



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, Planner II *Leslie*
DATE: December 31, 2018
SUBJECT: Regular Meeting

The regular meeting of the Augusta County Planning Commission will be held on **Tuesday, January 8, 2019 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 **4:45 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. 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

AGENDA

Regular Meeting of the Augusta County Planning Commission

Tuesday, January 8, 2019 7:00 P.M.

1. CALL TO ORDER
2. DETERMINATION OF A QUORUM
3. PUBLIC HEARINGS
 - A. A request to rezone from General Agriculture to General Business approximately 1.65 acres (TMP 075B 1 34, 35, 36, 38, and 39) owned by EJ's L.C. located on Stuarts Draft Highway (Rt. 340) between the intersections of Stuarts Draft Highway (Rt. 340) with Stone Drive and Locust Grove Lane in Stuarts Draft in the South River District.
 - B. A request to remove the following proffered conditions: a sign identifying business limited to 32 square feet – approx. 4' X 8', Business hours – 7 A.M. to 7 P.M. Monday thru Saturday – No Sunday hours, and no outside storage of equipment or supplies from approx. 0.803 acres (TMP 075B 1 32 and 33) owned by EJ's L.C. located on Stuarts Draft Highway (Rt. 340) approximately 500 ft. west of the intersection of Stuarts Draft Highway (Rt. 340) and Locust Grove Lane in Stuarts Draft in the South River District.
 - C. A request to amend the Augusta County Comprehensive Plan 2014/2015 Update by adopting the Stuarts Draft Small Area Future Land Use Map. The proposed Stuarts Draft Small Area Future Land Use Map, in addition to multiple changes from one existing future land use designation to another, creates an additional future land use designation, Recreational Business, where business uses serving and/or compatible with outdoor recreation would be appropriate. The proposed Stuarts Draft Small Area Future Land Use Map amends the County's Comprehensive Plan Future Land Use Map, specifically for the Stuarts Draft area.
 - D. A request to amend the Augusta County Comprehensive Plan 2014/2015 Planning Policy Area/Future Land Use Map for land located east of Lipscomb Road, north of the railroad tracks, and north, south and west of the terminus of Benz Road. The proposed amendment changes this land from Urban Service Area with a future land use designation of Industrial to Community Development Area with a future land use of low density residential.
4. MATTERS TO BE PRESENTED BY THE PUBLIC

5. NEW BUSINESS

6. OLD BUSINESS

7. MATTERS TO BE PRESENTED BY THE COMMISSION

8. STAFF REPORTS

A. Information for Commission – Code of Virginia, Section 15.2-2310
(Board of Zoning Appeals Items)

9. ADJOURNMENT

COUNTY OF AUGUSTA
STAFF REPORT
EJ's LC
January 8, 2019

SUMMARY OF REQUEST: A request to rezone from General Agriculture to General Business approx. 1.65 acres (TMP 075B 1 34, 35, 36, 38, and 39) owned by EJ's L.C. located on Stuarts Draft Highway (Rt. 340) between the intersections of Stuarts Draft Highway (Rt. 340) with Stone Drive and Locust Grove Lane in Stuarts Draft in the South River District.

VICINITY ZONING: Single Family 10 to the north across Rt. 340, General Business zoning to the east, Planned Unit Development (Limited Business) to the south, and General Agriculture zoning to the west.

PREVIOUS ZONING: General Agriculture

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

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. There are existing stormwater management channels and facilities in the area that will need to be maintained in their current state, or incorporated into any revised site design.

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.

This property lies outside of the of the Source Water Protection Overlay (SWPO) District.

This property drains to South River which is listed on the Virginia DEQ 2016 Impaired Waters List. This impaired segment extends from its confluence with Stony Run downstream to its confluence with the North River. The impaired use is recreation, the specific impairment is E. coli and Fecal Coliform. The source is agriculture, non-point sources and wildlife other than waterfowl. Numerous TMDLs have been approved for this segment for each of the impairments and must be considered by the applicant. This impairment is included in the EPA approved South River bacteria TMDL. Federal TMDL ID # 38140.

Additionally, the 2007 Augusta County Comprehensive Plan lists the South River – Canada 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 FIRRM and therefore is outside the Special Flood Hazard Area.

Natural Resources Recommendations from the Comprehensive Plan

For Source Water & Recharge Areas, the Comprehensive Plan recommends restriction of land uses that pose a contaminant threat. Additionally, stormwater practices that infiltrate or can contaminate groundwater should be avoided. Water quality treatment and revegetation are recommended.

