

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

ABSENT: K. Shiflett, Chairman  
T. Cole  
E. Shipplett  
T.K. Fitzgerald, Director of Community Development

VIRGINIA: At the Called Meeting of the Augusta County Planning Commission held on Tuesday, September 14, 2010, at 5:00 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 rezoning and the items to be considered by the Board of Zoning Appeals in October. Mrs. Earhart announced that Eric Shipplett has an interest in a portion of the property under consideration for rezoning and as such has filed a Conflict of Interest form with the County. He will not be participating in the discussion or the vote on the rezoning request, but will be attending the Commission meeting at 7:00 p.m. The Planning Commission traveled to the following site which will be considered by the Commission:

1. Mill Place Commerce Park- Rezoning

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PRESENT: W.F. Hite, Vice Chairman  
S. Bridge  
J. Curd  
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E. Shippelt  
R. L. Earhart, Senior Planner and Secretary

ABSENT: K. Shiflett, Chairman  
T. Cole  
T.K. Fitzgerald, Director of Community Development

VIRGINIA: At the Regular Meeting of the Augusta County Planning Commission held on Tuesday, September 14, 2010, at 7:00 p.m. in the Board Room, Augusta County Government Center, Verona, Virginia.

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**DETERMINATION OF A QUORUM**

Mr. Hite stated as there were five (5) members present, there was a quorum.

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**MINUTES**

Mr. Bridge moved to approve the minutes of the Regular Meeting on August 10, 2010 as received.

Mr. Curd seconded the motion, which carried unanimously.

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**County of Augusta Board of Supervisors, Commerce Park Leasing, LC, and Mill Place Office Park, LC - Rezoning**

A request to rezone from General Business with proffers and General Industrial to Planned Commerce with proffers approximately 342 acres owned by County of Augusta Board of Supervisors, Commerce Park Leasing, LC, and Mill Place Office Park, LC located in the southwest quadrant of the Interstate 81/Laurel Hill Road (Rt. 612) Interchange in the Beverley Manor District.

Mr. Shippelt made the following statement: Mister Vice Chairman, before we begin this public hearing, I would like to state for the record, that I have an interest in the property under consideration for rezoning tonight and have filed a Conflict of Interest Form with

the County. Therefore, I will not participate in the discussion or the vote on the rezoning request.

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

1. General Outdoor Storage will be allowed only in a portion of Area 4, as depicted on the Concept Plan, and only upon the issuance of a Special Use Permit by the Board of Zoning Appeals.
2. The intersection of Mill Place Parkway and Laurel Hill Road (Rt. 612) has been designed to accommodate up to 4,000 vehicles per day. Once that capacity has been reached, additional transportation improvements may be needed. Therefore, once the intersection capacity has been reached and at the time of submission of a site plan for any new construction on any portion of the Mill Place Commerce Park, the developer shall submit to Augusta County and VDOT, for review and approval, a Traffic Impact Analysis, projecting the additional vehicle trips to be generated by the proposed development and taking into consideration any remaining undeveloped portions of the Park. Prior to issuance of occupancy permits for any additional development, the Applicant, its successors or assigns, shall construct road improvements, as required by the findings of the approved Traffic Study, commensurate with the extent of the proposed development for which occupancy permits are requested.

Kimberly Bullerdick, Associate Planner, applicant, explained the reason for the request is to allow more flexibility for Mill Place Commerce Park. She stated the County took the first step in 2003 when a portion of the property was rezoned to General Business in order to attract a wider variety of businesses. Ms. Bullerdick explained the County's Economic Development Director has been in close contact with state site selectors and several business prospects who have all agreed that the ability for employees to work, meet, dine and take care of their dry cleaning, for example, all in one place is critical in today's economy. The proposed Concept Plan was designed with this in mind to benefit the County and the future of Mill Place Commerce Park. Ms. Bullerdick presented a PowerPoint presentation which further explained each area within the park. She explained Area 1 houses the existing Mill Place Business Office. This Area along with Area 2 is the main entryway into the Park and contains a mixture of lighter uses including professional and business offices, research and development uses, light industrial uses, hospitality establishments, retail and service businesses, upper story residential uses, common open space, and limited outdoor storage. She explained Area 2 is a highly visible Area containing the pond and fountain, with hilltop views and interstate frontage. She stated permitted uses within Area 2 include professional and business offices, research and development uses, light industrial uses, hospitality establishments, retail and service businesses, upper story residential uses, and common open space. Ms. Bullerdick stated Area 3 allows for the same uses as Area 1, but instead of upper-story residential, this area allows warehouse uses as a transition to Area 4. Ms. Bullerdick stated Area 4 houses the existing Hansen Transmissions and most of this Area is tucked away in the back of the park. She explained this is more of

the heavy industrial area, and it does have some visible interstate frontage which is why it has been proffered that General Outdoor Storage be allowed by Special Use Permit only in the designated area on the Concept Plan. Ms. Bullerdick further explained the County has also proffered road improvements at the Route 612 intersection when traffic reaches the intersection's capacity.

Mr. Curd asked if the outdoor storage would be visible from Interstate 81.

Ms. Bullerdick explained outdoor storage will be screened from public view and will only be permitted by a Special Use Permit.

Mr. Curd questioned whether or not the existing covenants and restrictions will still remain on the park.

Ms. Bullerdick stated the existing covenants and restrictions will still remain in effect.

Mr. Bridge asked how the need for a Traffic Impact Analysis (TIA) will be determined.

Mrs. Earhart explained as the proffer states, the intersection of Mill Place Parkway and Laurel Hill Road (Rt. 612) has been designed to accommodate up to 4,000 vehicles per day. Once that capacity has been reached, a TIA will be required and additional transportation improvements may be needed.

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

Mr. Curd stated the request is in compliance with the Comprehensive Plan and compatible with adjacent zoning. He stated the rezoning will have no negative impact on adjacent property owners and has public water and sewer and road connectivity.

Mr. Bridge stated he agrees with Mr. Curd in that the request is in compliance with the Comprehensive Plan and he supports the fact that it allows for flexibility for potential industry and development.

Mr. Hite supports the variety of uses permitted in each designated area. He explained he also agrees with the requirement for a Special Use Permit for outdoor storage. He supports the request and efforts in further developing Mill Place Commerce Park.

Mr. Curd moved to recommend approval of the rezoning with proffers.

Mr. Bridge seconded the motion which carried a 4-0 vote with Mr. Shipplett abstaining.

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**STAFF REPORTS**

A. CODE OF VIRGINIA – SECTION 15.2-2310

Mrs. Earhart reviewed with the Commission the requests coming before the BZA.

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

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Chairman

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Secretary