



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 21
DATE: May 7, 2019
SUBJECT: Regular Meeting

The regular meeting of the Augusta County Planning Commission will be held on **Tuesday, May 14, 2019 at 7:00 p.m.**, at the Augusta County Government Center, in the Main Board Meeting Room, 18 Government Center Lane, Verona, Virginia.

There will not be a worksession before this meeting, so please report promptly to the Board Meeting Room at 7:00 p.m.

Other than the two public hearings for proposed ordinance amendments, there are two other important items on the agenda.

First, the Deputy County Administrator, Jennifer Whetzel, will provide a brief presentation on the Capital Improvements Plan (CIP) (attached). Please remember that the CIP should be used as an implementation tool of the Comprehensive Plan and your annual review of such plan and subsequent input/recommendations to the Board is an important part of making sure that tool remains effective.

Next, I will be giving a presentation on two draft sections of the Stuarts Draft Small Area Plan (attached).

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 me know as soon as possible.

LT/bc

A G E N D A

Regular Meeting of the Augusta County Planning Commission

Tuesday, May 14, 2019 7:00 P.M.

1. CALL TO ORDER
2. DETERMINATION OF A QUORUM
3. APPROVAL OF THE MINUTES
 - A. Approval of the Regular Meeting on March 12, 2019
4. PUBLIC HEARINGS
 - A. An ordinance to amend Chapter 25. Zoning. Division B. Agriculture Districts. Article VII. General Agriculture (GA) Districts. Section 25-77.4. Lot frontage in general. Exceptions.**

Amendment removes manufactured and mobile homes from the existing dwelling division lot frontage exception, which meets the original intent of the exception.
 - B. An ordinance to amend Chapter 25. Zoning. Division A. In General. Article III. Off-Street Parking. Section 25-35 Number of spaces required.**

Amendment removes the provision for a Zoning Administrator determined waiver for reduced parking for mixed use buildings or facilities. The provision for a Board waiver remains.
5. MATTERS TO BE PRESENTED BY THE PUBLIC
6. NEW BUSINESS
 - A. Capital Improvement Plan
 - B. Stuarts Draft Small Area Plan –
 - a. Review of Draft Introduction and Background Section
 - b. Review of Draft Population and Demographics Section
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
Ordinance Amendment
Chapter 25 Zoning.
Article VII General Agriculture (GA) Districts
May 14, 2019

Agenda Item # 4A
Date 5/14/19

An ordinance to amend Chapter 25. Zoning. Division B. Agriculture Districts. Article VII. General Agriculture (GA) Districts. Section 25-77.4. Lot frontage in general. Exceptions.

Amendment removes manufactured and mobile homes from the existing dwelling division lot frontage exception, which meets the original intent of the exception.

PROPOSED ORDINANCE TEXT:

DIVISION B. AGRICULTURE DISTRICTS
ARTICLE VII. General Agriculture (GA) Districts

§ 25-77.4. Lot frontage in general. Exceptions.

C. In General Agriculture Districts, a lot known as an “existing dwelling division lot” may be created that does not have frontage on a public street, provided the following conditions are met:

1. Such “existing dwelling division lot” shall be permitted for the sole purpose of creating a lot to separate an existing dwelling, **not to include manufactured or mobile homes**, constructed in or before the year 2000, and owned no less than five (5) years from the original lot. Neither the original lot nor the “existing dwelling division lot” shall be further subdivided using the exception detailed in this subsection.

2. No such “existing dwelling division lot” shall be created for the purpose of the circumvention of Chapter 21 of this Code.

3. The original lot shall be no more than one contiguous tract or lot, and the foregoing notwithstanding, need not to have the fifty feet (50’) of frontage on a public street required by this section. Any new private rights-of-way or easements established to serve either the “existing dwelling division lot” or the original lot of the grantor must meet the requirements of § 21-11.B of this Code. (Ord. 11/21/06, eff. 1/1/07; Ord. 8/22/18)

COMMUNITY DEVELOPMENT STAFF COMMENTS: In August of 2018, the Planning Commission recommended and the Board of Supervisors adopted an ordinance amendment which creates another lot frontage exception for the purpose of creating a lot to separate an existing dwelling constructed in or before the year 2000, and owned no less than five years, from the original lot. This lot frontage exception was an addition to the only other lot frontage exception, known as the family member exception.

The amendment being considered at the Planning Commission’s May 14th meeting is to eliminate manufactured or mobile homes from such exception as was the original intent of the exception. Staff recommends approval of the amendment.

**AN ORDINANCE TO
TO AMEND CHAPTER 25 ZONING
DIVISION B. AGRICULTURE DISTRICTS
ARTICLE VII. GENERAL AGRICULTURE (GA) DISTRICTS.
SECTION 25-77.4. LOT FRONTAGE IN GENERAL. EXCEPTIONS.**

WHEREAS, the Augusta County Board of Supervisors has deemed it desirable to amend Section 25-77.4 of the Augusta County Code so as to clarify the original intent of the “existing dwelling division lot” lot frontage exception by precluding manufactured or mobile homes from such exception.

NOW THEREFORE be it resolved by the Board of Supervisors for Augusta County that Section 25-77.4 of the Augusta County be amended as follows:

§ 25-77.4. Lot frontage in general. Exceptions.

C. In General Agriculture Districts, a lot known as an “existing dwelling division lot” may be created that does not have frontage on a public street, provided the following conditions are met:

1. Such “existing dwelling division lot” shall be permitted for the sole purpose of creating a lot to separate an existing dwelling, not to include manufactured or mobile homes, constructed in or before the year 2000, and owned no less than five (5) years from the original lot. Neither the original lot nor the “existing dwelling division lot” shall be further subdivided using the exception detailed in this subsection.

2. No such “existing dwelling division lot” shall be created for the purpose of the circumvention of Chapter 21 of this Code.

3. The original lot shall be no more than one contiguous tract or lot, and the foregoing notwithstanding, need not to have the fifty feet (50’) of frontage on a public street required by this section. Any new private rights-of-way or easements established to serve either the “existing dwelling division lot” or the original lot of the grantor must meet the requirements of § 21-11.B of this Code. (Ord. 11/21/06, eff. 1/1/07; Ord. 8/22/18)

COUNTY OF AUGUSTA
STAFF REPORT
Ordinance Amendment
Chapter 25 Zoning.
Article III Off-Street Parking
May 14, 2019

Agenda Item # 4B
 Date 5/14/19

An ordinance to amend Chapter 25. Zoning. Division A. In General. Article III. Off-Street Parking. Section 25-35 Number of spaces required.

Amendment removes the provision for a Zoning Administrator determined waiver for reduced parking for mixed use buildings or facilities. The provision for a Board waiver remains.

PROPOSED ORDINANCE TEXT:

§ 25-35. Number of spaces required.

A. The number of off-street parking spaces required shall be as follows:

Use	Number of spaces required
Airport, railroad passenger station, taxi stands, and bus terminals	One for every three seating spaces to accommodate waiting passengers in addition to other required spaces.
Assembly and exhibition halls with and without fixed seats	One for every four fixed seats and one per 250 square feet of assembly area without fixed seats.
Auction houses, with fixed seats	One for every four seats.
Auction houses, without fixed seats	One for every 250 square feet.
Auditoriums and assembly halls	One for every three seats.
Bakeries	One for every 200 square feet plus one for every three seats with fixed seating.

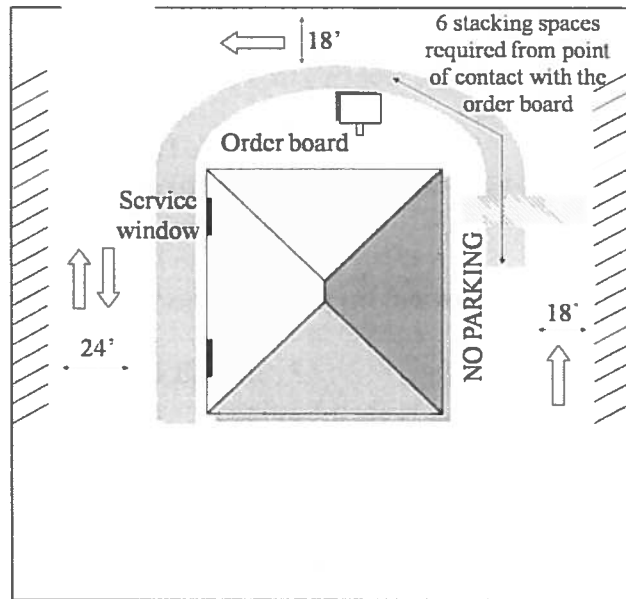
Use	Number of spaces required
Banks	One for every 250 square feet of floor space plus one for each 500 square feet of upper floor space.
Bakeries, ice cream parlors	One for every 200 square feet plus one for every three seats with fixed seating (Ord. 09/28/11)
Batting cages	One per cage (Ord. 09/28/11)
Bed and breakfast inns	One for each sleeping room or one per 75 square feet of assembly, whichever is greater.
Bowling alleys	Five for each alley.
Campgrounds and recreational vehicle parks	One for each space.
Cemetery	No parking required.
Conference center	One for every four seats.
Convenience retail operations	Twelve plus one for every 250 square feet over 1000 square feet.
Customary incidental home occupations	Sufficient spaces to accommodate all customers, clients, patients, etc.
Dance hall	One for every 75 square feet of assembly area.
Dialysis Centers	Two per treatment room (Ord. 09/28/11)
Distribution center	One for every 2000 square feet up to 500,000 square feet and one for every 3000 square feet over 500,000 square feet.
Drive-through photo, pharmacy, and other similar uses	One for every 300 square feet of floor space.

