



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: Leslie Tate *Leslie*
DATE: September 5, 2018
SUBJECT: Regular Meeting

The regular meeting of the Augusta County Planning Commission will be held on **Tuesday, September 11, 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 **6:30 pm** in the **Board of Supervisors' Conference Room** (behind the Board Meeting Room) at the Augusta County Government Center for a staff briefing.

Attached are the agenda and meeting materials for Tuesday's meeting and the minutes from the August meetings. 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.

LT/jm

ADVANCED
AGENDA

Regular Meeting of the Augusta County Planning Commission

Tuesday, September 11, 2018, 7:00 P.M.

1. CALL TO ORDER
2. DETERMINATION OF A QUORUM
3. MINUTES
 - A. Approval of the Called & Regular Meetings on August 14, 2018
4. PUBLIC HEARINGS
 - A. A request to rezone approximately 8.5 acres from General Agriculture to General Business owned by Kenneth Ray Bradley, Jr., Inc. and located on the east side of East Side Highway (Route 340), approximately .17 of a mile south of Dooms Crossing Road (Route 611) in the Wayne District.
 - B. A request to rezone from General Agriculture to Single Family Residential approximately 40 acres owned by Garland F Jr. or Melony Easter and Garland F or Evelyn B Easter located on the east side of Old Goose Creek Road (Route 640), approx. 1.04 miles west of the intersection of Old Goose Creek Road and Lifecore Drive (Route 636) in Fishersville in the Wayne 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

PRESENT: J. Curd, Chairman
S. Bridge
L. Howdyshell
K. Shiflett
J. Wilkinson, Director of Community Development
L. Tate, Planner II

ABSENT: T. Jennings, Vice Chairman
G. Campbell
K. Leonard

VIRGINIA: At the Called Meeting of the Augusta County Planning Commission held on Tuesday, August 14, 2018, at 4:30 p.m. in the Board Room, Augusta County Government Center, Verona, Virginia.

Mr. Curd called the meeting to order.

Mrs. Tate reviewed with the Commissioners the items coming before the BZA in September.

Mrs. Tate reviewed with the Commissioners the ordinance changes which will be considered at the Public Hearing.

1. **An ordinance to amend Section 25-77.4. Lot frontage in general. Exceptions.**
2. **An ordinance to amend Section 25-387. Buffer yards. D. Permitted structures in buffer area.**
3. **An ordinance to amend Chapter 25 Zoning. Division I. Permits and Procedures. Article LVIII.**
4. **An ordinance to amend Section 25-52. Accessory uses on undeveloped lots and other lots used for agricultural, residential, commercial, or industrial purposes.**

The Planning Commission reviewed the rezoning request and traveled to the following site, which will be considered at the Public Hearing. Ray Burkholder, representative for the applicant, attended the staff briefing but did not go on the site visit.

Kenneth Ray Bradley, Jr., Inc., - Rezoning

Chairman

Director

PRESENT: J. Curd, Chairman
S. Bridge
L. Howdyshell
K. Leonard
K. Shiflett
J. Wilkinson, Director of Community Development
L. Tate, Planner II

ABSENT: T. Jennings, Vice Chairman
G. Campbell

VIRGINIA: At the Regular Meeting of the Augusta County Planning Commission held on Tuesday, August 14, 2018, at 7:00 p.m. in the Board 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. Leonard moved to approve the minutes of the called and regular meetings held on June 12, 2018.

Mr. Bridge seconded the motion, which carried unanimously.

PUBLIC HEARING

- A. A request to rezone approximately 8.5 acres from General Agriculture to General Business owned by Kenneth Ray Bradley, Jr., Inc., and located on the east side of East Side Highway (Route 340), approximately .17 of a mile south of Dooms Crossing Road (Route 611) in the Wayne District.

Mrs. Tate explained the request as presented on PowerPoint. She stated the Comprehensive Plan designation for this property is Community Mixed Use which would allow residential use, business use, and in some cases industrial use. She reviewed the proffer with the Commissioners and explained the proffer was submitted after the Public Hearing ad was published in the newspaper. The request will need to be re-advertised with the proffer and the request presented before the Commission at the September meeting.

