

PRESENT: K. Shiflett, Chairman
J. Curd
E. Shipplett
T.K. Fitzgerald, Director of Community Development

ABSENT: W.F. Hite, Vice Chairman
S. Bridge
T. Cole
K. Leonard
R. L. Earhart, Senior Planner and Secretary

VIRGINIA: At the Called Meeting of the Augusta County Planning Commission held on Tuesday, April 13, 2010, at 4:30 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 rezonings and Capital Improvements Plan and Budget. The Planning Commission traveled to the following site which will be considered by the Commission:

1. Ricky L. Campbell- Add Public Use Overlay

Chairman

Secretary

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

ABSENT: W.F. Hite, Vice Chairman

VIRGINIA: At the Regular Meeting of the Augusta County Planning Commission held on Tuesday, April 13, 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 six (6) members present, there was a quorum.

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MINUTES

Mr. Curd moved to approve the minutes of the Called Worksessions on November 10 and November 19, 2009, Called Source Water Ordinance Worksession on January 19, 2010, and Regular Meeting on March 9, 2010 as mailed.

Mr. Bridge seconded the motion, which carried unanimously.

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NEW BUSINESS

Robert C. Meade – Rezoning

A request to rezone from Single Family Residential to General Business with proffers approximately 5.6 acres and to add proffers to approximately 2.4 acres already zoned General Business owned by Robert C. Meade located on the northeast side of Dunsmore Road (Rt. 818) just north of the intersection with Laurel Hill Road (Rt. 612) in Verona in the Beverley Manor District.

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

1. The only uses allowed on this property will be a parking lot for trucks and drivers' vehicles and a fenced storage area subject to the approval of a Special Use Permit by the Board of Zoning Appeals for those uses.
2. No more than 40 tractors and 40 trailers will be parking on the 5.6 acres and no more than a total of 53 tractors and 53 trailers will be parking on the entire 8 acres unless a lesser number is stipulated by the Board of Zoning Appeals.
3. No tractors and/or trailers can be started, left running, or operated (included reefer units) on the 5.6 acre site from 10:00 p.m. on Friday until 7:00 a.m. on Saturday, from 10:00 p.m. on Saturday until 7:00 a.m. on Sunday, and on all other days from 10:00 p.m. until 5:00 a.m.
4. 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.
5. 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, was present with Ray Burkholder, Balzer and Associates, and Randy Meade, Vice-President of Meade Trucking. She stated comments have been considered from the January Planning Commission Meeting and proffers have been revised accordingly. Ms. Fix stated VDOT has approved fifty-three (53) tractor and trailers to utilize this site. Meade Trucking is requesting to park up to forty (40) tractor and trailers on the rear lot to safely accommodate drivers by allowing them to park their personal vehicles on the lot beside their trucks as there will be adequate parking. She noted tractors and trailers entering and exiting the lot will not be a daily occurrence and explained the drivers leave the lot on Sunday and Monday and return later in the week. Ms. Fix stated traffic on Dunsmore Road will not increase if this request is approved. The driver roster consists of approximately forty (40) to forty-five (45) drivers operating company owned tractors and trailers. She noted the reefers will be kept at the front of the lot and trucks won't be running on the back lot during the nighttime hours. No maintenance will be done on this site. Maintenance will be done at the Meade Trucking site on Route 11. Ms. Fix noted she has spoken with Bill Bless with Central Transport, an adjacent property owner and he is in support of the request. She further stated they will be acquiring land from Mack

Wyatt to allow for access to the back lot and there will be no tractors and trailers using the fifty foot (50 ft.) reserved right-of-way which runs along the western property line.

Mr. Shipplett asked if the tractors and trailers will be coming off of Route 11 or Route 612.

Ms. Fix answered the tractors and trailers will be coming off of Route 612.

Ms. Shiflett asked if there was anyone wishing to speak in favor or opposition to the request. There being none, she declared the public hearing closed.

Mr. Bridge stated he tends to weigh the rights of the property owner against what is best for the community and usually sides more with the individual property owner. Mr. Bridge further stated, however, that he has serious questions about trucks being so close to residences regardless of the times of day that have been addressed by the proffers. He explained he is concerned about the diesel smells and the noise, things that are an inherent part of the business, but still a concern. He further stated while he appreciates the effort put forth on the revised proffers presented by the applicant, he is concerned with the number of tractors and trailers and the nuisances they will create being adjacent to a residential subdivision in the back.

Mr. Leonard stated he thinks that all the Commissioners have the same concerns. The property rights have been weighed, however there is also a concern about the proposed use of the property. He stated rezoning the parcel from Single Family Residential to General Business to be used as a parking lot would not be the best use for the parcel. With the parcel having public water and sewer, Mr. Leonard stated the parcel has more potential for development.

Mr. Bridge moved to recommend denial of the request.

Mr. Cole seconded the motion.

Ms. Shiflett commented a parking lot is not the best use for this parcel. She stated the infrastructure is already built and when the homebuilding industry comes back there needs to be land available for development where water and sewer already exist. While the revised proffers are appreciated, a parking lot is not an improvement on the use of this property.

The motion carried unanimously.

