



COUNTY OF AUGUSTA
COMMONWEALTH OF VIRGINIA
DEPARTMENT OF COMMUNITY DEVELOPMENT
P.O. BOX 590
COUNTY GOVERNMENT CENTER
VERONA, VA 24482-0590



MEMORANDUM

TO: Augusta County Planning Commission
FROM: John Wilkinson, Director
DATE: May 2, 2018
SUBJECT: Regular Meeting

The regular meeting of the Augusta County Planning Commission will be held on **Tuesday, May 8, 2018 at 7:00 p.m.**, at the Augusta County Government Center, in the Main Board Meeting Room, 18 Government Center Lane, Verona, Virginia.

The Planning Commission will meet beginning at **4:30 pm** in the **Board of Supervisors' Conference Room** (behind the Board Meeting Room) at the Augusta County Government Center for a staff briefing and to go on viewings. We will have dinner in the Community Development Conference Room at 6:15.

Attached are the agenda and meeting materials for Tuesday's meeting. The minutes from the April meeting will be mailed or emailed to you at a later time. If you have any questions about any of the material, please feel free to contact me. If you won't be able to attend the meeting, please let Jean or me know as soon as possible.

JW/jm

AGENDA

Regular Meeting of the Augusta County Planning Commission

Tuesday, May 8, 2018, 7:00 P.M.

1. CALL TO ORDER
2. DETERMINATION OF A QUORUM
3. MINUTES
 - A. Approval of the Called & Regular Meetings on April 10, 2018
4. PUBLIC HEARINGS
 - A. A request to add the Public Use Overlay to approximately 1.07 acres owned by Middlebrook Volunteer Fire Department and located on west side of Cherry Grove Road (Route 670) approximately one-tenth of a mile south of Middlebrook Road (Route 252) in the Riverheads District.
 - B. A request to rezone from approximately 46.63 acres from General Agriculture to Attached Residential, 8.62 acres from General Agriculture to Single Family Residential, and 9.43 acres from General Agriculture to General Business owned by Doris S. Wright, Etal and Rosemarie B. West, Trustee, a portion of which is located on the west side of Folly Mills Station Road (Route 800) approximately .15 of a mile north of the intersection of Folly Mills Station Road (Route 800) and White Hill Road (Route 654), and a portion of which is located on the north side of White Hill Road (Route 654) just east of the intersection of White Hill Road (Route 654) and Lee Jackson Highway (Route 11) in the Riverheads District.
5. MATTERS TO BE PRESENTED BY THE PUBLIC
6. NEW BUSINESS
7. OLD BUSINESS
8. MATTERS TO BE PRESENTED BY THE COMMISSION
9. STAFF REPORTS
 - A. Information for Commission – Code of Virginia, Section 15.2-2310
(Board of Zoning Appeals Items)
10. ADJOURNMENT

**COUNTY OF AUGUSTA
STAFF REPORT
MIDDLEBROOK VOLUNTEER FIRE DEPARTMENT
May 8, 2018**

SUMMARY OF REQUEST: A request to add the Public Use Overlay to approximately 1.07 acres owned by Middlebrook Volunteer Fire Department and located on west side of Cherry Grove Road (Route 670) approximately one-tenth of a mile south of Middlebrook Road (Route 252) in the Riverheads District. The proposed general usage of the property is to construct a bunkhouse with a two bay vehicle garage for fire department use. The general usage stated in the Comprehensive Plan is Low Density Residential.

VICINITY ZONING: General Agriculture to the north, east, south, and west.

PREVIOUS ZONING: General Agriculture

COMPREHENSIVE PLAN PLANNING POLICY AREA/FUTURE LAND USE DESIGNATION: Community Development Area/Low Density Residential

SOILS: Not applicable.

COMMENTS FROM ENGINEER: Most any development of the property will potentially increase stormwater discharge. Stormwater management must be addressed per the provisions of the Augusta County Stormwater Ordinance.

This property drains to a tributary to Back Creek which is listed on the Virginia DEQ Draft 2016 Impaired Waters List. This impaired segment extends from the headwaters downstream to its confluence with Middle River. The impaired use is recreation, the specific impairment is E. coli and fecal coliform bacteria. The sources are non-point sources and wildlife other than waterfowl. The segment is has an approved EPA TMDL since it is within the geographical region covered Middle River Bacteria TMDL. (Federal TMDL ID # 7683)

This property lies outside of the Airport Overlay District (APO).