Ray Burkholder with Balzer and Associates and agent for Mr. Bradley stated given the depth and size of the parcel, they determined a business use would be a better use than residential. Public water is available and a private septic system is on site. The proffer being proposed will alleviate VDOT's concerns.

There being no questions from the Commissioners, Mr. Curd opened the Public Hearing. There being no one to speak in favor of or against the request, Mr. Curd closed the Public Hearing.

Mr. Howdysshell moved to continue the Public Hearing to the September Planning Commission meeting in order to re-advertise with the proposed proffer.

Mrs. Shiflett seconded the motion, which carried unanimously.

- B. An ordinance to amend Section 25-77.4. Lot frontage in general. Exceptions. Amendment creates a one-time "existing dwelling division lot" exception for the creation of a lot without road frontage for the sole purpose of separating an existing dwelling, built in or before the year 2000, and lot, from the original tract.**

Mrs. Tate explained the ordinance amendment as presented on PowerPoint. She stated additional conditions are that neither the original lot nor the existing dwelling division lot can further be subdivided using the proposed exception.

There being no questions from the Commissioners, Mr. Curd opened the Public Hearing.

There being no one to speak in favor of or against the request, Mr. Curd closed the Public Hearing.

Mr. Leonard asked how many divisions are allowed in General Agriculture districts per year.

Mrs. Tate explained one division a year is allowed to include a division with the required lot frontage, a division by family member exception or the newly proposed exception.

Mr. Leonard asked how often you can subdivide larger tracts of land.

Mr. Wilkinson stated when you create a new lot off the parent tract, one division a year is allowed, but that new lot cannot be subdivided again for five years. The family member exception division is a one-time division and the family member receiving the lot can never receive another lot under family member exception. The lot received through family member exception has to be held for three years before the owner can sell it.

Mr. Leonard stated there should be a required time frame in the amendment for owning the house. He suggested ownership be no less than five years.

Mr. Howdysshell stated he doesn't agree with the proposed five year ownership provision. If someone has the opportunity to sell the house in order to lower the cost of remaining land to be used for farming use, they should be allowed to do that, even if they haven't owned the home for five years.

Mr. Leonard moved to recommend approval of the amendment with a change in wording as follows: An ordinance to amend Section 25-77.4. Lot frontage in general. Exceptions. Amendment creates a one-time "existing dwelling division lot" exception for the creation of a lot without road frontage for the sole purpose of separating an existing dwelling, built in or before the year 2000 *and owned no less than five years*, and lot, from the original tract.

Mr. Bridge seconded the motion which passed 4-1, with Mr. Howdysshell being opposed.

C. An ordinance to amend Section 25-387. Buffer yards. D. Permitted structures in buffer area. Amendment corrects a typo concerning privacy fence height in buffer yards in General Industrial districts. Amendment clarifies that the minimum height of an opaque privacy fence shall be 6' and if a combination of berm and fence is used, then the combination of both together shall be a minimum of 6'.

Mrs. Tate explained the ordinance amendment as presented on PowerPoint and stated the current ordinance states the fence be a minimum of 3' in height when combined with a berm. The proposed ordinance will correct the typo of 3' to 6'.

There being no questions from the Commissioners, Mr. Curd opened the Public Hearing. There being no one to speak in favor of or against the request, Mr. Curd closed the Public Hearing.

Mr. Bridge moved to recommend approval of the amendment as written.

Mr. Howdyshell seconded the motion which carried unanimously.

- D. An ordinance to amend Chapter 25 Zoning, Division I. Permits and Procedures. Article LVIII. Special use permit procedures. Amendment reserves the right for the Board of Supervisors to hear Special Use Permit requests as identified in the ordinance.**

Mrs. Tate explained the ordinance changes as presented on PowerPoint. She stated currently the majority of Special Use Permits are heard by the Board of Zoning Appeals. State Code does allow the Board of Supervisors to grant that authority to another entity or to reserve that authority for themselves. This amendment will reserve the right for the Board of Supervisors to hear certain special use permit requests as identified in the ordinance.

Mr. Leonard asked how it is decided which special use permit requests the Board of Supervisors will hear.

Mrs. Tate stated the special use permit requests that will come before the Board of Supervisors will be identified throughout the county ordinance.

