service Area designated for medium density residential development, and is served with public water and sewer. The applicant has submitted the following proffers:

1. The only use allowed on this property will be a parking lot for trucks and drivers' vehicles subject to the approval of a Special Use Permit by the Board of Zoning Appeals for that use.
2. No more than 40 tractor and 40 trailers will be parking on the 5.6 acres unless a lesser number is stipulated by the Board of Zoning Appeals.
3. Prior to any development of the site, a berm at least 10' in height will be constructed on the site adjacent to the properties zoned Single Family Residential and as generally depicted on the Conceptual Plan for Meade Trucking Parking Lot prepared by Balzer and Associates and dated 12/7/09. The berm will be planted with a double row, staggered, of 6' tall evergreen trees planted 15' on centers. The berm and trees will be permanently maintained.
4. As part of the development, the applicant will reserve a 50' right-of-way for the purposes of access to the remaining single family residentially zoned property. The location of the right-of-way shall be within the discretion of the owner, subject to applicable County and VDOT regulations.

Donna Fix, Safety Manager for Meade Trucking stated the Meades would like to expand their trucking operation to this site. She said they currently have a special use permit to park trucks on an adjacent 2.6 acre tract. That site is cramped and they would like to expand on to this 5.6 acres to allow the trucks to park further apart and reduce the fender benders they are having on the other site, as well as having a place for their drivers to park closer to their trucks. She stated they are not asking for the rezoning in order to expand their business, but to reconfigure the parking situation to make it more efficient. She stated most of their trucks come and go only once or twice a week. She stated they will need a Special Use Permit to expand their trucking operation on to this property. She explained the site plan to the Planning Commission. They have a contract to purchase an additional 35' from an adjacent property owner for their entrance. She stated the Meades have property in the subdivision and plan to continue farming the rest of this parcel.

Ray Burkholder, Balzer and Associates, stated Meade Trucking is trying to expand from their existing site which is too crowded and they would like to have a more secure site to cut down on vandalism. They completed a traffic study based on worst case scenario and the study concludes that the intersection of Dunsmore Road and Route 612 won't be degraded. The site zoned General Business will generate less traffic than if the current site were developed under its Single Family Residential zoning. He stated that they will use Best Management Practices in their stormwater design. They will have a large buffer to the residential neighborhood to the north, averaging 300' away from the residences.

Mr. Leonard asked where they will get the soil for the berm.

Mr. Burkholder replied that they will be stripping off topsoil from the site and will use it in the berm.

Mrs. Shiflett asked if the parking lot would be gravel or paved.

Mr. Burkholder stated their plans were to have the lot gravel.

Scott Fitzgerald, 23 Kenview Avenue, Verona, stated he was concerned about depreciation of the homes' values in the neighborhood. He said what Meade has on Dunsmore Road is adequate and stated he didn't want the trucks in his backyard, 24 hours a day, 7 days a week. He stated people use Dunsmore Road as a cut-through and the road doesn't need more truck traffic. He indicated that he was concerned about the noise from the reefers and the lights which will be in the lot for safety. He stated this wasn't a good request for the neighborhood and stated that while Mr. Meade had property in the neighborhood, it was rental property and a Meade wasn't going to be living in the neighborhood listening to the noise. He indicated he didn't want the vandalism closer to his home.

Lacy Houff, an employee of Meade Trucking stated that in reference to the reefer issue, they used to haul Coors beer. Every once in a while they will haul produce that

requires refrigeration, but that is for 4-6 hours, not running 24 hours. If the trucks were running 24 hours, someone would have to stay with them. He stated that they have more flatbeds than reefers. They haul for Cargill but those don't stay on the lot more than 1 hour a day.

Mrs. Shiflett asked what time the trucks would be coming in and leaving.

Mr. Houff stated on Thursday they come in and out all day and most leave between 1-6 p.m. on Sundays.

Mrs. Shiflett asked when they come in on Thursday.

Mr. Houff stated between 9 or 10 p.m. during the week. They all don't come in on Friday or leave on Sunday. They all have different hours.

Mrs. Fix stated she understands the concerns with the reefers. She stated that she also works for Staunton Fruit and Produce and they run the trucks all the time. She stated that isn't the case with Meade's. She stated they operate an in-house shop and do all their fueling at their Route 11 location. She stated they will comply with the County's lighting ordinance.

Mrs. Shiflett asked if she agreed with Mr. Houff on the comings and goings of the trucks.

Mrs. Fix stated they have 40-45 drivers and asked for their dispatcher, Logan Bean, to come forward and answer the Commission's questions.