Use	Number of spaces required
Dwellings	Two for each dwelling unit. Anything proposed in a Multiple Residential Dwelling district shall provide two per unit plus ten percent of the total number of required spaces for visitor parking. (see also §25-226 and 237.1)
Farm and heavy equipment repair or service facilities	One for every 300 square feet.
Fairgrounds, carnival grounds	Sufficient parking to ensure that there is no on-street parking for events.
Fire or rescue stations	Four for each fire or rescue vehicle the facility is designed to accommodate plus one for every 75 square feet of assembly area.
Freight and truck terminals	In addition to the company vehicle requirement, one for every two trucks, tractors, or trailers the facility is designed to accommodate and one for each 250 square feet of office space.
Funeral homes and mortuaries	Three for every 100 square feet of service parlors, chapels and reception area.
Furniture, appliance, household equipment (retail)	One for every 500 square feet.
Gasoline retail outlet (with no inside sales of consumer goods)	One.
Greenhouses, nurseries, and gardens	One for every 1000 square feet of indoor retail space, plus one per 4000 square feet of outdoor retail space.
Health clubs , fitness clubs and recreation centers	One for every 500 square feet
Hospitals	Three for every bed.

Use	Number of spaces required
Hotels, motels, and lodging houses	<p>One for each living or sleeping unit for the first 100 units, plus .9 per sleeping room or suite for units 101-200, plus .8 per sleeping room or suite for units 201-300; plus .7 per sleeping room or suite for rooms in excess of 300.</p> <p>With lounges/restaurants- add one for every 150 square feet of such area.</p> <p>With meeting facilities- add one for every four seats of such area.</p>
Kennels, and animal shelters	Five, plus one for every 1000 square feet.
Manufacturing, assembly and processing facilities	One for every 2000 square feet up to 500,000 square feet and one per 3000 square feet over 500,000 square feet.
Manufactured home, modular home, and recreational vehicle sales	One for every 4000 square feet of outdoor retail space.
Medical and dental clinics and offices	Four for each treatment station or treatment room.
Mini-warehouses and self-storage facilities	One for every 250 square feet of office space if an office is located on site. If no office is located on site no parking shall required.
Motor vehicle, boats, recreational vehicles repair or service facilities	One for every 300 square feet.
Motor vehicle, boats, recreational vehicles, or machinery sales	One for every 600 square feet of enclosed floor space, plus one for every 4000 square feet of outdoor retail sales.
Museums and public libraries	Ten, plus one for every 400 square feet over 2000 square feet.
Nursery schools and day care centers	One for every three children or adults receiving care at licensed capacity.
Offices, business and professional, except medical and dental	One for every 250 square feet up to 50,000 square feet and three per every 1000 square feet over 50,000 square feet.

Use	Number of spaces required
Police stations	One for every 300 square feet of floor space.
Post office	One for every 300 square feet.
Private clubs, fraternities, sororities, and lodges	One for every 75 square feet of assembly area without fixed seats.
Produce stand	Five, plus three for each additional vendor.
Recreational facilities	<p>Forty for each ballfield. One for each picnic table. Three for each fitness trail. Four for each hole at a golf course. Two for each hole at a miniature golf course. One for each tee at a golf driving range. One for each 200 square feet of pool surface area; including wading pools and whirlpool baths. Two for each tennis court and indoor racquet ball courts. Two for every basketball court. Two per horseshoe pit.</p> <p>For each recreational use not specified above, one for every 125 square feet of usable recreation area.</p>
Religious institutions	One for every four seats in the main sanctuary.
Residential care facilities and group homes, not including hospitals	One for every three beds.
Restaurants, beer parlors and night clubs	One for every two seats.
Restaurants, carry out only	One for every 200 square feet. (8/27/14)
Restaurants, fast food	One for every 50 square feet of floor area, but in no instance shall such a facility provide less than ten.

Use	Number of spaces required
Retail stores, service establishments	One for every 250 square feet and one for each 4000 square feet of outdoor retail sales area.
Rifle and shooting ranges, and skeet shooting	One for each station.
Rooming houses, boarding houses, and dormitories	One for each resident space.
Schools, elementary and middle	Two for each classroom plus one for every staff member.
Schools, dance	One for every 100 square feet of dance floor area, but in no instance shall such a facility have less than five.
Schools, high school	One for each staff member plus one for every four students at design capacity.
Schools, higher education	Two for every three students.
Schools, vocational and trade	Five for every classroom.
Shooting preserve	Sufficient parking to accommodate expected users to ensure that there is no on-street parking.
Shopping center	3.8 for every 1000 square feet for centers less than 400,000 square feet; 3.5 for every 1000 square feet for centers with at least 400,000 square feet.
Social and community centers	One for every four fixed seats or one for every 75 square feet of assembly, whichever is greater.
Sports arenas and race tracks	One for every four seats
Theaters and cinema	One for every four seats.
Truck stops and travel plazas	Determined separately by proposed uses and totaled (i.e. convenience store, restaurant).



Use	Number of spaces required
Veterinary clinic or hospital	One for every 300 square feet.
Warehouses	Five.
Wholesale trade establishments where goods are not normally sold to the public	Five.
Wholesale trade establishments where goods are normally sold to the public	One for each 500 square feet of enclosed floor space and one for each 4000 square feet of outdoor retail sales area.

B. Stacking Space Requirements. All stacking spaces shall be counted from the first point of contact. If the establishment has an order board the first space is counted at that location. If the establishment has a service window and no order board the stacking space shall be measured from the service window. All non-residential uses shall provide stacking spaces for vehicles at drive-up and drive-through facilities consistent with the following requirements:

1. Number Required. The minimum number of stacking spaces required for each parking facility shall be as specified in the Stacking Space Standards Table. The stacking spaces required for each parking facility shall be measured from the location listed in the Stacking Space Standards table. The space used for remote ordering or communicating with the employees within the use may be one of the required stacking spaces.

a. Dimensions. Each stacking space shall have a minimum dimension of nine feet (9') in width by twenty feet (20') in length.

b. Location. The location of stacking spaces shall not interfere with on site parking facilities and pedestrian areas.

i. The lane containing the stacking spaces shall be marked and separate and distinct from other access drives and maneuvering lanes for parking spaces.

ii. All designated pedestrian areas which pass through a stacking space area shall be clearly marked through pavement striping or a stamped pattern or texture.

iii. Stacking spaces shall not be used for access to parking spaces and shall not block access to parking spaces.

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2. Stacking Space Standards.

Use	Required stacking spaces	Point of measurement
ATM station	Three.	ATM unit
Automobile oil change and quick lube	Two.	Service bay
Bank, drive up	Four, plus two for each additional service lane.	Service window
Car wash	Two.	Wash bay
Coffee kiosk	Three.	Service window or order board
Dry cleaners	Three.	Service window
Ice cream stand	Three.	Service window or order board
Pharmacy, drive up	Three.	Service window
Restaurant, drive up	Six for the first lane, plus 3 for every additional service lane.	Service window or order board
Truck stop/Travel plaza	Two for each fueling station.	Pump island

C. Off-street loading spaces. Where loading areas or docks are present, they shall be designed so that no portion of a loading or unloading vehicle obstructs access to any required off-street parking spaces on any property. In no instance shall a loading area be considered a parking space for the purpose of meeting the off-street parking requirements of this ordinance.

D. Uses not specified. In the case of a use not specifically mentioned, the requirements for the off-street parking facilities for a use which is so mentioned and to which such use is similar shall apply.

E. Fraction of a space. When units of measurement determine a fractional space, any fraction up to and including one-half shall be disregarded and fractions over one-half shall require one parking space.

~~F. Mixed uses. When a building or facility is to be used for more than one use, the total requirements of the various uses computed separately in accordance with this section shall be required unless waived by the Zoning Administrator.~~

F. Waiver. The requirements of § 25-35 may be modified or waived in an individual case if the Board of Supervisors finds upon presentation of a parking study or similar documentation from the applicant that the public health, safety or welfare would be equally or better served by the modification or waiver; that the modification or waiver would not be a departure from design practice; and the modification or waiver would not otherwise be contrary to the purpose and intent of this chapter. In granting a modification or waiver, the Board of Supervisors may impose such conditions as deemed necessary to protect the public health, safety, or welfare.