There being no further questions from the Planning Commission, Mr. Curd opened the Public Hearing. There being no one to speak in favor of or against the request, Mr. Curd closed the Public Hearing.

Mr. Bridge moved to recommend approved of the amendment as written. Mr. Leonard seconded the motion which carried unanimously.

- E. An ordinance to amend Section 25-52. Accessory uses on undeveloped lots and other lots used for agricultural, residential, commercial, or industrial purposes. Amendment changes "commercial" to "business" and increases the size of a utility shed permitted in any zoning district when accessory to an undeveloped lot or any lot not used for agricultural, residential, business or industrial use from 200 square feet to 256 square feet.**

Mrs. Tate explained the amendment as presented on PowerPoint. She explained that the 256 square feet comes from the building code requirement for a foundation.

There being no questions from the Planning Commission, Mr. Curd opened the Public Hearing. There being no one to speak in favor of or against the request, Mr. Curd closed the Public Hearing.

Mr. Leonard moved to recommend approval of the amendment. Mr. Howdyshell seconded the motion, which carried unanimously.

STAFF REPORTS

A. CODE OF VIRGINIA – SECTION 15.2-2310

Mrs. Tate reviewed with the Commissioners the requests coming before the BZA at the September meeting.

The Planning Commission took no action on the BZA items.

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

Chairman

Director

**COUNTY OF AUGUSTA
STAFF REPORT
KENNETH RAY BRADLEY, JR., INC.
August 14, 2018**

SUMMARY OF REQUEST: A request to rezone approximately 8.50 acres from General Agriculture to General Business owned by Kenneth Ray Bradley, Jr., Inc. and located on the east side of East Side Highway (Route 340), approximately .17 of a mile south of Dooms Crossing Road (Route 611) in the Wayne District. The proposed general usage of the property is business. The general usage stated in the Comprehensive Plan is Community Mixed Use with a proposed density of six to twelve dwelling units per acre and, on up to 40% of the total land area, retail and office uses and in some, but not all cases, industrial uses.

PROPOSED PROFFER: Development of Tax Map Parcel #68-52L shall not include the following uses: fast food restaurants, gasoline retail outlets, and car washes.

VICINITY ZONING: General Agriculture to the north, south, east and west. Public Use Overlay zoning for Eastside Speedway to the east.

PREVIOUS ZONING: General Agriculture

COMPREHENSIVE PLAN PLANNING POLICY AREA/FUTURE LAND USE DESIGNATION: Urban Service Area/Community Mixed Use.

SOILS: Not applicable.

COMMENTS FROM ENGINEER: A level of drainage analysis was performed for construction of the building and parking areas that currently exist on the site. Additional development will require analysis of any new improvements.

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 South River which is listed on the Virginia DEQ Draft 2014 Impaired Waters List. This impaired segment extends from the INVISTA discharge downstream to its confluence with Porterfield Run. The impaired uses are aquatic life, recreation and fish consumption, the specific impairments are violations of the general standard for benthics, E. coli, fecal coliform bacteria and mercury in fish tissue. The sources are municipal (Urbanized High Density Area) for the benthics impairment, agriculture, non-point sources and wildlife other than waterfowl for the bacterial impairments and contaminated sediment for the mercury impairment. Numerous TMDLs have been approved for this segment for each of the impairments and must be considered by the applicant.

Additionally, the 2007 Augusta County Comprehensive Plan lists the South River – Porterfield Run 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.

COMMENTS FROM ZONING ADMINISTRATOR: The property is currently surrounded by General Agriculture zoned properties. However, the adjoining parcel to the east contains an existing speedway. The parcel has an existing 7,200 square foot building permitted by Special Use Permit to have auctions. If the property is rezoned to General Business, the adjacent parcel to the north contains a single family dwelling and may be impacted by increased traffic, congestion, noise, lights, dust, odor, fumes, vibration, and visual impacts from additional permitted business uses.

Any new development would be subject to current setback regulations and a site plan meeting the requirements of **Section 25-673** is required to be approved prior to any business or industrial development on the property and any change or enlargement of existing structures or uses may require submittal of a revised site plan.