For Wetland areas, the Comprehensive Plan recommends provision of a 35 foot buffer from the edge of wetlands.

For unique natural features such as caves, major karst features, critical habitats, etc., the Comprehensive Plan recommends to tie these features in with greenways, active and passive recreation areas and flood plain preservation areas.

COMMENTS FROM ZONING ADMINISTRATOR: There are small properties within the proposed rezoning area that contain single family dwellings that would become non-conforming structures if rezoned to General Business. The adjacent General Agriculture and Planned Unit Development properties to the south and west could be negatively impacted by increased traffic, congestion, noise, lights, dust, odor, fumes, vibration, and visual impacts from permitted business uses such as motor vehicle repair, machine shops, gasoline retail outlets, dog kennels, or fast food establishments. Due to the potential impacts listed above, zoning would recommend there be proffered conditions limiting the permitted uses to professional offices, retail establishments and prohibiting any outside storage

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 development or change of use on the property. Outdoor lighting must meet all requirements of Article VI "Outdoor Lighting".

All off-street parking and loading facilities are subject to the screening and buffer requirements in **Sections 25-38** and **25-308**. Due to the fact that the small adjacent parcels on each side of the rezoning contain existing dwellings but remain zoned General Agriculture (tax map 75B (1) 37 and 75B (1) 40-41) and are planned for Business in the Comprehensive Plan, no "buffer yard" would be required. Zoning would recommend parcel (075B (1) 37) be included in the rezoning request in order to mitigate the impacts from permitted business uses or an 8' high privacy fence be installed, on lot lines adjacent to existing residential dwellings.

COMMENTS FROM ACSA: 3191 (TM#75B-(1)-38&39), 3193 (TM#75B-(1)-37) and 3211 (TM#75B-(1)-34&35), Stuarts Draft Highway are all currently Service Authority water and sewer customers. There is an existing 8" waterline running through the middle of Stuarts Draft Highway. Note that there are no existing fire hydrants on the same side of the road as these parcels. There is an existing 8" sewer line along the front property lines of the subject parcels.

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 the Service Authority review and approval.

COMMENTS FROM HEALTH DEPARTMENT: No comment. Property is served by public water and sewer.

COMMENTS FROM FIRE-RESCUE: Fire-Rescue sees little to no impact on service deliver from this request.

TRAFFIC: Rt. 340 Stuarts Draft Hwy. Posted Speed Limit: 45 mph
AADT: 16,000 vpd (2017)
K-Factor: 0.087
Dir. Factor: 0.556
Functional Class: Minor Arterial

COMMENTS FROM VDOT:

1. The potential traffic generation from 1.6 acres of General Business property is not likely to meet the warrants for a Chapter 527 Traffic Impact Analysis (TIA). However, while the acreage would seem unlikely to develop the required 5,000 vpd to meet those warrants, it could still have a significant impact on adjacent roadways and intersections.
2. Any entrance must be designed and constructed in accordance with Appendix F of the VDOT Road Design Manual. Any entrance on Rt. 340 must meet access management spacing requirements. Any entrance

would need to be designed with required turn treatments if warranted. Any turn treatment is required to be on VDOT right of way. Partial access entrance(s) would not be viewed favorably without a raised median separation, which is not feasible on the 5-lane urban section of roadway.

- When considering access on Rt. 340, it would be proactive to assume that the property on the opposite side of Rt. 340 will develop as well. Therefore, there will likely be a commercial entrance on each side of Rt. 340. With two way left turn lanes, it is important to prevent left turn interlocking conflicts. In other words, opposing entrances should be aligned, and the spacing requirement will be governed as an intersection (660' from the Augusta Farms Signal by current regulation).
3. If the property is developed as individual parcels, Interparcel connectivity will be essential for ingress and egress. Access to Fossil Drive (privately maintained) would be preferred, which provides an opportunity for traffic movement to either the Locust Grove or Stone Drive intersections.
 4. It appears that Lot 37 should also be considered, if the surrounding properties are all to be zoned business.

SCHOOL BOARD STAFF COMMENTS: The request to change approximately 1.65 acres from General Agriculture to General Business will have no significant impact on Stuarts Draft Elementary School, Stuarts Draft Middle School and Stuarts Draft High School.

COMMUNITY DEVELOPMENT STAFF COMMENTS:

PROS

1. Request is in compliance with the Comprehensive Plan Future Land Use Map which designates this property for business development.
2. Public water and sewer are available to serve the parcels of request.
3. Request is compatible with existing business zoning to the east and PUD (Limited Business) zoning to the south.