G. Change in use. Whenever in any building or structure there is a change in use, or an increase in floor area or in any other unit or measurement specified herein so as to increase the required number of off-street parking spaces, parking facilities shall be increased on the basis of the total new units of measurement of the use, or the altered or expanded existing use. If a change in use creates a need for an increase of less than five (5) off-street parking spaces, no additional parking facilities shall be required if the facility currently has at least ten (10) spaces.

ARTICLE III, Division A, Chapter 25 was revised and readopted on 2/10/10, eff. 3/1/10

COMMUNITY DEVELOPMENT STAFF COMMENTS: The above ordinance includes all of Section 25-35 for reference. Please note that the only amendment is the deletion of provision F.

All previous waiver requests for reduced parking have gone to the Board of Supervisors. Staff feels that the provision proposed for deletion does not give staff enough direction or guidance on what criteria should be considered for such a parking reduction. Furthermore, mixed use buildings can vary drastically in size and scale. Staff believes that the original purpose of the provision was for situations when a building or facility was used for more than one use and the timing of such uses was staggered. However, staff has had a request for use of the potential Zoning Administrator waiver for buildings planned for apartments above ground floor business uses. Staff feels that the Board should continue to review all parking waiver requests, requiring parking studies or similar documentation; and therefore, recommends approval of the amendment.

**AN ORDINANCE TO
 TO AMEND CHAPTER 25 ZONING
 DIVISION A. IN GENERAL
 ARTICLE III. OFF-STREET PARKING.
 SECTION 25-35. NUMBER OF SPACES REQUIRED.**

WHEREAS, the Augusta County Board of Supervisors has deemed it desirable to amend Section 25-35 of the Augusta County Code to eliminate the provision for a Zoning Administrator determined parking waiver for mixed use buildings or facilities.

NOW THEREFORE be it resolved by the Board of Supervisors for Augusta County that Section 25-35 of the Augusta County be amended as follows:

§ 25-35. Number of spaces required.

A. The number of off-street parking spaces required shall be as follows:

Use	Number of spaces required
Airport, railroad passenger station, taxi stands, and bus terminals	One for every three seating spaces to accommodate waiting passengers in addition to other required spaces.
Assembly and exhibition halls with and without fixed seats	One for every four fixed seats and one per 250 square feet of assembly area without fixed seats.
Auction houses, with fixed seats	One for every four seats.
Auction houses, without fixed seats	One for every 250 square feet.
Auditoriums and assembly halls	One for every three seats.
Bakeries	One for every 200 square feet plus one for every three seats with fixed seating.

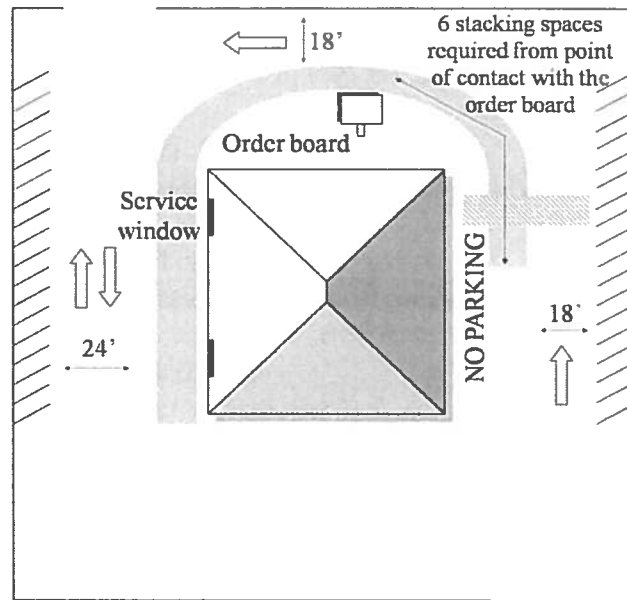
Use	Number of spaces required
Banks	One for every 250 square feet of floor space plus one for each 500 square feet of upper floor space.
Bakeries, ice cream parlors	One for every 200 square feet plus one for every three seats with fixed seating (Ord. 09/28/11)
Batting cages	One per cage (Ord. 09/28/11)
Bed and breakfast inns	One for each sleeping room or one per 75 square feet of assembly, whichever is greater.
Bowling alleys	Five for each alley.
Campgrounds and recreational vehicle parks	One for each space.
Cemetery	No parking required.
Conference center	One for every four seats.
Convenience retail operations	Twelve plus one for every 250 square feet over 1000 square feet.
Customary incidental home occupations	Sufficient spaces to accommodate all customers, clients, patients, etc.
Dance hall	One for every 75 square feet of assembly area.
Dialysis Centers	Two per treatment room (Ord. 09/28/11)
Distribution center	One for every 2000 square feet up to 500,000 square feet and one for every 3000 square feet over 500,000 square feet.
Drive-through photo, pharmacy, and other similar uses	One for every 300 square feet of floor space.

Use	Number of spaces required
Dwellings	Two for each dwelling unit. Anything proposed in a Multiple Residential Dwelling district shall provide two per unit plus ten percent of the total number of required spaces for visitor parking. (see also §25-226 and 237.1)
Farm and heavy equipment repair or service facilities	One for every 300 square feet.
Fairgrounds, carnival grounds	Sufficient parking to ensure that there is no on-street parking for events.
Fire or rescue stations	Four for each fire or rescue vehicle the facility is designed to accommodate plus one for every 75 square feet of assembly area.
Freight and truck terminals	In addition to the company vehicle requirement, one for every two trucks, tractors, or trailers the facility is designed to accommodate and one for each 250 square feet of office space.
Funeral homes and mortuaries	Three for every 100 square feet of service parlors, chapels and reception area.
Furniture, appliance, household equipment (retail)	One for every 500 square feet.
Gasoline retail outlet (with no inside sales of consumer goods)	One.
Greenhouses, nurseries, and gardens	One for every 1000 square feet of indoor retail space, plus one per 4000 square feet of outdoor retail space.
Health clubs , fitness clubs and recreation centers	One for every 500 square feet
Hospitals	Three for every bed.

Use	Number of spaces required
Hotels, motels, and lodging houses	<p>One for each living or sleeping unit for the first 100 units, plus .9 per sleeping room or suite for units 101-200, plus .8 per sleeping room or suite for units 201-300; plus .7 per sleeping room or suite for rooms in excess of 300.</p> <p>With lounges/restaurants- add one for every 150 square feet of such area.</p> <p>With meeting facilities- add one for every four seats of such area.</p>
Kennels, and animal shelters	Five, plus one for every 1000 square feet.
Manufacturing, assembly and processing facilities	One for every 2000 square feet up to 500,000 square feet and one per 3000 square feet over 500,000 square feet.
Manufactured home, modular home, and recreational vehicle sales	One for every 4000 square feet of outdoor retail space.
Medical and dental clinics and offices	Four for each treatment station or treatment room.
Mini-warehouses and self-storage facilities	One for every 250 square feet of office space if an office is located on site. If no office is located on site no parking shall required.
Motor vehicle, boats, recreational vehicles repair or service facilities	One for every 300 square feet.
Motor vehicle, boats, recreational vehicles, or machinery sales	One for every 600 square feet of enclosed floor space, plus one for every 4000 square feet of outdoor retail sales.
Museums and public libraries	Ten, plus one for every 400 square feet over 2000 square feet.
Nursery schools and day care centers	One for every three children or adults receiving care at licensed capacity.
Offices, business and professional, except medical and dental	One for every 250 square feet up to 50,000 square feet and three per every 1000 square feet over 50,000 square feet.

Use	Number of spaces required
Police stations	One for every 300 square feet of floor space.
Post office	One for every 300 square feet.
Private clubs, fraternities, sororities, and lodges	One for every 75 square feet of assembly area without fixed seats.
Produce stand	Five, plus three for each additional vendor.
Recreational facilities	<p>Forty for each ballfield. One for each picnic table. Three for each fitness trail. Four for each hole at a golf course. Two for each hole at a miniature golf course. One for each tee at a golf driving range. One for each 200 square feet of pool surface area; including wading pools and whirlpool baths. Two for each tennis court and indoor racquet ball courts. Two for every basketball court. Two per horseshoe pit.</p> <p>For each recreational use not specified above, one for every 125 square feet of usable recreation area.</p>
Religious institutions	One for every four seats in the main sanctuary.
Residential care facilities and group homes, not including hospitals	One for every three beds.
Restaurants, beer parlors and night clubs	One for every two seats.
Restaurants, carry out only	One for every 200 square feet. (8/27/14)
Restaurants, fast food	One for every 50 square feet of floor area, but in no instance shall such a facility provide less than ten.