No development such as parking and vehicular passageways, or any other improvement other than open space and landscaping is permitted within twenty-five feet (25') of any side or rear lot line that joins property not zoned business. The area within the twenty-five foot area is also subject to the "buffer yard" requirements in section **25-387** and **25-308**. Outdoor lighting must meet all requirements of Article VI "Outdoor Lighting".

COMMENTS FROM ACSA: There is an existing 12" waterline along the front property line on East Side Highway. There is no public sewer available in the area of the subject property.

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. **Important Note:** **The water system in this area is not 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. The owner is advised to discuss this with the County.**

COMMENTS FROM HEALTH DEPARTMENT: Health department records show that a sewage disposal system construction permit (107-15-0020) was issued to Kenneth Bradley on 02/02/2015 for a system to serve an auction house with 1 full time employee, 4 part time employees and up to 100 patrons a day. We show this permit as having expired with no verification that the system was installed.

The health department does not object to the rezoning, but the owner will need to obtain approval for any sewage disposal system needs at the property. Any change in usage from the original plans would require further review.

COMMENTS FROM FIRE-RESCUE: Fire-Rescue sees little to no impact on service delivery from this request. Fire-Rescue has no further comment; however, this area does not have adequate fire flow available.

TRAFFIC: Rt. 340 East Side Highway

AADT: 8,600 vpd (2017)

Post Speed Limit: 40 mph

K-Factor: 0.089

Dir. Factor: 0.616

Functional Classification: Minor Arterial

COMMENTS FROM VDOT:

1. The development of 8.0 acres with uses permitted by General Business (not including those excluded by proffer) should not substantially affect transportation on the surrounding roadways; therefore, a VDOT Traffic Impact Analysis (TIA) is not recommended.
2. Any access to a state maintained roadway must be designed and constructed in accordance with Appendix F of the VDOT Road Design Manual. Each entrance must meet the Access Management spacing requirements (470' for full access). Based on the property frontage, it

appears that two entrances could be permitted to serve the development. The first is already constructed and currently serves the auction facility. A second could be constructed approximately midway between the first and Al Gore Lane, maintaining the 470' spacing to each entrance. Turn lane warrants will be reviewed at time of site plan. Similarly, depending on the severity of the traffic generated, additional intersection/entrance improvements may be required, such as a signal or alternative intersection, which would be reviewed at time of site plan.

3. Partial access entrances will not be permitted along the 5-lane section of roadway unless a physical median is constructed.
4. A VDOT land use permit will be required for any work needing to be performed on State right of way.

SCHOOL BOARD STAFF COMMENTS: This request will have no impact on Cassell Elementary School, Wilson Middle School, and Wilson High School.

COMMUNITY DEVELOPMENT STAFF COMMENTS:

Pros:

1. Proposed General Business zoning may be compatible with existing business use on this property (Special Use Permit for an auction house) and adjoining property to the east (Eastside Speedway).
2. Property is located in an Urban Service Area where the County wants to encourage future growth.
3. Property is located off Route 340, a designated thoroughfare.

Cons:

1. There is no public sewer available in the area. A septic system would require a waiver from the Board of Supervisors.
2. Water system in the area cannot provide the needed fire flow for compliance with Chapter 24 of the Augusta County Code, requiring a waiver from the Board of Supervisors.
3. Request may not be compatible with adjacent General Agriculture zoning.

COMMUNITY DEVELOPMENT STAFF RECOMMENDATION:

The Comprehensive Plan Future Land Use Map designates this parcel as Community Mixed Use with a proposed density of six to twelve dwelling units per acre and, on up to 40% of the total land area, retail and office uses and in some, but not all cases, industrial uses. While this request does not create a mixture of uses on the approx. 8.5 acre parcel of request, it does add General Business zoning to the much larger Community Mixed Use designated area to allow for the retail and office uses described in the Comprehensive Plan. In addition, it is likely that the business portion of a future mixed use development would have frontage on Route 340.

Since the Comprehensive Plan envisions this parcel and surrounding area for mixed use development, staff feels that certain uses that are permitted in General Business, such as motor vehicle repair and machine shops, may not be compatible with potential future residential uses. However, the proffers do exclude fast food establishments, gasoline retail outlets, and car washes which eliminates some uses that may not be compatible with surrounding future mixed use development.