CONS

1. The full extent of uses permitted in General Business zoning may have a negative impact on the single family zoned parcels across Route 340 and the General Agriculture zoned parcels that are not included in this request, especially parcel 37 in the middle of the request.

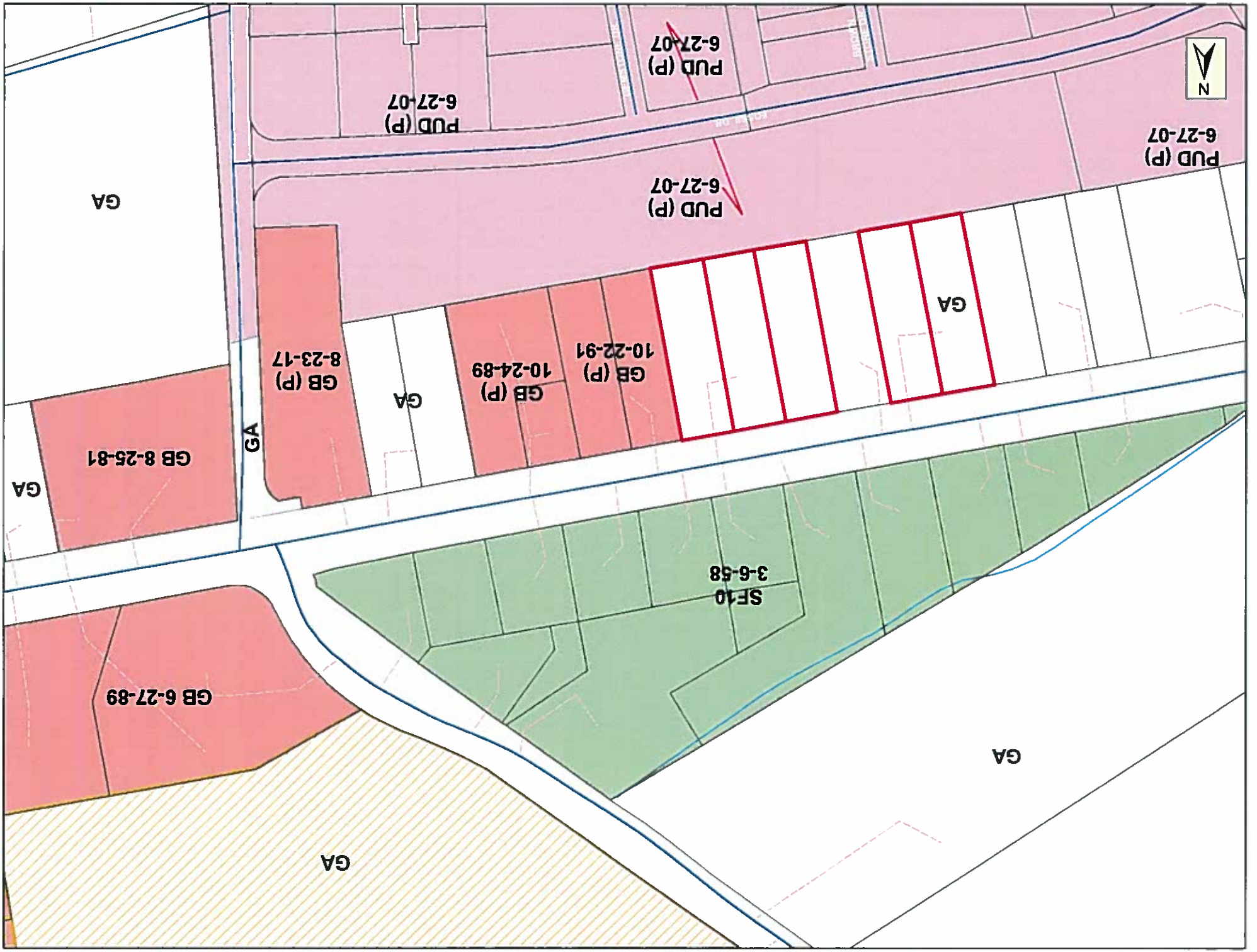
COMMUNITY DEVELOPMENT STAFF RECOMMENDATION: Staff is of the opinion that the Route 340 corridor in this area will develop commercially as has

been identified in the Comprehensive Plan. Staff has some concerns as it relates to the one parcel (Lot 37) that is not included in this request, and if this request is approved, would have business zoning and subsequent development on either side. The concerns raised have involved access for Lot 37 and privacy fencing.