Use	Number of spaces required
Retail stores, service establishments	One for every 250 square feet and one for each 4000 square feet of outdoor retail sales area.
Rifle and shooting ranges, and skeet shooting	One for each station.
Rooming houses, boarding houses, and dormitories	One for each resident space.
Schools, elementary and middle	Two for each classroom plus one for every staff member.
Schools, dance	One for every 100 square feet of dance floor area, but in no instance shall such a facility have less than five.
Schools, high school	One for each staff member plus one for every four students at design capacity.
Schools, higher education	Two for every three students.
Schools, vocational and trade	Five for every classroom.
Shooting preserve	Sufficient parking to accommodate expected users to ensure that there is no on-street parking.
Shopping center	3.8 for every 1000 square feet for centers less than 400,000 square feet; 3.5 for every 1000 square feet for centers with at least 400,000 square feet.
Social and community centers	One for every four fixed seats or one for every 75 square feet of assembly, whichever is greater.
Sports arenas and race tracks	One for every four seats
Theaters and cinema	One for every four seats.
Truck stops and travel plazas	Determined separately by proposed uses and totaled (i.e. convenience store, restaurant).



Use	Number of spaces required
Veterinary clinic or hospital	One for every 300 square feet.
Warehouses	Five.
Wholesale trade establishments where goods are not normally sold to the public	Five.
Wholesale trade establishments where goods are normally sold to the public	One for each 500 square feet of enclosed floor space and one for each 4000 square feet of outdoor retail sales area.

B. Stacking Space Requirements. All stacking spaces shall be counted from the first point of contact. If the establishment has an order board the first space is counted at that location. If the establishment has a service window and no order board the stacking space shall be measured from the service window. All non-residential uses shall provide stacking spaces for vehicles at drive-up and drive-through facilities consistent with the following requirements:

1. Number Required. The minimum number of stacking spaces required for each parking facility shall be as specified in the Stacking Space Standards Table. The stacking spaces required for each parking facility shall be measured from the location listed in the Stacking Space Standards table. The space used for remote ordering or communicating with the employees within the use may be one of the required stacking spaces.

a. Dimensions. Each stacking space shall have a minimum dimension of nine feet (9') in width by twenty feet (20') in length.

b. Location. The location of stacking spaces shall not interfere with on site parking facilities and pedestrian areas.

i. The lane containing the stacking spaces shall be marked and separate and distinct from other access drives and maneuvering lanes for parking spaces.

ii. All designated pedestrian areas which pass through a stacking space area shall be clearly marked through pavement striping or a stamped pattern or texture.

iii. Stacking spaces shall not be used for access to parking spaces and shall not block access to parking spaces.

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2. Stacking Space Standards.

Use	Required stacking spaces	Point of measurement
ATM station	Three.	ATM unit
Automobile oil change and quick lube	Two.	Service bay
Bank, drive up	Four, plus two for each additional service lane.	Service window
Car wash	Two.	Wash bay
Coffee kiosk	Three.	Service window or order board
Dry cleaners	Three.	Service window
Ice cream stand	Three.	Service window or order board
Pharmacy, drive up	Three.	Service window
Restaurant, drive up	Six for the first lane, plus 3 for every additional service lane.	Service window or order board
Truck stop/Travel plaza	Two for each fueling station.	Pump island

C. Off-street loading spaces. Where loading areas or docks are present, they shall be designed so that no portion of a loading or unloading vehicle obstructs access to any required off-street parking spaces on any property. In no instance shall a loading area be considered a parking space for the purpose of meeting the off-street parking requirements of this ordinance.

D. Uses not specified. In the case of a use not specifically mentioned, the requirements for the off-street parking facilities for a use which is so mentioned and to which such use is similar shall apply.

E. Fraction of a space. When units of measurement determine a fractional space, any fraction up to and including one-half shall be disregarded and fractions over one-half shall require one parking space.

~~F. Mixed uses. When a building or facility is to be used for more than one use, the total requirements of the various uses computed separately in accordance with this section shall be required unless waived by the Zoning Administrator.~~

F. Waiver. The requirements of § 25-35 may be modified or waived in an individual case if the Board of Supervisors finds upon presentation of a parking study or similar documentation from the applicant that the public health, safety or welfare would be equally or better served by the modification or waiver; that the modification or waiver would not be a departure from design practice; and the modification or waiver would not otherwise be contrary to the purpose and intent of this chapter. In granting a modification or waiver, the Board of Supervisors may impose such conditions as deemed necessary to protect the public health, safety, or welfare.

G. Change in use. Whenever in any building or structure there is a change in use, or an increase in floor area or in any other unit or measurement specified herein so as to increase the required number of off-street parking spaces, parking facilities shall be increased on the basis of the total new units of measurement of the use, or the altered or expanded existing use. If a change in use creates a need for an increase of less than five (5) off-street parking spaces, no additional parking facilities shall be required if the facility currently has at least ten (10) spaces.

ARTICLE III, Division A, Chapter 25 was revised and readopted on 2/10/10, eff. 3/1/10

COUNTY OF AUGUSTA, VA.

BOARD OF SUPERVISORS

MARSHALL W. PATTIE
North River

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Middle River

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Beverley Manor

WENDELL L. COLEMAN
Wayne

MICHAEL L. SHULL
Riverheads

CAROLYN S. BRAGG
South River



Agenda Item # 6A

Date 5/14/19

TIMOTHY K. FITZGERALD – COUNTY ADMINISTRATOR

AUGUSTA COUNTY GOVERNMENT CENTER

P.O. BOX 590, VERONA, VA 24482-0590

(540) 245-5610 FAX (540) 245-5621

coadmin@co.augusta.va.us

MEMORANDUM

TO: Leslie Tate, Planner

FROM: Jennifer Whetzel, Deputy County Administrator 

DATE: May 3, 2019

SUBJECT: Capital Improvements Plan and Budget

Per 15.2-2239 of the Code of Virginia, the local Planning Commission is to review the annual Capital Improvements Plan in relation to the Comprehensive Plan. Please include a brief presentation on the next Planning Commission agenda for County Administration to review the Plan in relation to the FY2020 Budget. Enclosed is the memo reflecting details of the Plan and the Five Year Capital Improvements Plan for your review prior to the meeting.

cc: Misty Cook, Finance Director

COUNTY OF AUGUSTA, VA

18 Government Center Lane
P. O. Box 590, Verona, Virginia 24482-0590
(540) 245-5618, FAX 245-5621



March 13, 2019

M E M O R A N D U M

TO: BOARD OF SUPERVISORS

FROM: Timothy K. Fitzgerald, County Administrator **TKF**

COPY: Augusta County Planning Commission

SUBJECT: CAPITAL IMPROVEMENTS PLAN AND BUDGET

The recommended Capital Improvements Budget for Fiscal Year 2019-20, along with the Capital Improvements Plan for the five years 2019-20 through 2022-24, is submitted for the Board of Supervisors' consideration (**attachment**). I am also forwarding the CIP to the Planning Commission for their review and consideration as it relates to the Comprehensive Plan.

A CIP offers a systematic approach to planning and financing capital improvements. Although capital improvement programming cannot totally eliminate inefficiencies and the element of chance, a well-prepared CIP can offer advantages such as:

- Anticipating future capital facility needs
- Correlating projects to community goals, financial capabilities and anticipated growth
- Eliminating duplication and poorly planned expenditures
- Encouraging cooperation with other governmental units
- Establishing work schedules and cost estimates
- Facilitating Federal and State Grants
- Facilitating private sector improvements consistent with the Comprehensive Plan
- Developing public support for capital expenditures

A funded or partially funded CIP can also serve as a "rainy day" fund for operating budgets in times of fiscal stress. Since 1990, there has been seven times that CIP earmarked funding has been used to offset operating budget revenue needs:

FY93-94	\$ 400,000
FY03-04	\$ 278,000
FY09-10	\$ 751,750
FY10-11	\$ 623,000
FY11-12	\$ 834,913
FY12-13	\$ 277,940
FY14-15	<u>\$1,296,421</u>
	\$4,462,024

This represents a reduction of \$4,462,024 in previously committed Capital funding. To re-establish this funding source would require adding 6¢ to our 63¢ existing tax rate (\$703,000 = 1¢). To equalize with School Capital funding, it would take an additional 10¢.

The Board allocated re-occurring capital funding of \$1.7 with the 2018 real estate tax increase. These funds offset a portion of the total capital funds previously used for operating.

The relationship between Capital and Operating budgets is always fluid. When "year end" fund balances occur, the CIP's depreciation accounts (DA) have been the primary beneficiary. These accounts include: Electoral Board Automation, Sheriff's Department Equipment, Fire/Rescue Equipment, Emergency Communications Equipment, Geological Information System (GIS) Equipment, Information Technology (IT), Library Automation, Vehicle Depreciation, Security Equipment, Parks and Recreation and Building Maintenance (HVAC, Roof, Carpet and Tile, Lighting, etc.).