This property lies within Zone X on the FEMA FIRM and therefore is outside the Special Flood Hazard Area.

COMMENTS FROM ZONING ADMINISTRATOR: Zoning feels that adding the Public Use Overlay to the property to allow the construction of bunkhouses and a new building for emergency vehicles for the Middlebrook Fire Department would not have a negative impact to the adjoining properties.

COMMENTS FROM ACSA: If additional fixtures will be installed with the proposed project, a meter sizing form must be completed and returned to the Augusta County Service Authority Engineering Department. The existing meter is a 5/8". If the size needs to be increased, additional fees will apply in accordance with Service Authority Policy and the current Rate Schedule.

COMMENTS FROM HEALTH DEPARTMENT: The Fire Department had a PE (John Burleson) evaluate the system and determine that there would be no increase in water use associated with the bunkhouse. The local health department approved the use of the system according to stipulations listed in a 2/16/18 letter from Burleson Engineering. On March 9, 2018 the health

department sent a letter to the Fire Department listing follow-up actions they needed to take (based on the PE letter) as follows:

- Above grade access risers to replace damaged lids on septic tank.
- Install an effluent filter in septic tank as directed by PE recommendations.
- Uncover and re balance distribution box.
- Maintain a regular pump out schedule and be careful about what is disposed of in drainfield.

COMMENTS FROM FIRE-RESCUE: There will be little to no impact on service delivery.

TRAFFIC: Rt. 670 Cherry Grove Road

AADT: 270 vpd (2013)

Posted Speed Limit: 25 mph

Functional Classification: Local

COMMENTS FROM VDOT:

1. The proposed rezoning would not require a TIA. It is not anticipated for the rezoning to have significant impacts to the roadway system.
2. Currently one private entrance is serving the lot. The sight distance was checked and it does meet the requirements. If an alternate entrance is proposed, this will need to be field verified to meet the requirements.
3. The entrance will need to be designed and constructed in accordance with Appendix F of the VDOT Road Design Manual. The applicable commercial entrance standard will be determined at site plan review.
4. A VDOT Land Use Permit will be required for any work required on VDOT right of way.

SCHOOL BOARD STAFF COMMENTS: The request for a change to the usage of approximately 1.07 acres for public overlay will have no impact on Riverheads Elementary school, Beverley Manor Middle School, and Riverheads High School.

COMMUNITY DEVELOPMENT STAFF COMMENTS:

Pros:

1. Public water is available to serve the property.
2. Request is compatible with adjacent Public Use Overlay zoning and development across the street to the east.
3. The request will have no impact on school capacity.

Cons:

1. Request is not in compliance with the Comprehensive Plan Future Land Use Map which designates the parcel for Low Density Residential Development.

COMMUNITY DEVELOPMENT STAFF RECOMMENDATION: The request is compatible with the adjacent Public Use Overlay zoning. Although this request is not in compliance with the Comprehensive Plan, which calls for low density residential development, Staff feels the expansion of the fire department will provide an essential service to the surrounding community and would recommend approval.

**COUNTY OF AUGUSTA
STAFF REPORT
ROSEMARIE B. WEST, TRUSTEE & DORIS S. WRIGHT, ETAL
MAY 8, 2018**

SUMMARY OF REQUEST: A request to rezone from approximately 46.63 acres from General Agriculture to Attached Residential, 8.62 acres from General Agriculture to Single Family Residential, and 9.43 acres from General Agriculture to General Business owned by Doris S. Wright, Etal and Rosemarie B. West, Trustee, a portion of which is located on the west side of Folly Mills Station Road (Route 800) approximately .15 of a mile north of the intersection of Folly Mills Station Road (Route 800) and White Hill Road (Route 654), and a portion of which is located on the north side of White Hill Road (Route 654) just east of the intersection of White Hill Road (Route 654) and Lee Jackson Highway (Route 11) in the Riverheads District.

VICINITY ZONING: Single Family Residential to the north and west and General Business and Multi-Family Residential to the northeast, and General Agriculture to the south and west.