Staff is of the opinion that access concerns can likely be mitigated either through County ordinance requirements or VDOT review during site plan submittal. The property is located in an Urban Service Overlay District which permits one entrance per 800 ft. of frontage along a designated thoroughfare, although there is a provision that existing parcels of land shall not be denied access to a public street if no reasonable joint or cooperative access is possible. While Lot 37 would probably not be granted a commercial entrance, if it was to redevelop commercially in the future, the size of the lot likely precludes an individual business from locating on this lot.

Staff has also identified a desire for a privacy fence to be constructed on either side of the one parcel surrounded by this rezoning request as well as adjacent to Lots 40-41 to the west of the parcels of request. Without any conditions to mitigate impact to these existing residences, staff would recommend denial of the request.





COUNTY OF AUGUSTA
STAFF REPORT
EJ's LC
January 8, 2019

SUMMARY OF REQUEST: A request to remove the following proffered conditions: a sign identifying business limited to 32 square feet – approx. 4' X 8', Business hours – 7 A.M. to 7 P.M. Monday thru Saturday – No Sunday hours, and no outside storage of equipment or supplies from approx. 0.803 acres (TMP 075B 1 32 and 33) owned by EJ's L.C. located on Stuarts Draft Highway (Rt. 340) approximately 500 ft. west of the intersection of Stuarts Draft Highway (Rt. 340) and Locust Grove Lane in Stuarts Draft in the South River District.

VICINITY ZONING: Single Family 10 to the north across Rt. 340, General Business zoning (with proffers) to the east, Planned Unit Development (Limited Business) to the south, and General Agriculture zoning to the west.

PREVIOUS ZONING: General Business

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

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. There are existing stormwater management channels and facilities in the area that will need to be maintained in their current state, or incorporated into any revised site design.

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.

This property lies outside of the of the Source Water Protection Overlay (SWPO) District.

This property drains to South River which is listed on the Virginia DEQ 2016 Impaired Waters List. This impaired segment extends from its confluence with Stony Run downstream to its confluence with the North River. The impaired use is recreation, the specific impairment is E. coli and Fecal Coliform. The source is agriculture, non-point sources and wildlife other than waterfowl. Numerous TMDLs have been approved for this segment for each of the impairments and

must be considered by the applicant. This impairment is included in the EPA approved South River bacteria TMDL. Federal TMDL ID # 38140.

Additionally, the 2007 Augusta County Comprehensive Plan lists the South River – Canada 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 FIRRM and therefore is outside the Special Flood Hazard Area.

Natural Resources Recommendations from the Comprehensive Plan

For Source Water & Recharge Areas, the Comprehensive Plan recommends restriction of land uses that pose a contaminant threat. Additionally, stormwater practices that infiltrate or can contaminate groundwater should be avoided. Water quality treatment and revegetation are recommended.

For Wetland areas, the Comprehensive Plan recommends provision of a 35 foot buffer from the edge of wetlands.

For unique natural features such as caves, major karst features, critical habitats, etc., the Comprehensive Plan recommends to tie these features in with greenways, active and passive recreation areas and flood plain preservation areas.

COMMENTS FROM ZONING ADMINISTRATOR: Zoning feels that the existing proffers on lots 75B (1) 32 and 75B (1) 33 should remain to protect the neighboring dwelling, if the rezoning of said adjacent parcels to General Business is not approved.

COMMENTS FROM ACSA: 3217 Stuarts Draft Highway is currently a Service Authority water only customer. There is an existing 8" waterline running through the middle of Stuarts Draft Highway. Note that there are no existing fire hydrants on the same side of the road as these parcels. There is an existing 8" sewer line along the front property lines of the subject parcels. The Service Authority has no comments regarding the removal of the proffers.

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: No comment. Property is served by public water and sewer.

COMMENTS FROM FIRE-RESCUE: Fire-Rescue sees little to no impact on service deliver from this request.

TRAFFIC: Rt. 340 Stuarts Draft Hwy.