2019-20 CAPITAL BUDGET SUMMARY

Specifically, the proposed capital improvement budget for Fiscal Year 2019-20 identifies needs totaling \$24,992,000. The amount of funds represented by the five-year CIP is \$96,546,000. Because the CIP is a multi-year planning document, the Board has the flexibility to modify its five-year priorities as circumstances dictate. To fund the capital budget, year-end fund balances and reassessments revenues have been supplemented by designated revenues, i.e., one third of consumer utility taxes, one third of BPOL license taxes, 90% of meal taxes, a portion of lodging taxes, rental income and the 1997 NADA TPP adjustment.

For Fiscal Year 2019-20 the following funding sources are earmarked for capital projects:

<u>General Operating</u>	<u>FY19-20</u>
Consumer Utility (1/3)(1993)	\$ 817,000
Business, Professional & Occupational License Tax (BPOL)(1/3)(1993)	1,167,000
Meals Tax (90%) (1992/1998)	2,187,000
General Reassessment (1993)	2,300,000
General Reassessment (1997)	1,210,000
TPP NADA Adjustment (1997)	950,000
General Reassessment (1/2-2001)	919,000
General Reassessment (2005)	2,424,000
Rental Income	256,000
Lodging Taxes	10,000
Revenue Recovery	200,000
Real Estate (2015)	898,350
Real Estate (2018)	1,704,685
	- 400,000 (1)
	- 278,000 (2)
	- 751,750 (3)
	- 623,000 (4)
	- 834,913 (5)

- 277,940 (6)
-1,296,421 (7)
-7,256,250 (8)
\$ 3,324,761

- (1) Reflects FY 93-94 CIP reductions to offset operating budget needs.
- (2) Reflects FY 03-04 CIP reductions to offset operating budget needs.
- (3) Reflects FY 09-10 CIP reductions to offset operating budget needs.
- (4) Reflects FY10-11 CIP reductions to offset operating budget needs.
- (5) Reflects FY11-12 CIP reductions to offset operating budget needs.
- (6) Reflects FY12-13 CIP reductions to offset operating budget needs.
- (7) Reflects FY14-15 CIP reductions to offset operating budget needs (School Board).
- (8) School Debt – Phases I, II, III, IV, V and VI.

In 1993 and 1997, the Board authorized 100% of the general reassessment for capital improvements. In 2001, the Board authorized 50% of the general reassessment for capital improvements (the remaining 50% was earmarked for teacher salaries). With the construction of Wilson Middle School, and renovations/expansions to Stuarts Draft and Wilson Memorial High Schools, \$2,424,000 of the 2005 reassessment was earmarked for school debt.

As previously stated, the CIP is a plan (versus the Capital budget) and it is a valuable exercise to identify needs regardless of the current funding availability. Doing so ensures that capital and infrastructure needs are not ignored and reminds us what future needs are on the horizon. The Capital Budget Fund had a December 31st balance of \$28.7 million. This fund can be broken down into a number of categories:

1. Infrastructure Accounts
2. Matching Grants (Recreation, ACSA and VDOT)
3. Depreciation Accounts
 - Board of Elections Automation
 - Library Automation
 - Fire-Rescue Equipment
 - Emergency Communications
 - Sheriff's Department Equipment
 - GIS Equipment
 - Parks and Recreation
 - IT Equipment
 - Security Equipment
 - Vehicles
 - Building/HVAC
4. Specific Capital Projects:
 - Landfill
 - Courthouse
 - Solid Waste Centers
 - County Schools
 - Flood Control Dams/Stormwater Management
 - Fire Training Center
 - Government Center
5. Grant Matches
 - Fire and Rescue Equipment - Volunteers
 - Hazardous Materials and Equipment

- Roads
- 6. Debt
 - Regional Jail
 - Juvenile Detention Home
 - Blue Ridge Community College
 - County Court Complex
 - Route 636 Road Project
 - Mill Place Commerce Park Water Tank
- 7. Reserves
 - Children Services Act
 - Department of Social Services
 - Economic Development
- 8. Regional Projects
 - Tourist Information Center
 - Firing Range

Also attached is a list of CIP projects and allocations based upon available Fund Balance and reoccurring CIP funding availability (**attachment**). It is significant to note that the CIP has an "unfunded" balance of \$10 million.

The following is an overview of the CIP by project area:

INFRASTRUCTURE

The seven infrastructure accounts allow Board members the flexibility to address unique problems and needs in their magisterial districts. These accounts have also been used to study problems, leverage other funding sources and expedite projects. Since FY2010, funding for this account has been substantially reduced:

	<u>Per District</u>	<u>Total</u>
FY2009	\$200,000	\$1,400,000
FY2010	\$100,000	\$ 700,000
FY2011	\$100,000	\$ 700,000
FY2012	\$ 50,000	\$ 350,000
FY2013	\$ -0-	\$ -0-
FY2014	\$ -0-	\$ -0-
FY2015	\$ 25,000	\$ 175,000
FY2016	\$ 50,000	\$ 350,000
FY2017	\$ 50,000	\$ 350,000
FY2018	\$ 50,000	\$ 350,000
FY2019	\$ 50,000	\$ 350,000

PUBLIC WORKS

A) **Stormwater**

Stormwater management continues to be a State and local problem. Many of our older subdivisions have inadequate storm drainage systems, or the systems are in need of repair. In addition, regional stormwater management planning, especially for areas in industrial, commercial, and small lot residential subdivisions, continues to hold promise,

particularly when a public/private partnership presents itself as a viable option. This account provides seed money or leverage to address these issues.

Up to \$40,000 a year has been earmarked in the past to fund Stormwater projects under this program, individual projects up to \$20,000 have been eligible for this funding. Projects above this amount require Supervisor funding from their individual infrastructure accounts or public-private partnerships.

B) **MS4**

In 2014, the County became a regulated Municipal Separate Storm Sewer System (MS4) community and a Virginia Stormwater Management Program (VSMP) Authority. These programs, which are mandated by state code, will significantly increase the level of investment in stormwater management infrastructure, and will require that the county plan for the associated long term maintenance responsibilities. The VSMP program will lead to additional privately funded facilities for the county to maintain in residential subdivisions. The MS4 program, in order to meet yet to be determined Total Maximum Daily Load (TMDL) discharge limits, will require significant investment on the County's part for planning, design, construction and maintenance. The MS4 area is approximately 8,800 acres with less than 100 acres outside of the Urban Service Areas designated by the County. While the MS4 plan has not yet been fully developed, it is likely that the county will need to retrofit the old plan and develop new stormwater management measures to meet the required pollutant reductions.

The County is developing and implementing a MS4 program to minimize the discharge of pollutants through and from the MS4 area into state waters. This program must include six elements, or "Minimum Control Measures"

- Public Education and Outreach
- Public Participation / Involvement
- Illicit Discharge Detection and Elimination
- Construction Site Runoff Control
- Post-Construction Runoff Control
- Pollution Prevention / Good Housekeeping

In order to determine the precise needs and priorities for improvements, the County can explore the feasibility of carrying out more detailed studies of countywide stormwater management needs. The cost of a countywide study could exceed \$1 million. The cost to fund regional stormwater detention facilities, both MS4 and non MS4 storm sewers, could exceed \$25 million. The industry standard to maintain stormwater infrastructure averages \$30/acre/year to \$150/acre/year depending upon density. Considering the acreage for both the MS4 regulated area and the Urban Service Areas (41,000 acres plus/minus) the cost would be \$1,230,000 to \$6,150,000 annually. Many communities are enacting stormwater management fees to offset the construction and maintenance cost of these facilities. Funding for implementation of the program is included in current and future capital budgets.

C) **Roads**

Roads continue to be a priority of the Board and our citizens. Statewide, the competition for Smart Scale and Revenue Sharing funding is intense. Augusta County has aggressively sought additional VDOT funds by participating in the Revenue Sharing program (50% local match). VDOT funding plan HB2 uses criteria specific to regions to establish a ranking system for potential projects.

The County has been successful in applying for and receiving funding for projects through the Smart Scale funding process. Projects that are currently on the approved list are the I-81 exit 235 turn lanes and the intersection of Mill Place Parkway, Route 612, and the Woodrow Wilson Roundabout.

Smart Scale funding is open for application every two years. We will continue to develop projects and prepare them in order to have solid applications for funding in the future.