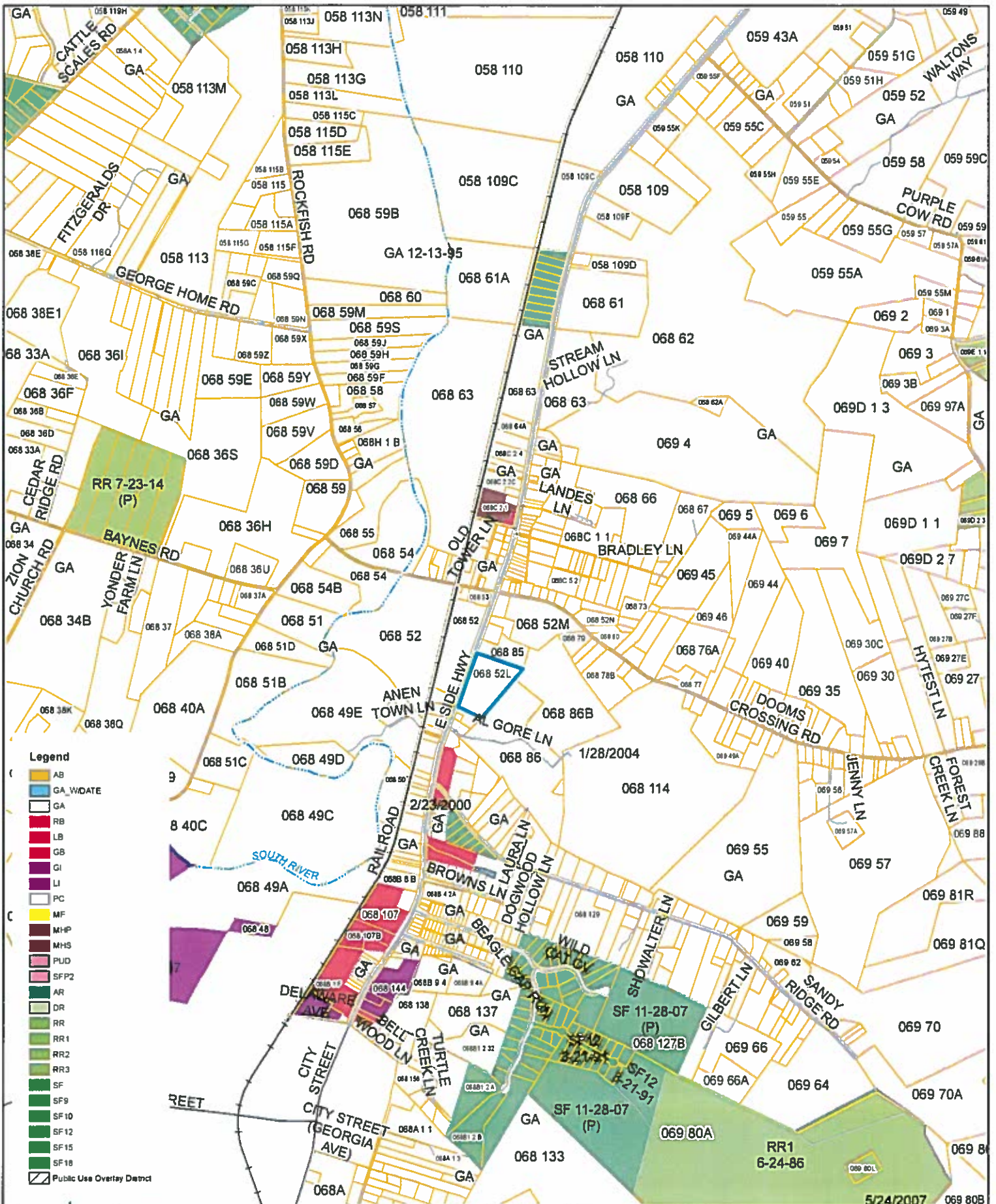
The Augusta County Service Authority has identified public water is available to serve the property although a waiver of the fire flow requirements from the Board would be needed. There is no public sewer available to serve the parcel. Since this parcel is in the Urban Service Area, the Board would also need to approve a waiver for a septic system.