PREVIOUS ZONING: General Agriculture

COMPREHENSIVE PLAN PLANNING POLICY AREA/FUTURE LAND USE DESIGNATION: Urban Service Area/Attached Residential (TM#65-47M) and Urban Service Area/Attached Residential and General Business (65-46)

SOILS: Soils classified as Class I, II or Class III are considered to be the best for farming purposes in the County. As shown in the below chart, parcel 65-47 (portion) in this request has no soils classified as Class I, 7 acres classified as Class II, 10 acres classified as Class III, and 26 acres of woodland. The other parcel in this request, TMP 065 46 qualifies for land use as woodland.

Tax Map #	65-47 (portion)
Acreage of Class 1- Green	0 acres
Acreage of Class 2 - Yellow	7 acres
Acreage of Class 3 - Red	10 acres
Woodland	26 acres

COMMENTS FROM ENGINEER: Most any development of the property will potentially increase stormwater discharge. Stormwater management must be addressed per the provisions of the Augusta County Stormwater Ordinance.

It appears that drainage from the southeastern portion of Parcel 47M flows within a swale onto the property of the Relax Inn. We were unable to determine if there is a drainage system constructed around or under the Relax Inn. The applicant should be aware that discharge rates may be limited by the capacity of downstream systems or may require offsite upgrades.

Use of water quality protection measures listed in either the Virginia Stormwater Management Handbook or through the Virginia Stormwater Management BMP Clearinghouse will be required depending on the disturbed acreage. With respect to water quantity, all points of discharge must comply with the Adequate Channel provisions of the County Code.

The applicant is advised to contact the U.S. Army Corps of Engineers and the Virginia Department of Environmental Quality for any requirements related to proposed work in wetland areas or adjacent to any streams.

This property drains to Christians Creek which is listed on the Virginia DEQ Draft 2014 Impaired Waters List. This impaired segment extends from the headwaters downstream to its confluence with Middle River. The impaired uses are recreation and aquatic life, the specific impairments are E. coli, fecal coliform and violations of the general benthics standard. The sources are municipal (Urbanized High Density Area), non-point sources and wildlife other than waterfowl. TMDLs are approved for the bacterial and benthic impairments and must be considered by the applicant. This segment is included in the EPA approved Christians Creek benthic TMDL (Federal TMDL ID # 24514) and the EPA approved Christians Creek bacteria TMDL (Federal TMDL ID # 9480).

Additionally, the 2007 Augusta County Comprehensive Plan lists the Christians Creek – Folly Mills Creek watershed as a Priority Watershed for Groundwater Protection due to the presence of karst features and the location of Source Water Assessment Program zones.

This property lies outside of the Airport Overlay District (APO).

This property lies within Zone X on the FEMA FIRM and therefore is outside the Special Flood Hazard Area.

Natural Resources Recommendations from the Comprehensive Plan

Portions of this site contain slopes that may be in excess of 25%. In Urban Service Areas, the Comprehensive Plan recommends avoidance of slopes >25%, especially associated with stream valleys.

COMMENTS FROM ZONING ADMINISTRATOR: The property is surrounded by General Agriculture, Single Family Residential, Multi-Family Residential and Business zoned property. If a portion of the property in front along White Hill Road is rezoned to General Business, the neighboring General Agriculture properties could be impacted by traffic congestion, noise, lights, dust, odor, fumes and vibration, from permitted business uses such as motor vehicle repair, machine shops, gasoline retail outlets, dog kennels, or fast food establishments that may not be compatible with the existing neighborhood. Zoning would recommend proffering conditions that would prohibit high traffic uses such as a mini-warehouses, and motor vehicle repair establishments that could have a negative impact to neighboring properties. A Special Use Permit approved by the Board of Zoning appeals will be required for any outdoor storage and a site plan meeting the requirements of Section 25-673 is required to be approved prior to any business development on the property and outdoor lighting must meet all requirements of Article VI "Outdoor Lighting". Zoning would also recommend an **eight foot privacy fence** be required along the area adjacent to residential zoning in order to mitigate the impacts from permitted business uses. If the remainder of the property is rezoned Single Family Attached Residential and Single Family Residential, the neighboring General Agriculture zoned properties could be affected by traffic congestion, noise, lights and fumes from the increased traffic created by the larger density of Single Family Attached Residential and Single Family Residential. Zoning does not feel that this portion of the request would adversely affect the adjacent parcels currently zoned Single Family Residential.