Ricky L. Campbell – Add Public Use Overlay

A request to add the Public Use Overlay Designation with proffers to approximately 3 acres owned by Ricky L. Campbell and located on the south side of Swartzel Shop Road (Rt. 694) approximately 0.1 of a mile east of the intersection with Lee Jackson Highway (Rt. 11) in the Riverheads District.

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

1. The only additional permitted uses on the property will be:
 - a. Police, rescue squad and fire stations.
 - b. Community centers and similar facilities, including the rental of such spaces for fundraising purposes.
 - c. Public bulk water facility
 - d. Meeting places and offices of civic clubs and other organizations, excepting those the chief activity of which is a service customarily carried on as a business.

Ricky L. Campbell, P.O. Box 430, Stuarts Draft, property owner, explained the Board of Supervisors has recommended this site for the proposed Riverheads Fire Station through the Public-Private Educational Facilities and Infrastructure Act (PPEA) process. Mr. Campbell explained the site has been the home of Campbell Brothers Construction since 1990. Mr. Campbell explained they have been working on the concerns identified in the staff report. He stated the existing entrance has been reevaluated and a VDOT Commercial Entrance Permit can be obtained. He stated the site has been approved for a septic system for a three (3) bedroom house and a soil scientist has inspected the site and is "ok" with the proposed use of a fire station. Mr. Campbell further stated the proposed building will have a sprinkler system and updated fire flow calculations have been run and are "good to go". He stated all comments and concerns will be addressed prior to site plan submittal.

Mr. Cole questioned the engineer's comments regarding stormwater runoff.

Mr. Campbell stated stormwater comments will be addressed during the site plan stage.

Ms. Shiflett asked the size of the proposed building.

Mr. Campbell answered the proposed building will be approximately 8,500 square feet. He explained the building will consist of a seven (7) bay, 64 ft. x 72 ft. garage with an attached two-story office and living quarters.

Ms. Shiflett asked if there was anyone wishing to speak in favor of the request.

Nancy Sorrells, Board of Supervisors, Riverheads District, apologized to the Commission for the overlap in the time frame of the application's approval before site plan approval. She stated all comments and concerns will be addressed during the site plan process, and since the proposal is a County project, all "I's need to be dotted and T's need to be crossed". She stated there is an incredible need for this project and she has been working on this project since January 2009, when she and Dave Beyeler, Supervisor, South River District, were approached by the Stuarts Draft Fire Department

which expressed the need for relief due to the future growth recommended in the Comprehensive Plan and because they are already running deep into the Riverheads district. She discussed the dire need for a fire and rescue station in the southern portion of Augusta County. She provided the example of Raphine Christian Church that burned to the ground several years ago and noted the final report stated this may have been prevented if fire and rescue services were in closer proximity. Ms. Sorrells informed the Commission of the public hearing tomorrow night on the PPEA process to approve moving forward with a proposed contract. Ms. Sorrells explained the Comprehensive Plan designates the Riverheads area as an Urban Service Area with 200 new homes approved for the district just waiting to be built. She explained a study was completed to determine distances from fire and rescue stations to areas throughout the district. Ms. Sorrells stated the results determined the largest "rescue hole" is located around the school complex, which includes approximately 1,200 people. She stated funding is in place and the proposal is one that "we like". She indicated there will be no paid fire fighters at this location. Staunton Augusta Rescue Squad will provide rescue services and there are 30 volunteers ready to provide fire services to the area 24/7. It is estimated the proposed fire/rescue station will immediately respond to approximately one thousand (1,000) fire and rescue calls the first year. She concluded by stating that approving this request will be very beneficial to the Riverheads Community.

There being no one else desiring to speak, Ms. Shiflett declared the public hearing closed.

Mr. Leonard stated he agrees with Ms. Sorrells in that there is a hole in the southern portion of the County that needs to be filled. He stated the proposed site is an excellent location along Route 11.

Mr. Curd feels there is a need for these services in Greenville. He stated if the Board of Supervisors supports this proposal and feels it is an appropriate site, then he too can support it.

Mr. Leonard moved to approve the request with proffers.

Mr. Curd seconded the request which carried unanimously.

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Capital Improvements Plan and Budget

Ms. Shiflett stated the Planning Commission heard Mr. Coffield's presentation on the Capital Improvements Plan and Budget. She stated that this will be considered by the Board of Supervisors on April 28, 2010.

Mr. Curd thanked Mr. Coffield for all of his hard work on the plan and budget. He moved to recommend approval of the Capital Improvements Plan and Budget.

Mr. Shipplett seconded the motion, which carried unanimously.

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STAFF REPORTS

A. CODE OF VIRGINIA – SECTION 15.2-2310

Ms. Earhart reviewed with the Commission the requests coming before the BZA. Ms. Shiflett asked if there were any comments regarding the upcoming items on the BZA agenda.

The Planning Commission took no action on the BZA items.

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Ms. Earhart informed the Commission to mark their calendars for May 24, 2010 as it has been tentatively set for a joint meeting with the Board of Supervisors and Augusta County Service Authority regarding the Urban Service Overlay District regulations and mapping. Ms. Earhart briefly explained the concern is as the Urban Service Overlay District boundaries are enlarged there are areas in the County that are not currently served by public water and sewer. However, if the districts are approved, public water and sewer will be required to be utilized in the development of the property. She explained options to resolve the issue will be discussed at the worksession.

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

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Chairman

Secretary