AADT: 16,000 vpd (2017)

K-Factor: 0.087

Functional Class: Minor Arterial

Posted Speed Limit: 45 mph

Dir. Factor: 0.556

COMMENTS FROM VDOT:

1. VDOT does not object to the removal of the above referenced proffered conditions.
2. Any entrance must be designed and constructed in accordance with Appendix F of the VDOT Road Design Manual. Any entrance on Rt. 340 must meet access management spacing requirements. Additional access comments were provided with adjacent rezoning request of parcels with TM# 75B(1)34,35,36,38, and 39.
3. If the property is developed as individual parcels, Interparcel connectivity will be essential for ingress and egress. Access to Fossil Drive (privately maintained) would be preferred, which provides an opportunity for traffic movement to either the Locust Grove or Stone Drive Intersections.

SCHOOL BOARD STAFF COMMENTS: The request for a change in the proffers of approximately 0.803 of an acre will have no significant impact on Stuarts Draft Elementary, Stuarts Draft Middle School and Stuarts Draft High School.

COMMUNITY DEVELOPMENT STAFF RECOMMENDATION: The elimination of existing proffers may have some impact on the Single Family 10 zoned lots across Route 340 and the adjacent dwelling on General Agriculture zoned land; however, this area is planned for business development in the Comprehensive Plan and will likely redevelop as a business corridor. Business zoned parcels east of the parcels of request, currently operating as Junior's Welding, have similar existing proffers,

limiting hours of operation, prohibiting race cars on the property, and prohibiting outside storage. Although, the current General Business zoning ordinance prohibits outdoor storage unless screened from view. The adjacent business zoned parcels, with existing proffered conditions, remains adjacent to a residence on General Agriculture zoned land.

If the Planning Commission recommends approval of the rezoning on E.J's LC parcels to the west, then staff can recommend approval of the proffer amendment request. If the Planning Commission does not recommend approval of the rezoning on E.J's LC parcels to the west, then staff recommends that the proffered conditions remain to protect the adjacent single family residence on General Agriculture zoned land.

COUNTY OF AUGUSTA
STAFF REPORT
Stuarts Draft Future Land Use Map
January 8, 2019

SUMMARY OF REQUEST: A request to amend the Augusta County Comprehensive Plan 2014/2015 Update by adopting the Stuarts Draft Small Area Future Land Use Map. The proposed Stuarts Draft Small Area Future Land Use Map, in addition to multiple changes from one existing future land use designation to another, creates an additional future land use designation, Recreational Business, where business uses serving and/or compatible with outdoor recreation would be appropriate. The proposed Stuarts Draft Small Area Future Land Use Map amends the County's Comprehensive Plan Future Land Use Map, specifically for the Stuarts Draft area.

VICINITY ZONING: Various zoning designations on existing property proposed for change including: General Agriculture, General Business, Single Family Residential, Rural Residential General Industrial and Multi-Family Residential. Majority is currently zoned General Agriculture.

PREVIOUS ZONING: Request relates to Future Land Use Designations and does not affect the current zoning on any land.

COMPREHENSIVE PLAN PLANNING POLICY AREA/FUTURE LAND USE DESIGNATION: Urban Service and Community Development Areas with various future land use designations.

PLANNING PROCESS TIMELINE:

Board of Supervisors appoints Advisory Committee for the Stuarts Draft Small Area Plan – Early 2017

Advisory Committee first meeting – March 2017

Public Input/Comment Meeting – June 2017 (mailings sent to all landowners within the plan boundary)

Board of Supervisors approves funding for transportation consultant – Signed Scope of Services in January 2018

Advisory Committee holds monthly meetings working on plan – March 2017- February 2018

Public Input/Comment Meeting – March 2018 (mailing sent to all landowners within the plan boundary)

