

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

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

VIRGINIA: At the Worksession Meeting of the Augusta County Planning Commission held on Tuesday, November 12, 2013, at 5:30 p.m. in the Board Room, Augusta County Government Center, Verona, Virginia.

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The meeting was called to order by Mr. Cole, Vice Chairman.

Comprehensive Plan Review – Agriculture Section

Mrs. Earhart stated that she has talked with the Extension Service and the Ag Industry Board and has presented a draft of this section to the Ag Industry Board for review. Upon their recommendation, there are many changes to this section of the Comp Plan.

Mr. Cole asked if the force behind the Agriculture Section was the Ag Industry Board.

Mrs. Earhart said that is correct.

Mr. Cole asked if the Ag Industry Board recognizes that this is their area of the Comp Plan.

Mrs. Earhart stated the Ag Industry Board is a relatively new board but they are recognized as the advisory board to the Board of Supervisors in matters related to agriculture.

Mrs. Earhart referred to Objective C and stated that the Ag Industry Board recognizes the need for expansion of agriculture in the county for traditional and non-traditional farming; however, they want the plan to be clear that the county supports traditional agriculture such as beef, crops, and dairy. She questioned whether she had worded the policy correctly.

Mrs. Shiflett stated “Traditional Farming” is the correct terminology. Traditional agriculture is where the majority of income will be generated. There does need to be some non-traditional agriculture in order to stay diversified.

Mr. Cole stated that as the county grows and becomes more diversified, the terminology needs to be defined further.

Mrs. Earhart stated that she will look at how to define traditional agriculture more extensively.

Mrs. Earhart continued to review the recommended changes to the Agriculture Section of the Comp Plan.

Mr. Cole stated he has noticed that more residences are being built in agriculture districts than expected. He asked if there has been any decline to this trend.

Mrs. Earhart stated that the number of houses being built in general is not increasing in either agriculture or residential areas. Currently there are very few active subdivisions and requests for rezoning of residential developments is low.

Mr. Cole referred to Goal 2, Objective B and questioned why Policy 1 and Policy 2 are being eliminated.

Mrs. Shiflett stated Policy 1 and Policy 2 seem to contradict each other.

Mrs. Earhart explained since the time of the last Plan, there have been changes to the zoning regulations relating to residential development in the agricultural areas. We have added a Rural Conservation District which implemented Policy 1. This district allows clustered subdivisions to be created which can have a minimal impact and encroachment on agricultural lands, but allows some residential development in these areas. Policy 2 also echoed what the current zoning requirements are, so those 2 policies were deleted and the concept of limiting residential development in the Rural Conservation and Agriculture Conservation Areas was redrafted as a new Policy 1 under Objective B with an emphasis on insuring that what development does occur doesn't negatively impact agricultural operations.

Mrs. Earhart completed the review of the Agriculture Section of the Plan. She stated that any questions or recommendations would be taken back to the Ag Industry Board.

Water and Sewer Ordinance

Mrs. Earhart gave a brief presentation of the Water and Sewer Ordinance Amendments being considered by the Commission as well as the changes being considered by the Board of Supervisors to Chapter 24, the water and sewer regulations.

There being no further discussion, the meeting was adjourned.

Chairman

Secretary