Logan Bean, Verona, stated that on Sunday typically the drivers leave by 5-6 p.m. and they come in Friday and Saturday morning. There are usually 5-10 trucks on the lot during the week.

Mrs. Shiflett asked if the lot was to be fenced.

Mr. Bean replied it would be.

Mr. Cole asked if the trucks came in on Friday and Saturday.

Mr. Bean stated they start coming in Friday morning and would continue with some coming in through the night. Most will be in by Saturday evening.

Mr. Cole asked if that meant that they would be coming in while the neighborhood is asleep.

Mrs. Fix stated that the adjoining 2.6 acres still has a special use permit in place that could be used for the late arrivals. If you want us to proffer nothing coming or going after a certain time that would work. We could move the trucks around at a more appropriate time.

Mr. Bridge asked if the request was to expand the number of trucks.

Mrs. Fix stated it was to alleviate the congestion on the 2.6 acre tract and for the safety and security of the drivers.

Mrs. Shiflett asked how many trucks will be on this property.

Mrs. Fix stated they would like to get everyone on this lot and off the site on Route 11. They would like to have designated spaces for each truck and driver.

Mr. Bridge stated the proffers state no more than 40 tractors and trailers. He asked how many trucks would be on the 2.6 acres or is the 40 trucks the total number.

Mrs. Fix stated the 40 is not the complete number.

Mr. Leonard stated this area has other properties already zoned business and asked if they considered other sites.

Mrs. Fix stated she was not aware of any other sites they considered. They want to keep the trucks on-site and adjacent to where they already operate.

Mrs. Shiflett stated the property is currently zoned Single Family Residential and has water and sewer and is where the county wants residential development to be located.

Mr. Burkholder stated that trucks are accessory to the industries in Verona. He stated the Meades have contacted VDOT and Mr. Wyatt about other land for their business and stated there aren't a lot of options.

Mr. Bridge asked if there will be any additional truck traffic on Dunsmore Road.

Mr. Burkholder stated no. He stated they have worked with staff to retain some residential development potential on this lot.

Mrs. Shiflett stated that the County has been trying to find another exit for the Skyview subdivision. She said she realizes the Meades want to use their property but it is still poor planning to change the zoning.

Mr. Hite stated that the property is zoned Single Family Residential and was zoned that when the Meades purchased it. He indicated that he can't see putting the trucks so close to the residents. While he wants to support the trucking industry, there are other areas already zoned Business and Industrial that would work better.

There being no one else to speak in favor or against the request, Mrs. Shiflett closed the public hearing.

Mr. Curd stated that he didn't want to waste the water and sewer that is available to serve development of this property by rezoning it for a parking lot. The proffers aren't limiting the time trucks can come in and while the statements in the public hearing are all well and good, they aren't proffers. He concluded by saying that this request is for the convenience of the applicant and not for the benefit of the County. He stated that he couldn't support the request and moved to recommend denial of the request.

Mr. Hite seconded the motion, which passed on a unanimous vote.

Michael Shane Clatterbaugh- Rezoning

A request to rezone from Limited Business to General Business with proffers approximately 0.5 acres owned by Michael Shane Clatterbaugh located on the south side of Tinkling Spring Road (Rt. 285) just east of the intersection of Meadow Run Court (Rt. 1307) in Fishersville in the Wayne District.

Mrs. Earhart stated that this is a request that came before the Commission in November, but the applicant withdrew that request and has submitted new proffers addressing many of the Commission's concerns. The property is located in an Urban Service Area, slated for business development, and served by water and sewer. The new proffers are:

1. The following uses shall be prohibited uses on the site:
 - a. All uses which utilize the outdoor display or storage of vehicles, equipment, manufactured homes, boats, and building supplies; and the outdoor storage of merchandise or other goods, excluding company vehicles.
 - b. All uses not conducted entirely within an enclosed building, including "drive-through" facilities, but not including parking, loading and unloading facilities, and dumpster sites.
2. No building or structure on the lot shall exceed thirty-five feet (35') in height.
3. The total aggregate square footage of all buildings on the site shall not exceed six thousand (6000) square feet.
4. If the adjacent property is still zoned Single Family Residential at the time of any additional development of the site, the property owner will install a 6' tall vinyl privacy fence as part of the rear buffer yard. The decorative side of the fence shall be faced to the adjacent property.
5. At the time of any additional development of the site, the property owner will install at least five (5) additional parking spaces on the property in addition to the required parking for the new development.
6. Property owner will dedicate thirty-five feet (35') of right-of-way to VDOT from the existing centerline of Route 285.

William Moore, Balzer and Associates, stated he was representing Mr. Clatterbaugh. He indicated they have worked through all the concerns with staff.