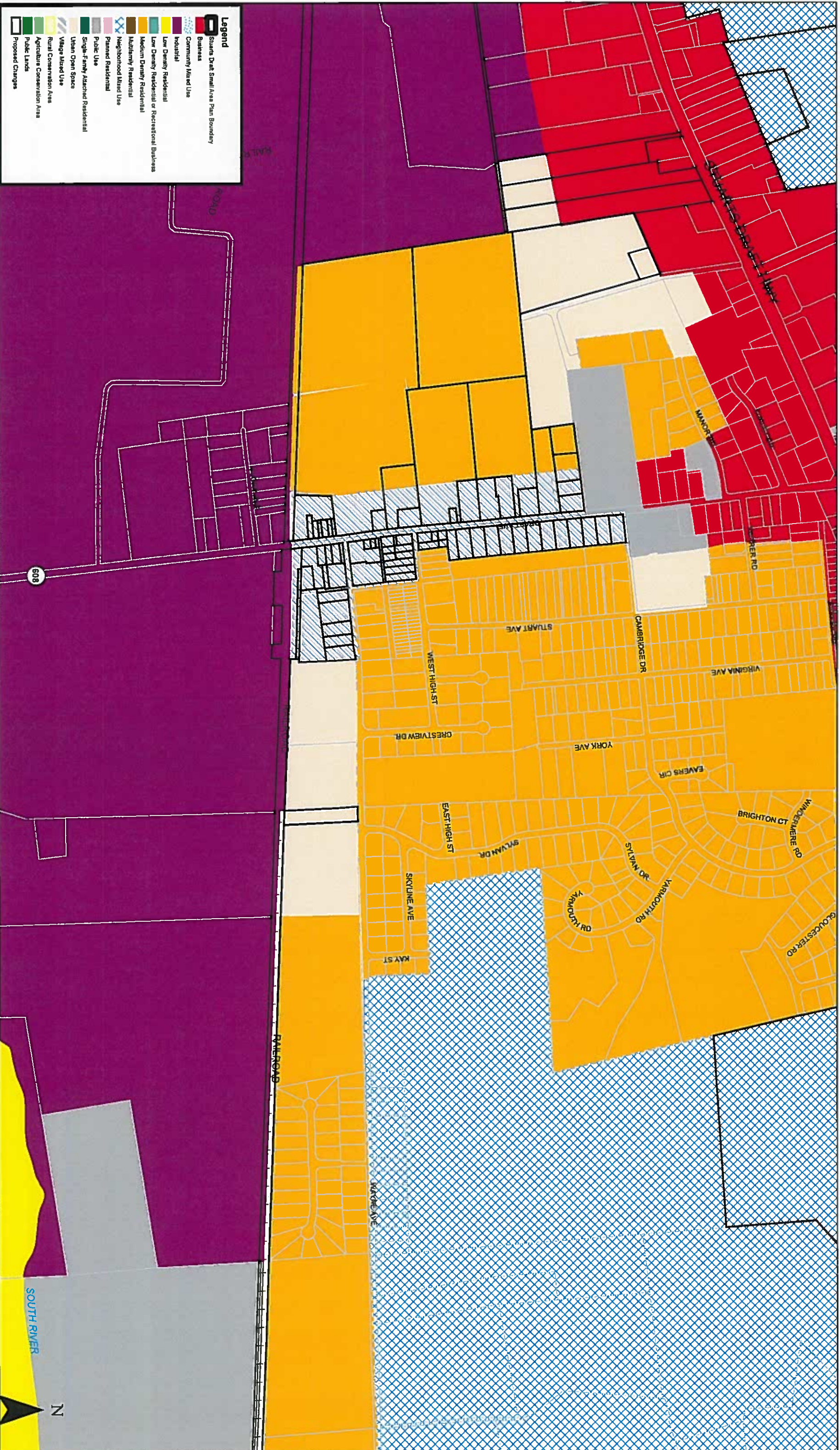
Advisory Committee meeting – discuss feedback of public and any additional amendments to the revised Future Land Use Map – August 2018

COMMUNITY DEVELOPMENT STAFF RECOMMENDATION: The planning process for the Stuarts Draft Small Area Plan is a policy recommendation of the 2014/2015 Augusta County Comprehensive Plan Update included in both the "Land Use and Development" and "Transportation" chapters. Small area plans provide additional, detailed planning efforts for Urban Service and Community Development Areas due to their current growth pattern and projected future growth. These plans create recommendations for "the layout of the transportation network, infrastructure improvements, the appropriate arrangement of land uses, and designation of appropriate areas for public facilities such as schools, parks, fire and rescue stations, libraries, and other civic uses" (pg. 46).

As the timeline above demonstrates, the Stuarts Draft Small Area planning process has been underway since the first part of 2017. While the entire plan is not yet complete, the majority of informational meetings and public input processes, except for final adoption hearings, have been held. The advisory committee and staff have gathered public input, provided input of their own as citizens, residents and business owners within the community and recommended the draft future land use map to the Planning Commission. The draft future land use map, maintained the densities and descriptions identified in the existing future land use categories of the Augusta County Comprehensive Plan Update 2014/2015, while adding one additional category, Recreational Business. Recreational Business is defined as areas where business uses serving and/or compatible with outdoor recreation would be appropriate.