This parcel is in a growth area where the County wants to encourage future development, but at this time sewer is not available. For compliance with the Comprehensive Plan, staff recommends that public sewer be extended to serve future business development on the parcel of request. While staff has pointed out some concerns with the wide range of business uses permitted in General Business zoning and the potential impacts to future adjacent residential development (Community Mixed Use), staff does recommend approval of the request with the proffers for the following reasons: 1) Business development along Route 340 is a likely land use. 2) The adjacent parcel to the east has a public use overlay for a racetrack which has operated at this location for many years. 3) The parcel is in an Urban Service area where the County wants to encourage future development and business zoning is one component of the future land use designation for this parcel and surrounding area.

Kenneth Ray Bradley Jr., Inc. Property



Kenneth Ray Bradley Jr., Inc. Property



**COUNTY OF AUGUSTA
STAFF REPORT
GARLAND JR., & MELONY EASTER
GARLAND & EVELYN EASTER
April 10, 2018
Revised: April 11, 2018
Revised: September 4, 2018**

SUMMARY OF REQUEST: A request to rezone with proffer approximately 40 acres owned by Garland Jr., & Melony Easter and Garland & Evelyn Easter from General Agriculture to Single Family Residential. The property is located on the east side of Old Goose Creek Road, (Rt. 640) and approximately 1.04 of miles west of the intersection of Old Goose Creek Road (Rt. 640) and Lifecore Drive (Rt. 636) in Fishersville in the Wayne District.

PROPOSED PROFFERS: N/A

VICINITY ZONING: Single Family Residential to the north and west and General Agriculture to the south and east.

PREVIOUS ZONING: Multi-Family (2011), General Business (2011)

COMPREHENSIVE PLAN PLANNING POLICY AREA/FUTURE LAND USE DESIGNATION: Urban Service Area/Medium 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.

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 9VAC25-840-40 subdivision 19.

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).

VAV-B14R_CST01A00
B14R-01-BAC (4A) TMDL ID#9480
B14R-01-BEN (4A) TMDL ID#24514

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

The 2007 Augusta County Comprehensive Plan recommends performance standards to protect natural resources. For Urban Service Areas, a riparian buffer of 35 feet on either side of a stream is encouraged, and where feasible, stormwater should not be piped through in a manner to short-cut the buffer. Additionally, floodplain areas should have no habitable structures, but should instead be utilized for greenways & recreation areas.

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

Wetlands may or may not exist on the site. For Wetland areas, the Comprehensive Plan recommends provision of a 35 foot buffer from the edge of wetlands.

COMMENTS FROM ZONING ADMINISTRATOR: A portion of the proposed property is currently zoned Single Family Residential. Zoning does not feel that the request to rezone the remaining acreage would have an adverse impact on the adjacent parcels currently zoned Single Family Residential and General Agriculture.

COMMENTS FROM ACSA: There is an existing 6" waterline adjacent to and along Troxell Lane. To meet ACSA Standards for a public water system, upgrades/extensions should be anticipated for the proposed use. There is an existing 8" sewer line running through Tax Map #s 66-75 and 66-77.

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: There are no objections to this request.

COMMENTS FROM FIRE-RESCUE: This request will have little to no impact on service delivery.

TRAFFIC:

Rt. 863 Old Goose Creek Rd

- AADT: No traffic count
- Posted Speed Limit: 25 mph (Rural Rustic)
- Functional Classification: Local

COMMENTS FROM VDOT:

1. Rt. 863 (formerly Rt. 636) was recently surface treated with Rural Rustic Funds. Typically, the goal is to limit development (growth) on Rural Rustic roadways. The geometric design standard used to complete the rural rustic project was based on an average daily traffic of 400 vehicles per day or less. VDOT does not have a current published traffic count, but, based on the number of existing dwellings, the existing traffic count on Rt. 863 is expected to be approximately 150 vehicles per day. Essentially, an additional twenty-five (25) developed dwellings (assumed 10 vpd per dwelling) would exceed the geometric design standard for the roadway.
2. The approximated existing traffic count was calculated based on the number of observed dwellings accessing Old Goose Creek. Additional unoccupied parcels appear to also exist. The traffic generation from the business near Rt. 250 was excluded due to there being a heavier pavement section near the intersection.