Robert Rubin, 19 Lea Drive, Fishersville, stated his house is in the rear of the Clatterbaugh property. He indicated that he was at the November meeting voicing his

opposition to the request. He bought his home 3 years ago and doesn't want to see a 35' tall building in his backyard. He stated his assessment went up and he doesn't know what the impact on his values will be with a large commercial building behind him. He stated he sympathizes with Mr. Clatterbaugh's growing business but with so many vacant buildings, he should be able to use one of those and not build at this location.

Dr. Robert Robson, 54 Tinkling Spring Road, Fishersville, stated his office is next to Mr. Clatterbaugh. Originally that property was a dentist office and then a financial office. Mr. Robson indicated that he thought those uses were much more appropriate than what Mr. Clatterbaugh has planned. While he is planning a back buffer, there is nothing beside his property. He indicated that he doesn't think the request is compatible with the surrounding properties and he opposes the rezoning.

John Walker, 25 Lea Drive, Fishersville, stated that he is opposed to the rezoning. He stated that a 35' tall building and the fence will devalue his property. He has lived in his house for 50 years and urged the Commission to leave the property zoned Limited Business.

Mr. Moore stated they have revised the proffers to eliminate any outside storage and alleviate the concerns of the neighbors. He reminded the Commission that Mr. Clatterbaugh has the right to construct another building on the site right now with a 25' rear yard buffer and side yards that would be larger, but the request would be more compatible with the neighbors. He indicated that there are no plans to access the property by way of the unimproved alley in the back of this property. The access will be along Route 285. He concluded by stating the rezoning allows better site design.

Mr. Leonard stated the proffers indicate a maximum building height of 35', but asked if they are planning a 1 story building.

Mr. Moore stated Mr. Clatterbaugh's plan is for a 1 story, but there are no final plans for the site yet.

There being no one else desiring to speak in favor or against the request, Mrs. Shiflett closed the public hearing.

Mr. Curd stated that while he could empathize with the neighbors' desire to keep the zoning as it is, what the County could get with the Limited Business zoning would be less attractive. He further stated with the proffers prohibiting outside storage, that is a big plus. He stated he lived adjacent to a railroad and the new building on the site may buffer that noise and view. While the request is not ideal, he stated he could support the request with the revised proffers. He moved to recommend approval of the request with the proffers.

Mr. Bridge seconded the motion and stated that while it was not 100% perfect, with the additional proffers he could support the motion.

Mrs. Shiflett stated that her concerns have been addressed and thanked the applicant for responding to the Commission's concerns.

Motion passed on a unanimous vote.

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Thomas H. Byerly- Resolution

Mrs. Shiflett stated that Mr. Byerly went off the Commission after 20 years of service. She asked Mrs. Earhart to read the resolution.

Mr. Bridge moved, seconded by Mr. Shipplett to approve the following resolution recognizing Mr. Byerly for his service and asked for Mr. Byerly to be invited back so they could publicly recognize him and present him with the resolution and a County seal. The motion passed on a unanimous vote.

WHEREAS, the County of Augusta in consideration of the long and dedicated service of Thomas H. Byerly; and

WHEREAS, Mr. Byerly diligently and faithfully served the citizens of Augusta County for twenty years in the capacity of public servant; and

WHEREAS, Mr. Byerly was first appointed to the Augusta County Planning Commission in January 1990 and completed his service in December 2009; and

WHEREAS, Mr. Byerly served in the office of Chairman to that same body in 1997, 2003, and 2009; and

WHEREAS, Mr. Byerly served on the Commission during the preparation of the Comprehensive Plan in 1994 and 2007; and

WHEREAS, the Augusta County Planning Commission is desirous of expressing their appreciation to Mr. Byerly for his loyal service.

NOW, THEREFORE BE IT RESOLVED, that the Augusta County Planning Commission does hereby express their utmost appreciation and heartfelt thanks to Thomas H. Byerly for his dedicated service on this commission. Mr. Byerly is commended for the longevity of his service which he has so aptly fulfilled with logic, 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. Byerly.

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STAFF REPORTS

A. CODE OF VIRGINIA – SECTION 15.2-2310

Mrs. Shiflett asked if there were any comments regarding the upcoming items on the BZA agenda.

10-9 Robert C. Meade- Special Use Permit

Mr. Curd stated this property is adjacent to homes and close to a major road intersection. He moved to voice the Commission’s concern about the proposed use in such a visible location and recommend that all storage on the lot be fully screened.

Mr. Hite seconded the motion, which passed on a unanimous vote.

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

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Chairman

Secretary