

PRESENT: J. Curd, Chairman  
K. A. Shiflett  
J. Shomo  
J. D. Tilghman  
R. L. Earhart, Senior Planner and Secretary

ABSENT: S.N. Bridge, Vice-Chairman  
W. F. Hite  
T. H. Byerly

VIRGINIA: At the Called Meeting of the Augusta County Planning Commission held on Tuesday, August 14, 2007, 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. The Planning Commission traveled to the following site which will be considered by the Commission:

1. Blue Ridge Chapel Church – Rezoning

\* \* \* \* \*

---

Chairman

---

Secretary

PRESENT: J. Curd, Chairman  
S.N. Bridge, Vice-Chairman  
K. A. Shiflett  
J. Shomo  
J. D. Tilghman  
R.L. Earhart, Senior Planner and Secretary

ABSENT: W. F. Hite  
T. H. Byerly

VIRGINIA: At the Regular Meeting of the Augusta County Planning Commission held on Tuesday, August 14, 2007 in the Board Meeting Room, Augusta County Government Center, Verona, Virginia.

\* \* \* \* \*

**DETERMINATION OF A QUORUM**

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

\* \* \* \* \*

**MINUTES**

Mr. Bridge moved to approve the minutes of the Called and Regular meeting held on July 10, 2007. Ms. Shiflett seconded the motion, which carried unanimously.

\* \* \* \* \*

**Blue Ridge Chapel Church – Add the Public Use Overlay**

A request to add the Public Use Overlay with proffers to approximately 1.5 acres owned by Blue Ridge Chapel Church of the Brethren located at the intersection of East Side Highway (Route 340) and Browns Lane (Route 905) in Doods in the Wayne District.

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

1. Additional permitted uses will be limited to schools.

2. Within 90 days of rezoning, the agent will install or have installed recreational facilities as approved by the Augusta County Director of Parks and Recreation. Thereafter, the facilities will be permanently maintained so as to keep them in a safe condition.

Amy Warren, 16 Porterfield Lane, Waynesboro, VA, stated she is head of Faith Primary school, which is the applicant for the request. She explained they are requesting to add the Public Use Overlay so they can then add an additional school to an existing pre-school and day care which are operating at Blue Ridge Chapel Church. She explained there are currently twenty-one students and four teachers and she feels the increase in traffic will be minimal.

Ms. Tilghman asked the age of the children attending the school.

Ms. Warren answered the school consists of kindergarten through fifth grade.

Mr. Bridge asked Ms. Warren if the existing building will be used.

She answered yes.

Ms. Shiflett stated the applicant is requesting K-12, whereas the applicant stated the request will only be up to the fifth grade.

Ms. Earhart explained the County's definition of a school is K-12, so whenever a Public Use Overlay designation is added for schools, it will be designated as K-12.

Ms. Tilghman asked if there were any plans for additional recreational facilities.

Ms. Warren stated that decision is determined by the church board members. She explained there is currently a small playground in existence. She stated the new playground will probably be placed next to the existing facility, in an enclosed space.

Mr. Curd asked if there was anyone wishing to speak in favor of the request.

Lloyd McDaniel, 112 Anentown Lane, Waynesboro, stated he is representing Blue Ridge Chapel Church and is chairman of the Church Board and serves as a trustee. Mr. McDaniel stated he is in favor of the request, as he feels it is an opportunity to expand the utilization of the educational facilities at the church.

There being no one desiring to speak, Mr. Curd declared the public hearing closed.

Ms. Tilghman stated she feels the additional school will be an appropriate use for the building. She added the only concern she would have with the request would be for the school to provide additional recreational facilities, which she feels will be taken care of with the proffers. Ms. Tilghman moved to recommend approval of the request with proffers.

Ms. Shiflett seconded the motion which carried unanimously.

\* \* \* \* \*

**NEW BUSINESS**

**Bridgeport Unit 6 - Preliminary Plat**

Contains 18 lots zoned Single Family Residential and 16 lots zoned Townhouse Residential located on Boyington Boulevard (Route 1016) adjacent to Boyington Place and the Waynesboro City Limits in the Wayne District.

Ms. Earhart explained the location of the preliminary plat. She stated all of the comments have been addressed and the plat meets the technical requirements of the ordinance.

Mr. Curd asked if there were any comments regarding the plat.

Mr. Bridge moved to recommend approval of the preliminary plat, since it now meets all the technical requirements of the ordinance.

Ms. Tilghman seconded the request which carried unanimously.

\* \* \* \* \*

**MATTERS TO BE PRESENTED BY THE COMMISSION**

Ms. Tilghman stated she would like to suggest looking at Planned Unit Developments from a different perspective. She explained she would like for the Planning Commission to get involved more in the beginning stages of planning for these projects. She explained she realizes developers put a lot of time and work into the planning of these developments and she would like the Planning Commission to have input on the request before the developers have all of their plans set. The Planning Commission and staff should understand where the developers are coming from and they in turn can understand where the County is coming from early in the process. She explained these meetings should be in an informal setting and one that should take place early on to discuss developers' plans.

Ms. Earhart stated at this point the request can initially be offered as an option. She explained it would be beneficial for developers to receive input and feedback at an earlier stage in development. Ms. Earhart stated it can be offered as an option, and if it works out, they can possibly include it in the County's Ordinance changes.

Mr. Shomo stated an informal, pre-submittal meeting for developers with Planned Unit Developments as an option would be beneficial.

Mr. Curd stated he feels it is an excellent idea.

Mr. Shomo stated he feels it is a good public relations move to get more cooperation from developers.

Ms. Tilghman moved to offer developers who are doing Planned Unit Developments or large developments to have the option to have an informal meeting or meetings with the Planning Commission and staff to discuss their plans.

Mr. Shomo seconded the motion which carried unanimously.

Ms. Earhart stated for logistical purposes, if there was nothing else on the agenda for the Planning Commission, it may occur on the regular meeting date. If there are other items on the agenda, the meeting may have to be set for another date. Ms. Earhart explained that the meeting dates will not be regularly scheduled. However, if there are enough requests from developers for these meetings, a regular schedule may be set.

\* \* \* \* \*

## **STAFF REPORTS**

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

Mr. Curd asked if there were any comments regarding the upcoming items on the BZA agenda. The Commission took the following actions:

#### **07-69 John C. Leavell**

Ms. Shiflett moved to recommend that the proposed business may not be appropriate for this location and since the property owner wants to build a large building that investment should be made in Business Zoning, not in a planned residential area.

Ms. Tilghman seconded the motion, which carried unanimously.

**07-71 James W. Sizemore Family, LP**

Ms. Shiflett moved to recommend that since Williams Brothers, Inc. already has multiple business locations along Route 11 through Special Use Permits, they be encouraged to consolidate all of their business operations into a single location and not be allowed to expand on to this site.

Ms. Tilghman seconded the motion which carried unanimously.

**Variance 07-11 Sallie A. Chapman**

Mr. Bridge stated he is concerned about the potential for loss of life of the property owner, as well as County emergency personnel and has reservations about the granting of a variance to encourage the rebuilding of the dwelling on this property. He moved to encourage the Board of Zoning Appeals to require the new dwelling, if allowed to be constructed, to be flood proofed to the maximum extent possible.

Ms. Tilghman seconded the motion which carried unanimously.

\* \* \* \* \*

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

\* \* \* \* \*

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Secretary