3. The portion being rezoned (12.62 acres) is not expected to warrant a VDOT low volume submission Traffic Impact Analysis at rezoning. However, it should be noted that the cumulative property area that could be developed, including that which is already zoned for residential use, totals approximately 40 acres. Although there are some topographic constraints that may limit the density of the development, a 40 acre residential development is capable of generating traffic that could substantially affect Rt. 863 and the intersection at Rt. 250.
4. The sight distance for an intersection/entrance onto Rt. 863 will be a challenge for this property. The mainline of Rt. 863 will need to be modified to be compliant. A significant portion of a vertical curve will need to be lowered; due to the proximity to the railroad right of way, permits may also be required from both VDOT and the Railroad. The intersection will be designed in accordance with VDOT standards as provided in Appendix F of the VDOT Road Design Manual.
5. Any new street must be designed in accordance with the Secondary Street Acceptance Requirements (SSAR). The network must meet both VDOT and County connectivity requirements. A minimum of two external connections will be required unless an exception is granted. An emergency access to Troxell Ln. would be considered.
6. **Comment submitted 9/4/18 based on submitted proffer:** The proffered condition will allow mitigation of traffic impacts in the case that the entire 40 acres is developed more densely than currently estimated (42 units).

Schools: Enrollment as of February 8, 2018

School	Program Capacity	Current Enrollment
Wilson Elementary	750	663
Wilson Middle	750	620
Wilson High	900	766

School Board Staff Comments: The request for a change of approximately 12.62 acres from General Agriculture to Single Family Residential would have little impact on these three (3) schools depending on the size of each lot developed for each dwelling.

COMMUNITY DEVELOPMENT STAFF COMMENTS:

Pros:

1. There is additional capacity at the three school impacted by this request to handle additional student population.

2. Request is in compliance with the Comprehensive Plan Future Land Use Map which designates these parcels for Medium Density Residential development.
3. Request is compatible with adjacent zoning to the North and East.
4. Public water and sewer are available to serve the property, although upgrades/extensions to the public water system should be anticipated for the proposed use.
5. Property is located in an Urban Service Area where the County wants to encourage its future residential growth.

Cons:

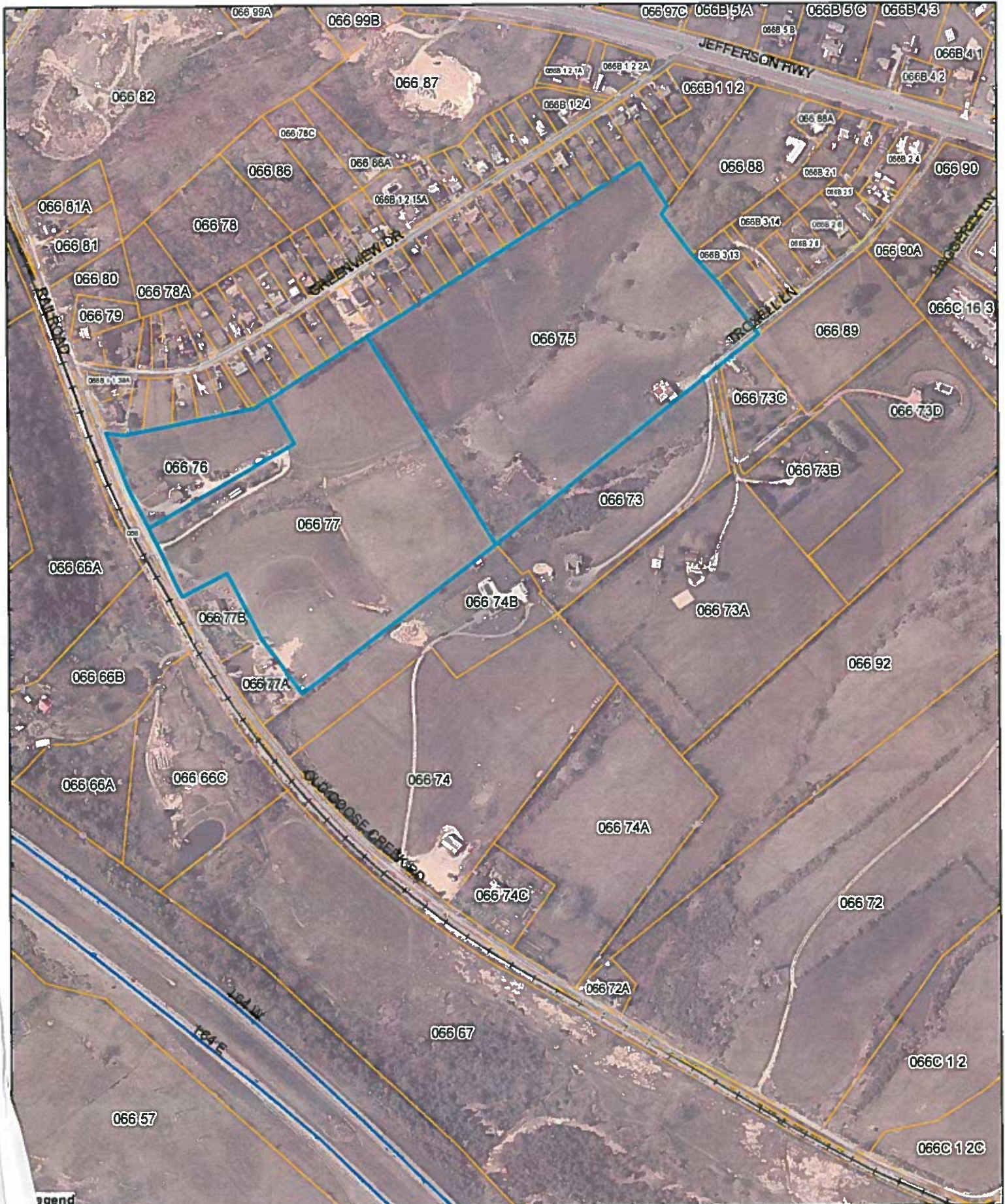
1. Rt. 863 was recently surface treated with Rural Rustic Funds. Typically, the goal is to limit development (growth) on Rural Rustic roadways.
2. While the rezoning of the 12.6 acres does not warrant a traffic impact analysis, VDOT has pointed out that the cumulative development of all three parcels, approximately 40 acres, is capable of generating traffic that could substantially affect Rt. 863 and the intersection at Rt. 250.