EDUCATION

Since 1992, the County has authorized \$182.2 million in bonds for School construction projects. Projects include:

PHASE I (\$2.4M)

Stuarts Draft Middle
Cassell Elementary
Riverheads Elementary
Beverley Manor Middle
Wilson Elementary

PHASE II (\$14.7M)

Stuarts Draft Elementary
Clymore Elementary

PHASE III (\$25.2M)

Ft. Defiance High
Buffalo Gap High
Riverheads High

PHASE IV (\$24.3M)

North River Elementary
Craigsville Elementary
Stump Elementary
Churchville Elementary

PHASE V (\$55.1M)

Wilson Middle School
Stuarts Draft High
Wilson High

PHASE VI (\$60.5M)

Wilson Middle School
Wilson Elementary School
Riverheads Elementary School
Cassell Elementary School

In June 1990, School debt totaled \$5,639,604. As of June 2018, School debt totaled \$75.6 million. Since 1990, principal and interest costs have increased from \$876,000 in FY90 to \$8.9 million in FY18.

The Board, on September 22, 2010, authorized the School Board to proceed with Capital Improvements within the Board of Supervisors currently authorized annual debt appropriation (\$7,256,250).

PUBLIC SAFETY

A) **Detention**

With the opening of the Regional Jail in 2006, the rated capacity increased from 90 to 402. With double bunking, and the use of dormitory style bunking, we are able to house 925 prisoners. The bonded cost of the Regional Jail is \$21.1 million. The debt payment is \$1,953,000 annually of which Augusta County's share is \$681,642 based upon our three-year average of prisoner days (34.83%). The DOC's "out-of-compliance" backlog in local and regional jails continues to exist and Jail staff proactively works with DOC to have as many inmates transferred as possible. With Rockingham and Harrisonburg joining the Authority, our percentage of debt has dropped from 39.41% to 34.83%.

Due to the rising inmate population there has been a significant increase in expenditures for the Regional Jail. Costs for medical care, food, supplies and utilities are directly related to the population housed. Future plans for out-side bed rentals or expanding the facility are under consideration by the Authority. A 1.13% increase in percentage of usage by Augusta County equates to an \$110,000 increase in the operating budget alone. The County's share of annual debt for the Middle River Regional Jail and the Shenandoah Valley Regional Detention Home is:

MRRJ	\$681,642
SVRDH	<u>141,333</u>
	\$822,975

B) **E-911**

The next step in improving the E-911 system will be to bring the existing system to an IP based solution, which will allow for capabilities such as GPS location, text messaging and database queries to meet radio users expectations. The Emergency Communications Center will need to upgrade its narrowband Motorola analog UHF wide band simulcast radio system. The Center has seven frequencies, with one talk around frequency. The current radio system will not be able to meet the expectations of radio users for the long term. Federal grant money is only available for Project 25 (P25) capable equipment, which supports analog, repeater, and simulcast voting topologies. Upgrades bring the existing system to an IP based solution and opens up options to add more sites, more equipment, more channels and more features. It allows for the ability to link to other networks for mutual aid and regional or statewide networks.

C) **FIRE AND RESCUE**

The recommendations proposed in previous fire and rescue studies, as well as the Strategic Plan recommendations suggested in recent years, continue to impact the operating budget, as well as the capital budget. While this is recognized and accounts have been established in capital for apparatus, the Training Center, and volunteer equipment, the needs associated with maintaining and supporting a combination system continue to escalate.

Fire and rescue station infrastructure; 17 stations total countywide, 4 of which are County owned, are aging and need to be considered with regard to future upgrades and/or new construction.

In addition to having County owned fire apparatus; 4 Engines, 1 Tanker, 2 Squads, 2 Ladder Trucks, and numerous other support fire related apparatus, Augusta County Fire-Rescue has acquired ten (10) County owned ambulances over the past several years that are providing service delivery from both County owned stations, as well as through partnerships with volunteer stations.

The Training Center and Training Division, inclusive of both fire and EMS remain a key element in assuring that both the career and volunteer system have the resources and facilities to deliver necessary training to provide skilled and capable personnel to meet present and future public safety needs.

D) COURTS

Capital costs to address the three courts projects will be significant. Capital funding has been set aside to begin the design and construction process. A financial plan will be established when the architect provides estimates for the three projects. It is anticipated debt service will be included in the FY2021 or FY2022 budget.

E) LANDFILL

Over the years, the County has expended millions to purchase additional land, to close the "old" landfill, develop a public use site, and construct an environmentally responsible "new" Regional Landfill. Phase 1 of the "new" landfill was opened in the fall of 1998. ACSA is currently filling in Phases 1-3 which are contiguous and expects to partially close the cells in the FY20 or FY21 timeframe. The closure estimates include installing an active gas collector and control system for Phases 1-3. ACSA believes that the construction of Phase 5 would be in FY23. The delay can be attributed to a number of factors:

- o Reduced Tonnage (economy driven)
- o Improved compaction
- o Change in daily cover from 6 inches of topsoil to a spray substance
- o DEQ approval of slope modification resulting in additional fill area

The Regional Landfill includes Staunton and Waynesboro, which share in capital and operating costs. All three member jurisdictions are also required to set aside funding for closure and post closure expenses of the new landfill. The County and Staunton are obligated to fund all post closure expenses on the old landfill.

OTHER CATEGORIES

This category represents funding for a variety of County projects. The following is a brief synopsis:

- A) **IT/GIS** – With technology rapidly changing, it is imperative we stay proactive in order to provide the best resources to both County staff and County residents. With Server and PC platforms changing so quickly, we find ourselves in a near constant cycle of replacement and upgrading of our equipment. We have also added many door security and cameras over the years. This equipment resides on our network and is our responsibility. During the past several years we have assigned toughbooks to over 100 users between Sheriff's office and Fire/Rescue personnel. We have moved our network to a virtual environments in hopes of providing the most stable backbone possible. At the same time, we move forward with Disaster Recovery needs with 'Off Site' replication, for both the network and financial system. Our web usage continues to improve the communication between the county, citizens and businesses. GIS continues to be a dependable resource for staff and citizens. Improved efficiency and quality of our data have come as a result of the high demand.

Cybersecurity has become a major focus in recent years. System improvements and end user training are imperative to protecting the County's IT infrastructure, software systems and data.

- B) **BLUE RIDGE COMMUNITY COLLEGE** – Recent Capital projects include a \$15 million, 40,000 gsf, Classroom and Student Services Administration addition to the Houff Student Center, a \$5 million non-general fund Parking Structure, and an \$18 million, 40,000 gsf Bioscience Center. Localities served by the Community College are responsible for the non-general costs of site work associated with projects, i.e. utility extensions, parking lots, roadways, external lighting, sidewalks, etc. Augusta County's share remains at \$137,585 a year.
- C) **LIBRARY** – The Library's six physical locations are community hubs and technology centers for county residents, while self-service online collections cater to area residents who are unable to travel to the library in person. As technology evolves, so do the unique needs of the Augusta County residents who feel the effects of the digital divide due to financial restraints or lack of digital literacy.

While several improvements and upgrades have been made, Library staff are currently able to meet the needs of only a portion of the county's citizens -- those within a convenient drive of our current locations. Every day we provide classes or one-on-one support to those in need of new technology skills as they face changes in conducting business, navigating government services, or achieving educational goals. In order to meet the needs of the rest of the county, the Library will develop a master plan for future locations, including branches or stations to serve the Northern end of the county where locals currently do not have ready access to our trained information professionals.

In addition, the Library will also create a master plan for facility upgrades to keep pace with the demands for more community space and varied technological needs. In the six years since the Fishersville Main Library underwent complete renovations, Augusta

County Library has only performed general cosmetic and security updates to its buildings and thus needs to plan for future facility maintenance and changes to keep locations convenient, healthy, and comfortable for visitors.

By investing in improved facilities, more locations, and technology, we can provide Augusta County residents with better access to technology resources, trained and knowledgeable staff, and community resources to further increase this area's viability for industry and economic development.

RECREATION FACILITIES - The County's Comprehensive Parks, Recreation, & OpenSpace Master Plan is being revisited and updated. This plan will continue to serve as the "blue print" for future recreation facilities. In the meantime, staff have completed a number of park projects since 2012 and continue to progress on others.

In partnership with the maintenance department, Parks and Rec assist in developing and maintaining County parks. Parks are an avenue for citizens to enjoy the outdoors, gather as a community and participate in sports or wellness activities. The County has six parks: Natural Chimneys, Augusta Springs (2012), Deerfield (2014), Crimora, Stuarts Draft and Mill Place Commerce Park (2018). Essential capital needs for the older parks are significant.

Staff have seen a significant increase in requests for use of the Fishersville Gym facility over the past two years. This increase is reflective of the deficit in gym space that the County has compared to demand, especially within its urban growth areas. Staff expect this need to be accurately reflected and conveyed through the revised Master Plan based on the initial citizen survey responses and then the public meeting stage. Major renovations would be needed for this facility to continue hosting the current uses and meet code while providing a safe and comfortable environment for citizens.

The Parks and Recreation Commission continues to serve as a resource for the allocation of recreation grants to community groups which have dedicated their time and energy to promoting recreation opportunities for our citizens. Since the program was initiated, over \$2.5 million has been authorized leveraging an estimated \$4.8 million in community, individual and corporate contributions.