COMMENTS FROM ACSA: There is an 8" waterline located along Folly Mills Station Road. It may not be possible to provide adequate service to the entire property due to line sizes/elevations. An evaluation would need to be performed to determine adequacy. (See note 2.) There is an 8" sewer line located along Folly Mills Station Road. There are three sewer pump stations downstream of this location. These stations and associated sewer piping systems need to be evaluated based on the proposed use. (See note 2.)

Water and Sewer Notes:

1. Water and sewer capacities are not reserved until system adequacy is determined (supply, treatment, transmission) and payment of the connection fees has been received in accordance with Service Authority Policy. Augusta County Service Authority Policies and Procedures can be found at <http://www.acsawater.com/oppm>.
2. Any engineering evaluations and upgrades or extensions would be the responsibility of the owner/developer and are subject to Service Authority review and approval.
3. Investigation of available fire flow is recommended to ensure that the system is capable of providing the needed fire flow to comply with Chapter 24 of the

Augusta County Code requirements for the proposed use of the property. Any upgrades or extensions would be the responsibility of the owner/developer and are subject to Service Authority review and approval.

COMMENTS FROM HEALTH DEPARTMENT: Public water and sewer to serve.

COMMENTS FROM FIRE-RESCUE: There will be little to no impact on service delivery from this request. Need to ensure that there is adequate fire flow in this area to support this project.

TRAFFIC:	<u>Rt. 800 Folly Mill Station Road</u>	<u>Rt. 654 Whitehill Road</u>
	AADT: 440 vpd (6/15/2004)	AADT: 2,800 vpd (2016)
	Posted Speed Limit: 25 mph	Posted Speed Limit: 55 mph
	K-Factor: N/A	K-Factor: 0.099
	Dir. Factor: N/A	Dir. Factor: 0.51
	Funct. Class: Local	Funct. Class: Major Collector

COMMENTS FROM VDOT:

1. The rezoning will have measurable impacts on surrounding roadways but does not appear to warrant a VDOT Traffic Impact Analysis (TIA) based on the provided concept plan; however, without a proffer, the concept plan could potentially be subject to change.
 - Low Volume Submission TIA: Typically required if the residential portion both exceeds a traffic generation of 400 vpd and exceeds the existing traffic on the adjacent roadway. The total number or residential units proposed in the concept plan would not exceed the existing traffic volume of 2,800 vehicles per day on White Hill Road or the existing traffic volume of 440 vehicles per day on Folly Mill Station Road.
 - Standard TIA: Required if the cumulative development could exceed a total of 5,000 vehicle trips per day. The concept plan as provided would not exceed 5,000 vpd, but again, the concept plan could be subject to change without conditions restricting use. Specifically, the 9.43 acres of General Business could generate a substantial amount of traffic.
2. A commercial entrance location meeting VDOT sight distance requirements appears to be available from Rt. 800 North of the "Hot Rod Shop". Any entrance must be designed and constructed in accordance with VDOT requirements in Appendix F of the Road Design Manual.
3. Any roads to be maintained by VDOT would need to meet the VDOT and County connectivity requirements and would be designed according to the Secondary Street Acceptance Requirements (SSAR). The public road in the concept plan appears to be a loop road, beginning and

ending at Rt. 654. VDOT Connectivity requirements require multiple connections in multiple directions. An additional connection or stub-out street may be required to meet this requirement.

4. The intersection of Rt. 800 and Rt. 654 is currently a stop controlled intersection without turn lanes in any direction. Development on Rt. 800 would generate additional turning movements, which depending on density, could contribute to warranting future turn lanes. Without a proffered condition, this improvement would be considered an off-site improvement and could not be required at time of construction plan review.
5. Ultimately, the entrances/intersections will need to be designed and constructed in accordance with Appendix F of the VDOT Road Design Manual. The potential need for turn lanes and specific design parameters would be evaluated at time of construction plan review. Two entrances along Rt. 654 would need to be 445 feet apart to meet spacing requirements per VDOT's Access Management Regulations.
6. Any change to the existing guardrail will require upgrades that meet current specifications.
7. Streets must be designed in accordance with the GS-SSAR Standards. If proposed for acceptance by VDOT for maintenance, the streets will be accepted per the Secondary Street Acceptance Requirements (SSAR). The network of streets will need to meet the connectivity requirements as mentioned above.