COMMUNITY DEVELOPMENT STAFF RECOMMENDATION: This request is in compliance with the Comprehensive Plan Future Land Use Map which designates these parcels for Medium Density Residential development. Each of these parcels is already partially zoned Single Family Residential and this request adds an additional 12.6 acres to the same zoning classification. While VDOT has pointed out that the cumulative development of all three parcels, approximately 40 acres, is capable of generating traffic that could substantially affect Rt. 863 and the intersection at Rt. 250, new proffer legislation precludes the County from assessing such impacts on the acreage already zoned Single Family Residential. Adjacent zoning and development to the northwest is compatible with the request. Staff recommends approval of the request (April 2018).

After consultation with the County Attorney, development of the approx. 40 acres can be considered "new residential development" as defined in the latest proffer legislation, applying to residential rezonings. While the majority of the 40 acres is already zoned Single Family Residential, development of that already zoned land cannot be done under the current zoning ordinance without a rezoning as the land does not have the needed road access. Rezoning the 12.6 acres, with the necessary road access, is needed to facilitate development of the existing zoned piece. For that reason, the applicant has submitted a proffer that creates a phased transportation improvement approach if the development exceeds 42 residential units. Staff feels that the proffered condition addresses VDOT's concerns and recommends approval of the request with the proffer (UPDATED 8/30/2018).

PLANNING COMMISSION RECOMMENDATION: Recommended denial of the request (April 10, 2018).

Easter Property



Legend



DATE	REV. NO.	DESCRIPTION

HAMRICK ENGINEERING, P.C.
 Land Planning & Professional Surveying
 10000 Old Dominion Road, Suite 100
 Fairfax, VA 22030
 Phone: 703.441.1100
 Fax: 703.441.1101
 Email: info@hamrickeng.com

PRELIMINARY PLAT

SPRINGS AT GOOSE CREEK
 WAYNE DISTRICT
 AUGUSTA COUNTY, VIRGINIA

JOB NO.	12-0079
SCALE	1" = 100'
DATE	Mar 22, 2018
DRAWN BY	JR
CHECKED BY	JR