- E) **SHENANDOAH VALLEY REGIONAL AIRPORT COMMISSION** - The Airport Commission has been successful over the past several years leveraging local funds to secure significant State and Federal Grants to improve facilities at the Shenandoah Valley Regional Airport (SHD). Projects underway or recently completed include renovations to runways and hangar design/construction. The Airport Commission has a Master Plan for the Airport which identifies existing conditions, forecasts demand and facilities that will be necessary to meet such demand over the next 15-20 years. The development and approval of a plan is required by both the Federal Aviation Administration and Virginia Department of Aviation in order for the Commission to secure funding for future projects from both agencies. Augusta County partners with Rockingham County, Staunton, Waynesboro and Harrisonburg to operate the Airport.

- F) **UTILITIES** – The County's Infrastructure Accounts have traditionally covered minor water and sewer extensions. The County's Comprehensive Plan, as well as Economic Development initiatives, often requires a financial commitment from the Service Authority. In such circumstances, it would be appropriate to participate in cost sharing proposals. Additionally, the issue of fire flow may require public-private and County-ACSA partnerships to address. In 2015, ACSA provided the County with a detailed list of potential fire flow improvement projects in each district, noting those that also had economic development benefits as well. The County's prioritization of Weyers Cave as the focus of new industrial and commercial growth will also require an expansion of the Weyers Cave wastewater treatment plant, which cannot be funded solely through increased sewer rates for ACSA customers. County participation in the funding of this project will be critical in order to move forward.
- G) **BUILDING SINKING FUND** – The Building Sinking Fund has been established based upon depreciation costs associated with HVAC, carpet and tile, roofs, lighting and painting. Replacement costs associated with solid waste/recycling container sites are also included in this account. Revenues generated from the rental of space at Government Center to State and Federal agencies contributes funding for this sinking fund.
- H) **GOVERNMENT CENTER** – Functionality of the Government Center continues to evolve. This account allows for funding of renovations and improvements to address Governmental space needs.
- I) **SOCIAL SERVICES BUILDING** – The current offices are located in a circa 1965 warehouse. The roofing system, along with HVAC systems, makes it extremely difficult to maintain and efficiently operate. We continue to look for opportunities to provide a consolidated facility at some point in the future.
- J) **ECONOMIC DEVELOPMENT** – This account has been used to purchase and develop Mill Place Commerce Park. Funding from this account has been used in the past to grade several sites in the Commerce Park to make them "shovel ready." Currently, the County is completing a Master Plan update for the Commerce Park. Additionally, funds from this account assists in progressing the site readiness of other key sites throughout the County. Funding from this account can be used to provide the required local match should Governor's Opportunity Fund (GOF), Industrial Road Access, Rail Access, or as other similar projects present themselves.
- K) **TOURISM**
The goal is help attract new visitors to Augusta County and enhance their visitor experience with tourist information centers and support of other key attractions. In an effort to meet our moral obligation, any tourism funding not spent in any given fiscal year as part of the general fund is moved into a tourism CIP for significant tourism projects.
- L) **GOVERNMENT BUILDINGS SECURITY** – It is important to monitor activities in and around various governmental buildings. Funding has been used to upgrade cameras and equipment to integrate it with our access control system. Since 2001, Homeland Security has been a high priority and we continue to see a need for additional security equipment.

- M) **FLOOD CONTROL DAMS** – NRCS has completed improvements to Robinson Hollow, Inch Run, Toms Branch, Mills Creek, and Todd Lake dams. Hearthstone Lake is in the construction phase. The non-Federal share for bringing dams into compliance is 35%. The State will participate with Augusta County in helping to offset the non-local costs for the facility (25%).
- N) **SOLID WASTE TRANSFER RECYCLING LOCATIONS** – Staff continually monitors demand and functionality of sites and assess existing and future locations as necessary. The Recycling Committee continues to provide recycling at 9 locations throughout the County and the Landfill. Staff monitors commodity markets and manages revenues and expenses. Currently, glass and plastic markets have dwindled to the point that the County has been forced into a position to consider not recycling these items.
- O) **VEHICLE SINKING FUND** – A depreciation account has been established for the replacement of law enforcement and other County vehicles.

TKF/am

c:/budget/cap19

COUNTY OF AUGUSTA
CAPITAL IMPROVEMENTS PLAN
FISCAL YEARS 2020-2024

<u>PROJECT</u>	<u>FISCAL YEAR ENDING JUNE 30TH</u>					<u>TOTAL</u>
	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	
<u>PUBLIC WORKS:</u>						
INFRASTRUCTURE	1,400,000	1,400,000	1,400,000	1,400,000	1,400,000	7,000,000
STORMWATER MANAGEMENT	123,000	123,000	123,000	123,000	123,000	615,000
LANDFILL	580,000	645,000	682,000	1,862,000	688,000	4,457,000
REVENUE SHARING-ROADS	500,000	500,000	500,000	500,000	500,000	2,500,000
SUB-TOTAL	2,603,000	2,668,000	2,705,000	3,885,000	2,711,000	14,572,000

<u>SCHOOL PROJECTS:</u>	<u>7,256,000</u>	<u>7,256,000</u>	<u>7,256,000</u>	<u>7,256,000</u>	<u>7,256,000</u>	<u>36,280,000</u>
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PUBLIC SAFETY:

JAIL (DEBT)	682,000	682,000	682,000	682,000	682,000	3,410,000
JUV. DETENTION HOME (DEBT)	141,000	141,000	141,000	141,000	141,000	705,000
COURTHOUSE (DEBT CONTRIBUTION)	500,000	2,500,000	2,500,000	2,500,000	2,500,000	10,500,000
EMERGENCY COMMUNICATIONS (DA)	3,290,000	1,575,000	1,496,000	1,484,000	498,000	8,343,000
FIRE & RESCUE APPARATUS (DA)	4,300,000	626,000	569,000	511,000	419,000	6,425,000
FIRE/ RESCUE TRAINING CENTER II	81,000	40,000	40,000	40,000	40,000	241,000
FIRE/ RESCUE CAPITAL (VOL.)	200,000	200,000	200,000	200,000	200,000	1,000,000
SHERIFF'S DEPARTMENT (DA)	245,000	49,000	44,000	35,000	24,000	397,000
FIRING RANGE	10,000	10,000	10,000	10,000	10,000	50,000
SUB-TOTAL	9,449,000	5,823,000	5,682,000	5,603,000	4,514,000	31,071,000

OTHER COUNTY PROJECTS:

G. I. S. (DA)	11,000	8,000	7,000	4,000	4,000	34,000
BLUE RIDGE COMM. COLLEGE	138,000	138,000	138,000	138,000	138,000	690,000
LIBRARY AUTOMATION/TECHNOLOGY (DA)	181,000	36,000	21,000	4,000	2,000	244,000
RECREATIONAL MATCHING GRANTS	210,000	210,000	210,000	210,000	210,000	1,050,000
RECREATIONAL COMM. CENTERS	148,000	18,000	18,000	18,000	18,000	220,000
RECREATION (DA)	1,195,000	57,000	57,000	57,000	54,000	1,420,000
SHEN. VAL. REG. AIRPORT COMM.	134,000	134,000	134,000	134,000	134,000	670,000
UTILITIES	200,000	200,000	200,000	200,000	200,000	1,000,000