Schools: Enrollment as of April 23, 2018

School	Program Capacity	Current Enrollment
Riverheads Elementary	750	676
Beverly Manor Middle	900	707
Riverheads High	600	443

SCHOOL BOARD STAFF COMMENTS: The request for a change to the usage of approximately 46.6 acres from General Agriculture to Attached Residential could have major impact on these three (3) schools concerning enrollment and building capacity. Unknown acreage (approximately 8) from General Agriculture to Single Family will only have little impact on these three schools. The listed 9.43 acres from General Agriculture to General Business will have no significant impact.

There are concerns that Riverheads Elementary School could approach or exceed building capacity if this property was fully developed with Attached Residential and Single Family dwellings.

COMMUNITY DEVELOPMENT STAFF COMMENTS:

Pros:

1. Depending on where the proposed Business, Single Family Residential and Attached Residential uses are proposed, the request may be compatible with surrounding zoning.
2. Property is located in an Urban Service Area where the County wants to encourage future residential growth.

Cons:

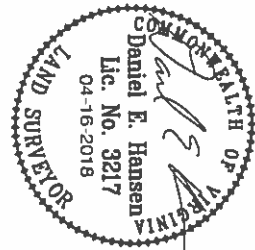
1. Portions of the request are not in compliance with the Comprehensive Plan Future Land Use Map, which designates one parcel entirely for Single Family Attached Residential development and other parcel for both Single Family Attached Residential development and Business.
2. Request could have a significant impact on public schools.
3. Although public water and sewer are available to serve the property, it appears sewer piping systems and water line size and elevations need to be evaluated for adequacy to serve the proposed uses.
4. Request may not be compatible with adjacent General Agriculture zoned properties.

COMMUNITY DEVELOPMENT STAFF RECOMMENDATION: Public water and sewer are available to the property, although system improvements are likely. Adequate service may be a challenge due to line sizes and elevations. Available fire flow capacity has not been tested. The proposed Attached Residential development could have a major impact to Riverheads Elementary, Beverley Manor Middle School, and Riverheads High School.

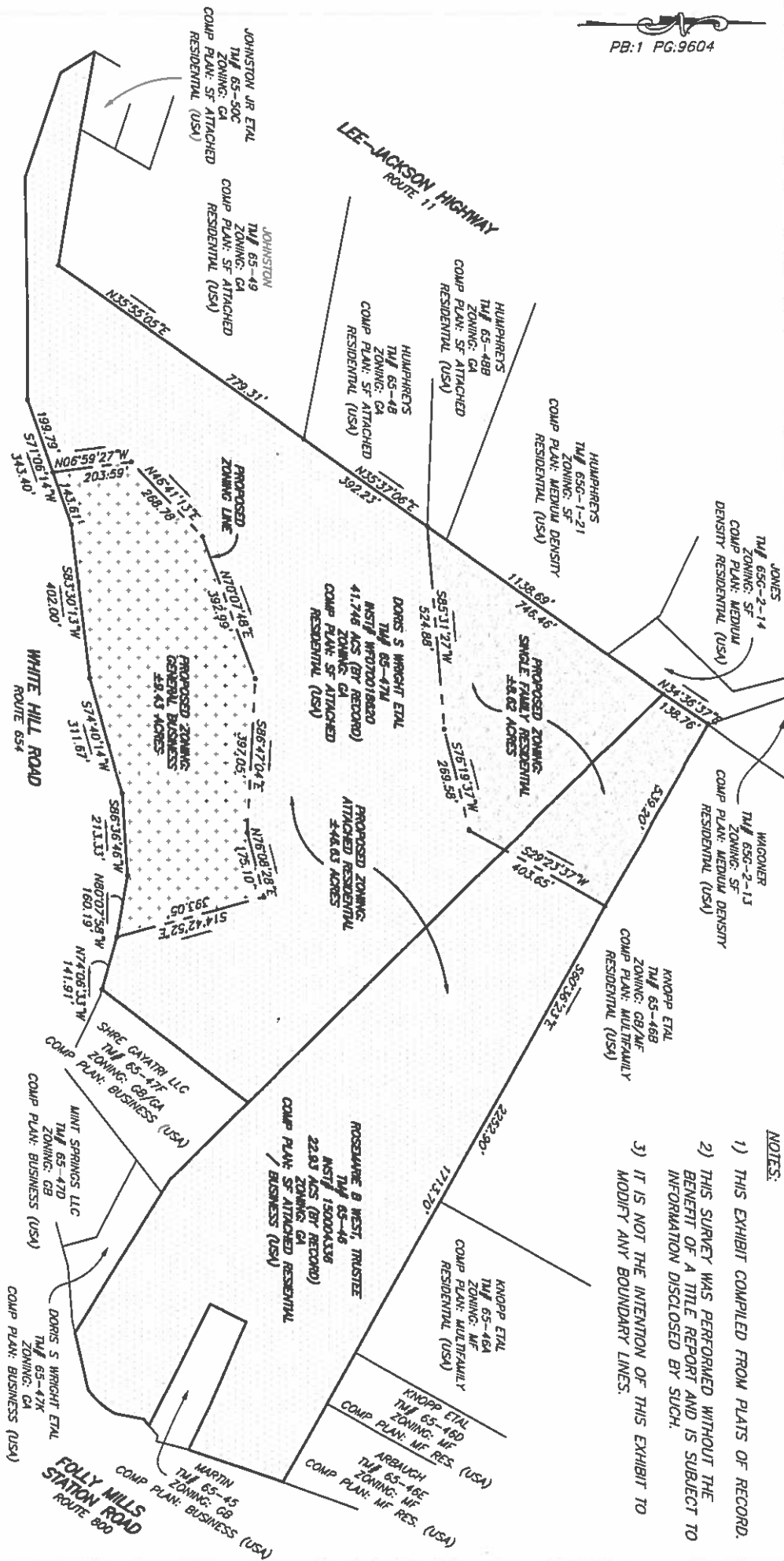
Portions of the proposed development concept plan are not in compliance with the Comprehensive Plan. Parcel 65-47M is shown as Attached Residential and the applicant is proposing 8.62 acres for Single Family and 9.43 acres for Business. However, these proposals would have the effect of reducing attached residential density.