According to 15.2-2228 of the Code of Virginia, "As the work of preparing the comprehensive plan progresses, the local planning commission may, from time to time, recommend, and the governing body approve and adopt, parts thereof. Any such part shall cover one or more major sections or divisions of the locality or one or more functional matters." The amended/updated future land use map is an important functional matter as it is used for the evaluation of land use applications. Staff recommends approval of the presented future land use map and added Recreational Business land use category as an update to the Augusta County Comprehensive Plan 2014/2015 Update Planning Policy Area/Future Land Use Map.

Stuarts Draft Future Land Use Map_DRAFT_2018_Draft Avenue



**COUNTY OF AUGUSTA
STAFF REPORT**

Proposed Planning Policy Area Amendments East of Lipscomb Road

January 8, 2019

SUMMARY OF REQUEST: A request to amend the Augusta County Comprehensive Plan 2014/2015 Planning Policy Area/Future Land Use Map for land located east of Lipscomb Road, north of the railroad tracks, and north, south and west of the terminus of Benz Road. The proposed amendment changes this land from Urban Service Area with a future land use designation of industrial to Community Development Area with a future land use of low density residential.

VICINITY ZONING: General Agriculture zoning with some Single Family zoning on parcels north of Benz Road.

PREVIOUS ZONING: Request relates to Future Land Use Designations and does not affect the current zoning on any land.

**CURRENT COMPREHENSIVE PLAN PLANNING POLICY AREA/FUTURE
LAND USE DESIGNATION:** Urban Service Area/Industrial

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

EXCERPTS FROM EAST STUARTS DRAFT SEWER FEASIBILITY STUDY:

Sewer Shed 2

Description: This shed is located just east of the Lipscomb Road bridge over South River. Shed 2 is mostly flood plain, and access to portions is hampered by South River and NSRR. Additionally Lipscomb Road does not meet secondary highway standards which would likely further hinder development in this area.

Comments: At this time no sewer improvements are recommended for consideration in Sewer Shed 2.

Sewer Shed 4

Description: Shed 4 extends from NSRR at the southern end, north to a small section northwest of Hall School Road. It includes a swath of flood plain along South River and a portion of the Conservation Easement. Access to the southern portion of shed 4 is hampered by the river and NSRR.

Comments: At this time no sewer improvements are recommended for consideration in Sewer Shed 4.

Sewer Shed 8

Description: Shed 8 is bounded to the south by NSRR, to the west by the Conservation Easement, and to the north by Shalom Road. Land use is almost exclusively agricultural. Public water is available only on Benz Road, with 5 user accounts. A significant portion of this shed is Conservation Easement and Floodplain. Access to the southern portion of Shed 8 is hampered by the river and NSRR, with the only existing access being Benz Road.

Collection Components: The core system for this shed would consist of a gravity pipe extending from the public station near Shalom Road.

Comments: To the north, Shalom Road does not meet secondary highway standards and would likely hinder development in this area. Access from the east would involve the complicated road network near the Lyndhurst Road railway crossing, and Benz Road has numerous residential tracts and one church. Based on access and zoning considerations, development potential in the southern portion appears to be minimal.

Sewer Shed 9

Description: Shed 9 is a smaller area bounded to the south by NSRR and to the north by South River. Access to this shed is hampered similar to the southern portion of Shed 8. Land use is almost exclusively agricultural. Public water is available on Benz Road, with 1 user account.

