

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

ABSENT: T. Cole  
T. Fitzgerald, Director of Community Development

VIRGINIA: At the Called Meeting of the Augusta County Planning Commission held on Tuesday, March 13, 2012, at 4:30 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. Crescent Development – Goose Creek, LLC – Rezoning
2. Mountain Vista Condominiums, LLC -Rezoning

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Chairman

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Secretary

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R.L. Earhart, Senior Planner and Secretary

ABSENT: T. Cole  
T. Fitzgerald, Director of Community Development

VIRGINIA: At the Regular Meeting of the Augusta County Planning Commission held on Tuesday, March 13, 2012, at 7:00 p.m. in the Board Room, Augusta County Government Center, Verona, Virginia.

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**DETERMINATION OF A QUORUM**

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

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**MINUTES**

Mr. Shipplett moved to approve the minutes of the called and regular meeting held on February 14, 2012.

Mr. Garvey seconded the motion, which carried unanimously.

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**Crescent Development – Goose Creek, LLC**

A request to add the Public Use Overlay zoning designation with proffers to 30.7 acres owned by Crescent Development-Goose Creek, LLC and located in the northwest quadrant of the intersection of Goose Creek Road (Rt. 636) and Village Creek Drive (Rt. 1382) in Fishersville in the Wayne District.

Mrs. Earhart explained the request. She stated the applicant has submitted the following proffers in addition to the 8 existing proffers that are also attached to the property:

1. Additional permitted uses will be limited to: Schools.

Scott Williams, co-owner of Crescent Development – Goose Creek, LLC, P. O. Box 5586 Charlottesville, VA, stated his company is requesting the addition of a public use overlay designation on a portion of the property they own on Goose Creek Road. He said the request is to accommodate the campus for Mary Baldwin College's new College of Health Sciences. The College of Health Sciences will offer graduate degrees in the field of health sciences with three planned programs starting in 2014. His company feels the new campus will bring exciting growth to Augusta County and the Fishersville area, and will provide advanced educational opportunities for area residences and for out-of-town and out-of-state students interested in a career in health sciences. He explained that the new campus will occupy 30 acres of gently sloping land and will be built out over a 20-30 year period. The campus will be highly visible to the area and will add to and enhance the area's reputation as a destination for health care. In addition to a new campus, the balance of the property will have residential uses designed to support students, faculty, and staff at the college, as well as meeting some additional needs of the Augusta Health Care campus. Also, there will be approximately 100 acres of open space, with walking, running, and biking trails for the students and residents of the area. The new campus will be served by a new entrance road onto Goose Creek Road that will be the primary access for both the campus and future residential property. There will be a connection to the existing Lone Beech Drive fully connecting and integrating the existing development with the new developments. They believe the new campus, enabled by the public use overlay designation, will be a strategic addition to this corridor. The property is in an urban service area where Augusta County has determined they want growth to occur and where there is existing infrastructure to facilitate and support such growth. A new campus will not only facilitate the growth of health care jobs in the area, but will reinforce Augusta County's reputation of being a leader in high quality health care facilities. He stated that their goal is to create a community that the area will embrace and that the county and residents can be proud of. He stated that his company has spoken with representatives of Mary Baldwin College concerning Augusta County's lighting ordinance and that it is the intention of Mary Baldwin College to comply completely with the lighting ordinance. His expectation is that there will be a proffer created as they move forward with this plan. He stated that as his company presents future plans to Augusta County and the Planning Commission, they will show how their efforts to use the open space will enhance the water quality leaving the site for Goose Creek.

There being no questions from the Commissioners, Mr. Curd opened the public hearing.

Harry Lumadue, of 33 Goose Meadow Court, stated that he feels this project would be an improvement to the area and the neighborhood and encouraged the Commission to approve it.

Robert Banks Via, of 29 Goose Meadow Court, stated that he could not think of anything better than this project next door to him. He feels this plan would add to Augusta Health Care.

With there being no opposition, Mr. Curd declared the public hearing closed.

Mr. Garvey stated that they have presented a wonderful picture of what is to come and made a motion to approve the request with proffers.

Mr. Shipplett seconded the motion to approve the request with proffers, which carried unanimously.

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### **Mountain Vista Condominiums, LLC**

A request to amend and restate proffers on approximately 8 acres owned by Mountain Vista Condominiums, LLC and located on the east side of Barrenridge Road (Rt. 642) approximately 0.1 of a mile north of the intersection of Barrenridge Road (Rt. 642) and Jefferson Highway (Rt. 250) in Fishersville in the Wayne District.

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

1. No more than 70 multi-family dwellings will be constructed on the property.
2. There shall be no more than 20 three bedroom units constructed on the property and no unit shall have more than three bedrooms.

She indicated they are also restating the following proffers:

1. All new streets will be constructed with concrete curb and guttering.
2. A double row of four foot (4') tall arborvitae, planted 8' on center, will be planted along the Route 642 frontage of the multi-family portion of the property and will be permanently maintained by the owner of the multi-family land.
3. No vinyl siding will be used on the buildings in the multi-family portion of the property.
4. No direct access from Route 642 to the multi-family development will be constructed.

Andy Pippico, owner of Mountain Vista Condominiums, stated that he was requesting to modify a small portion of the proffers. He is requesting to reduce the density of the units from 80 units to 70 units. The total number of the bedrooms would remain the same. Originally, the plan consisted of 80 units with two bedrooms each, totaling 160 bedrooms. The new plan would consist of 50 units with two bedrooms each, and 20 units with three bedrooms each, which total 160 bedrooms. He stated the reason for the request is because occasionally he gets a request for a three bedroom unit because of roommates sharing a unit or blended families that may have older children who come and stay just for the weekend. There have never been too many children in the project.

There will be no other changes to the project. Mr. Pippico said the footings, buildings, streets, curb and gutter will stay the same.

Mr. Curd asked how many units are constructed.

Mr. Pippico stated that there are 18 units complete.

Mr. Curd asked if they were all two bedroom.

Mr. Pippico stated they were all two bedroom.

Mr. Curd asked how many units had been sold.

Mr. Pippico stated that none had been sold but are leased.

Mr. Curd asked of the leased units, how many housed school-aged children.

Mr. Pippico said there are only two school-aged children in the 18 unit project and there has never been more than two.

There being no further questions from the Commissioners, Mr. Curd opened the public hearing. There being no one to speak in favor or against, Mr. Curd closed the public hearing.

Kitra Shifflett stated that she felt like this was a reasonable request since the density is not increasing, few changes are being made, and the number of bedrooms are staying the same. She made the motion to recommend approval of the request with the amended and restated proffers.

Wayne Hite seconded the motion, which carried unanimously.

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## **STAFF REPORTS**

### **A. CODE OF VIRGINIA – SECTION 15.2-2310**

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

Mr. Curd asked if there were any comments regarding the upcoming items on the BZA agenda.

### **12-11 Mary Phillips Scott**

Mr. Shipplett made a motion to ask the BZA to address the septic situation on the property before approval is given. Due to the proposed frequency and magnitude of the use, the Planning Commission is concerned about the potential negative environmental

impacts if porta-potties are utilized for this use. In addition, the Commission does not feel that County staff should be responsible for monitoring this aspect of the permit. The Planning Commission recommends that a suitable sewage disposal system be installed and be operational prior to the issuance of a permit for the special events.

Mr. Leonard 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

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Secretary