VDOT comments state they do not anticipate a Traffic Impact Analysis (TIA) will be required for the residential portion of the development, however, the 9.43 acres of General Business could generate a substantial amount of traffic. While no proffers have been submitted at this point, both VDOT and the County understand that such residential proffers may not be acceptable under the new proffer legislation, however, proffers on business property can be accepted.

DATE: 04-16-2018
 SCALE: 1" = 250'
 JOB: 34180019.00
 DRAWN BY: DEH



**EXHIBIT SHOWING PROPOSED REZONING
 OF TAX MAPS #65-46 & #65-47M**



- NOTES:**
- 1) THIS EXHIBIT COMPILED FROM PLATS OF RECORD.
 - 2) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO INFORMATION DISCLOSED BY SUCH.
 - 3) IT IS NOT THE INTENTION OF THIS EXHIBIT TO MODIFY ANY BOUNDARY LINES.

REVEREHADS DISTRICT
 COUNTY OF AUGUSTA, VIRGINIA
 PLANNERS • ARCHITECTS • ENGINEERS • SURVEYORS
 ROANOKE • ROCKSWOLD • NEW FORT VALLEY • STANTON • WARRICKSBURG

1561 Commerce Road • Suite 401 • Verona, Virginia 24482 • Phone (540) 248-3220 • dhansen@baitzer.cc

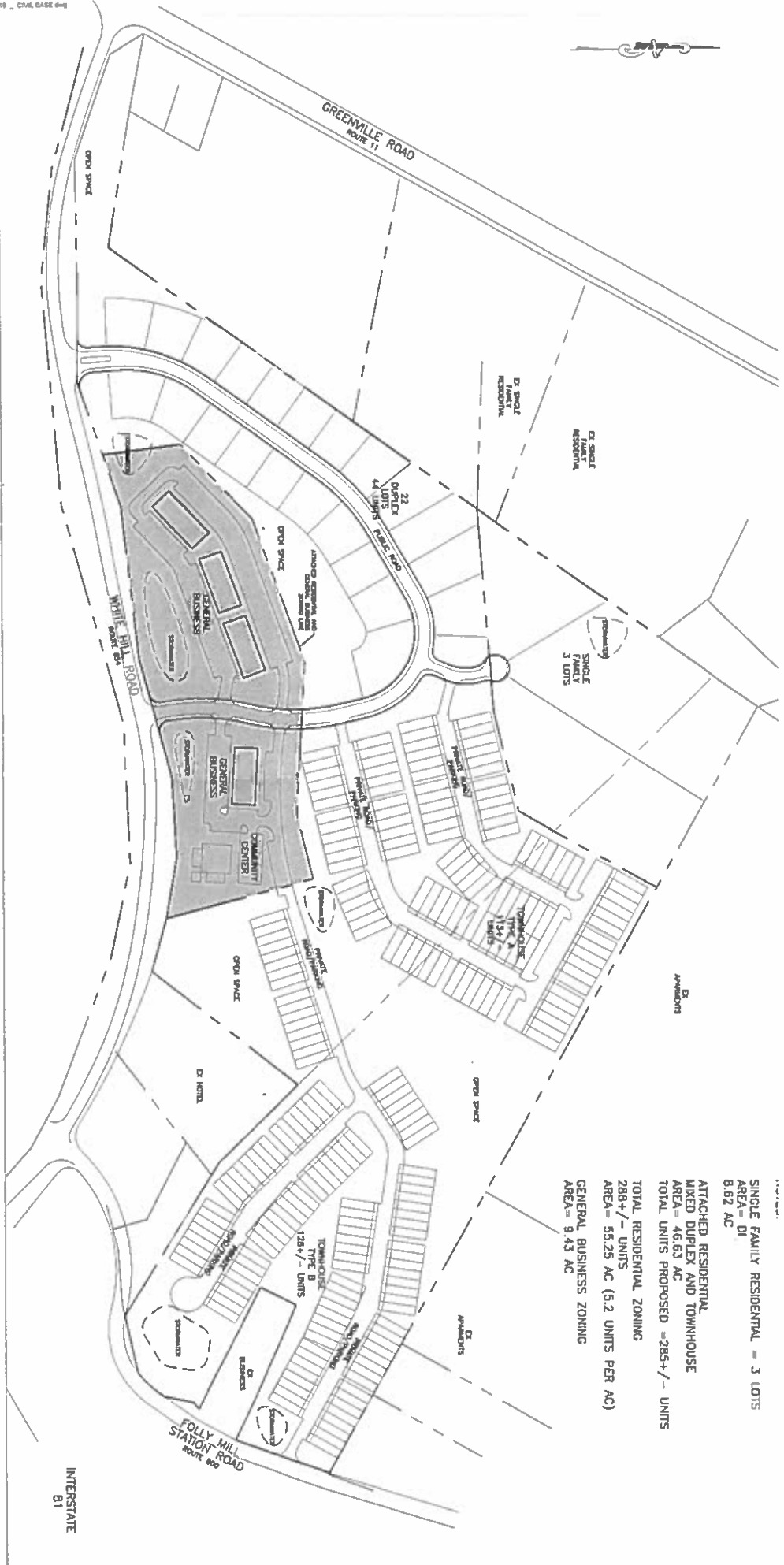
DATE: 04-13-2018
 SCALE: 1"=250'
 JOB: 34180019.00
 DRAWN BY: ERB
 SHEET 1 OF 1

1561 Commerce Road • Suite 401 • Verona, Virginia 24482 • Phone (640) 248-3220 • Fax (540) 248-3221

VILLAGE AT MINT SPRING
 CONCEPT PLAN

RIVERHEADS DISTRICT
 COUNTY OF AUGUSTA, VIRGINIA

PLANNERS • ARCHITECTS • ENGINEERS • SURVEYORS
 RICHMOND • NEW RIVER VALLEY • STAUNTON • HARRISONBURG



SINGLE FAMILY RESIDENTIAL = 3 LOTS
 AREA = 01
 8.62 AC

ATTACHED RESIDENTIAL
 MIXED DUPLEX AND TOWNHOUSE
 AREA = 46.63 AC
 TOTAL UNITS PROPOSED = 285+/- UNITS

TOTAL RESIDENTIAL ZONING
 288+/- UNITS
 AREA = 55.25 AC (5.2 UNITS PER AC)

GENERAL BUSINESS ZONING
 AREA = 9.43 AC

BAITZER
 AND ASSOCIATES, INC.
PLANNERS

REFLECTING TOMORROW

INTERSTATE
 81