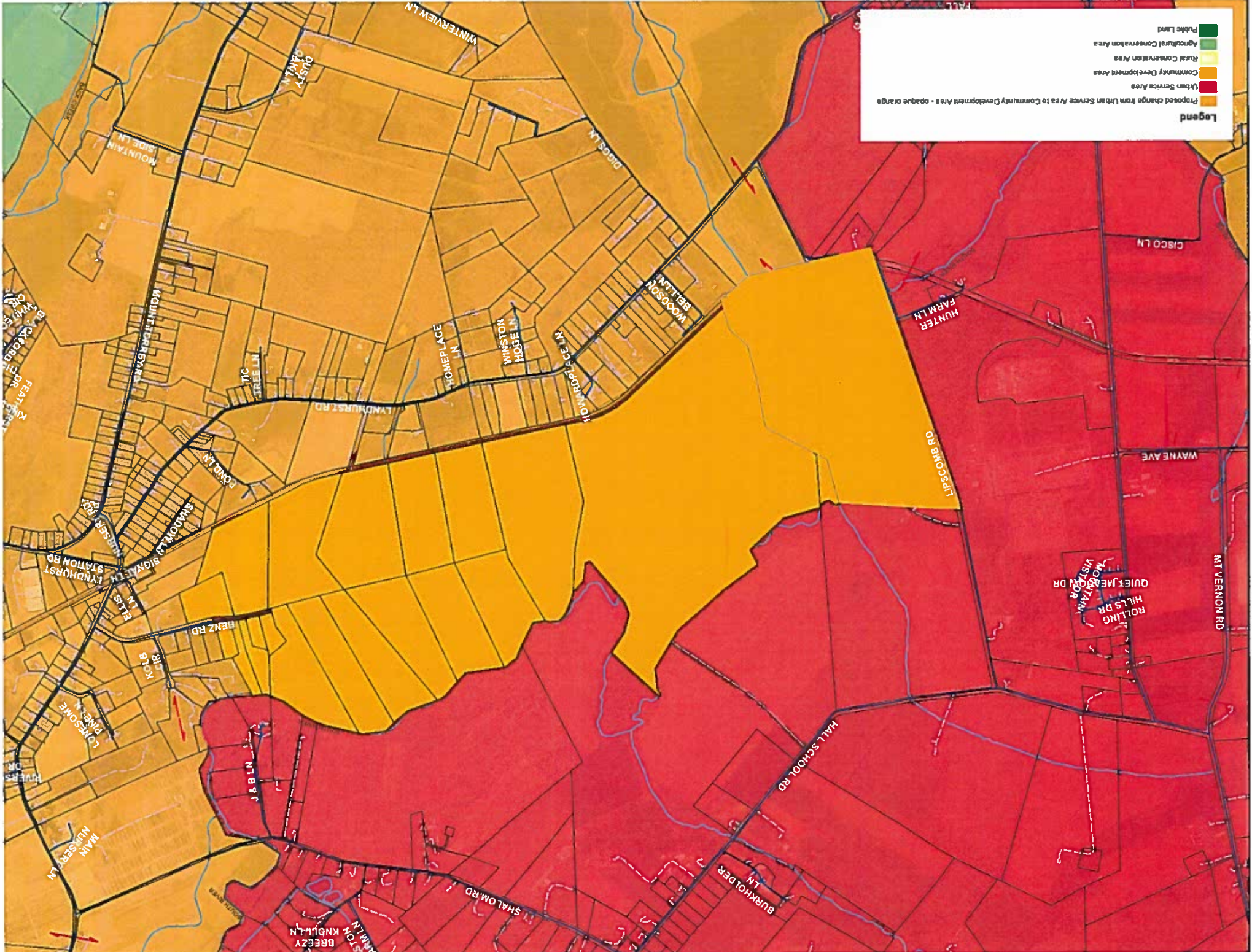
Comments: At this time no sewer improvements are recommended for consideration in Sewer Shed 9.

COMMUNITY DEVELOPMENT STAFF RECOMMENDATION: Based on a contracted study, the land associated with this request has been recommended for no sewer improvements at this time, which directly affects the Planning Policy Area given to this area in the Comprehensive Plan. However, staff would like to point out that the area of request only includes the southern portion of Sewer Shed 4, below the South River, although the study did not recommend any improvements for the entirety of Shed 4. When the Board of Supervisors directed the amendments to the Planning Commission, after review of the study, they requested to leave the northern portion out of the amendment so as to remain Urban Service Area.

Staff also would like to make the Commission aware that Census tract 51015071200 has been designated as an Opportunity Zone for Augusta County. Land within this parcel of request is part of this larger census tract. Taxpayers can get capital gains tax deferral for making timely investments in Opportunity Funds and Opportunity Zone properties and businesses. An Opportunity Fund vehicle

could reduce transactional friction and connect investors to overlooked, but credit-worthy, investment opportunities. The census tract is a relatively large area, of which a significant portion, covers federal lands. Staff believes that this designation opens up the entire census tract to receive investment potential; however, the issues raised with the parcels/land in this request (floodplain, access, etc.) may still be limiting factors to the development potential of these areas.

The Planning Policy Areas of the Comprehensive Plan are directly related to the parcels access to water and sewer currently or within the timeframe of the plan. The purpose of the sewer feasibility study was to take a closer, fine-tuned look at this area and identify a backbone sewer collection system for this area. With the recommendations of the study and leaving these sheds out of sewer improvement consideration, staff recommends approval of the request.



Legend

- Public Land
- Agricultural Conservation Area
- Rural Conservation Area
- Community Development Area
- Urban Service Area
- Proposed change from Urban Service Area to Community Development Area - opaque orange