DA=Depreciation Account

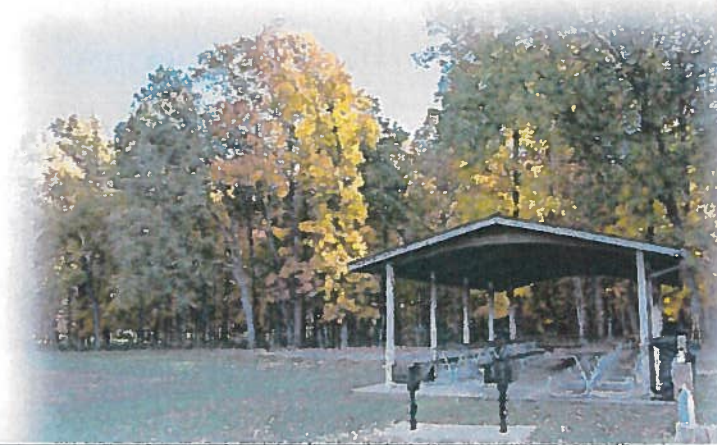
COUNTY OF AUGUSTA
CAPITAL IMPROVEMENTS PLAN
FISCAL YEARS 2020-2024

PROJECT	FISCAL YEAR ENDING JUNE 30TH					TOTAL
	2020	2021	2022	2023	2024	
<u>OTHER COUNTY PROJECTS (CONTINUED):</u>						
INFORMATION TECHNOLOGY (DA)	406,000	50,000	30,000	10,000	5,000	501,000
FINANCIAL SOFTWARE REPLACEMENT	450,000	450,000	450,000	450,000	150,000	1,950,000
ECONOMIC DEVELOPMENT	300,000	300,000	300,000	300,000	300,000	1,500,000
TOURIST INFORMATION CENTERS	10,000	10,000	10,000	10,000	10,000	50,000
GOVERNMENT CENTER SECURITY (DA)	164,000	25,000	24,000	18,000	17,000	248,000
VEHICLE SINKING FUND (DA)	1,122,000	384,000	360,000	320,000	271,000	2,457,000
FLOOD CONTROL DAMS	100,000	100,000	100,000	100,000	100,000	500,000
BUILDING SINKING FUND (DA)	864,000	288,000	261,000	233,000	224,000	1,870,000
ELECTORAL BOARD VOTING EQUIPMENT (DA)	51,000	42,000	42,000	42,000	42,000	219,000
SUB-TOTAL	5,684,000	2,450,000	2,362,000	2,248,000	1,879,000	14,623,000
USES - GRAND TOTAL	24,992,000	18,197,000	18,005,000	18,992,000	16,360,000	96,546,000
SCHOOL BORROWING	7,256,000	7,256,000	7,256,000	7,256,000	7,256,000	36,280,000
V. D. O. T.	500,000	500,000	500,000	500,000	500,000	2,500,000
RENTS	256,460	256,460	256,460	256,460	256,460	1,282,300
REVENUE RECOVERY	200,000	200,000	200,000	200,000	200,000	1,000,000
GENERAL FUND REVENUE	2,740,620	2,740,620	2,740,620	2,740,620	2,740,620	13,703,100
GENERAL FUND BALANCE	14,028,920	7,233,920	7,041,920	8,028,920	5,396,920	41,730,600
TOURISM (MEALS/LODGING)	10,000	10,000	10,000	10,000	10,000	50,000
SOURCES - GRAND TOTAL	24,992,000	18,197,000	18,005,000	18,992,000	16,360,000	96,546,000

Agenda Item # 6B

Date 5/14/19

2019-2039



Stuarts Draft Small Area Plan



Leslie C. Tate, Planner

Department of Community Development

2019-2039

Stuarts Draft Small Area Plan
Augusta County, Virginia
 Adopted ____ __, 2019

Table of Contents

I.	Introduction and Background	4
A.	Overview	4
B.	Planning Process/Public Involvement	4
C.	Augusta County Comprehensive Plan 2007-2027 & 2014/2015 Update	6
1.	Comprehensive Plan Planning Policy Areas	7
2.	Comprehensive Plan Proposed Land Uses	9
II.	Population and Demographics	10
A.	Current Population	10
B.	Projected Population	12
C.	Recent Population Growth	14
D.	Demographics	15
III.	The Stuarts Draft Small Area	18
A.	Stuarts Draft History	18
B.	Stuarts Draft and the Surrounding Area	19
IV.	The Plan for Stuarts Draft	19
A.	Overview	19
B.	A Vision for Stuarts Draft 2040	23
C.	Stuarts Draft Future Land Use Map	26
V.	Goals/Objectives/Policies	30
A.	Stuarts Draft Transportation Plan	30
B.	Agriculture	36
C.	Land Use and Development	37
D.	Environmental and Natural Resources	41
E.	Parks and Recreation	44
F.	Economy	45
G.	Historic Resources	48
H.	Housing	51



I. Library _____ 52

J. Public Education _____ 52

K. Public Safety _____ 57

L. Utilities _____ 57

VI. Entrance Corridor Overlay Development Design Guidelines _____ 57

VII. Design Guidelines? (Identify each future land use?) _____ 59

VIII. Implementation Strategy _____ 59

List of Maps and Figures

Figure 1. Public Meeting Notice (June 8, 2017) 5

Figure 2. Public Meeting Notice (March 15, 2018) 6

List of Tables



I. Introduction and Background

A. Overview

The creation and adoption of 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).

The Stuarts Draft Small Area Plan begins with a thorough discussion of its relationship to the Comprehensive Plan. Following this is an historical account of the community, a description of the land uses and geographic features of the small area, and estimates of the community’s current population and future population projections.

After the introductory sections, the central elements of the Plan begin with sections on the 20-year vision for Stuarts Draft, the Stuarts Draft Future Land Use Map, and the Stuarts Draft Transportation Plan. Multiple topic areas follow including: land use and goals, objectives, and policies for specific plan topic areas. The Plan concludes with a section on development design guidelines and an implementation strategy for the identified policies.

B. Planning Process/Public Involvement

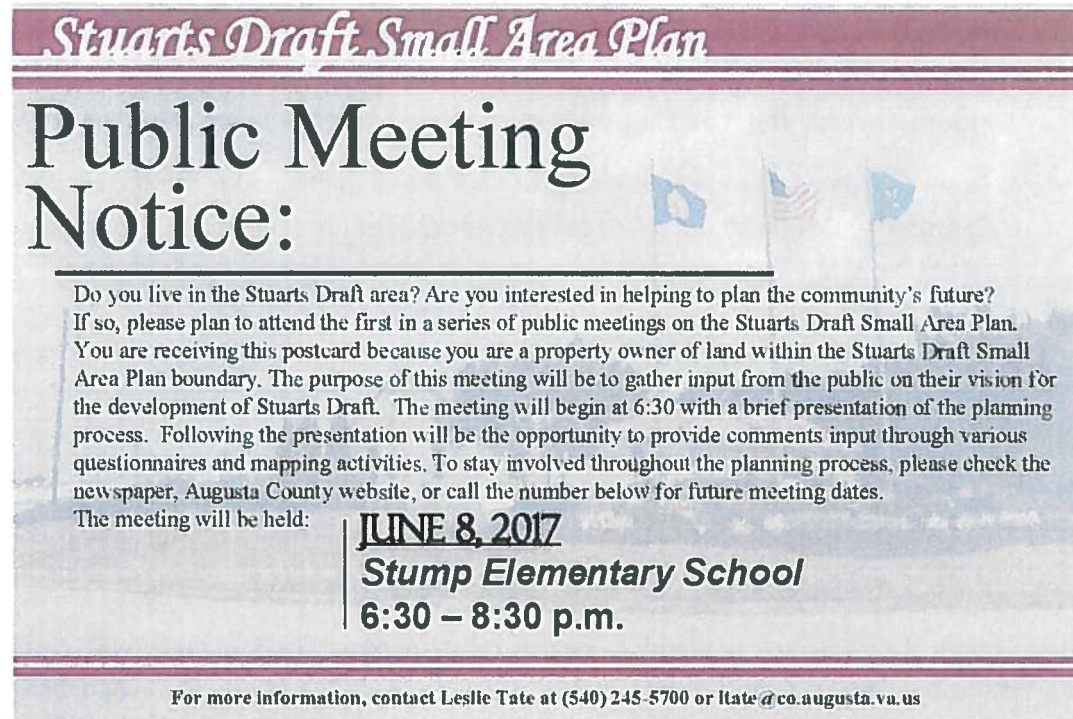
This Plan is the culmination of 2.5 years of dedicated collaboration among County citizens, elected and appointed officials, staff, and consultants. As identified in the previous section, the Stuarts Draft Small Area Plan is the product of a more detailed, community-driven, location specific analysis of a growth area identified in the Augusta County Comprehensive Plan.

The Augusta County Board of Supervisors appointed an advisory committee for the planning process in early 2017. County staff and the advisory committee began



meeting in April of 2017. At their initial meeting, the advisory committee worked on identifying strengths, weaknesses, visioning, sense of place, etc. for the Stuarts Draft community.

Figure 1. Public Meeting Notice (June 8, 2017)



To garner public input in the planning process from an early stage, a public meeting was held on June 8, 2017 to get the public's feedback on a draft vision statement, areas of interest and importance within the community, and an aesthetic/visual preference survey related to various development forms.

Staff mailed a postcard to all landowners within the Stuarts Draft Small Area Plan boundary notifying them of the June 8th meeting. In addition, the meeting was advertised in the newspaper and a press release sent to various local news outlets. The meeting was well attended with ninety-three individuals signing in.

After getting feedback from the public, the Advisory Committee continued to meet monthly to refine the vision statement, make recommended amendments to the Future Land Use Map, identify areas where infrastructure deficiencies currently inhibit development, and identify areas for bike/pedestrian improvements.



Timmons Group, transportation consultant for this plan, was contracted by the County in January 2018. The Advisory Committee worked with Timmons Group to identify areas of particular interest and review preliminary recommendations and findings for those interests.

On March 15, 2018, another public input meeting was held on the above referenced progress of the Advisory Committee. In order to ensure a high level of public awareness at a critical stage in the planning process, another postcard was mailed to all landowners within the plan boundary. The March 2018 meeting was also very well attended with ninety-one people signing in.

Figure 2. Public Meeting Notice (March 15, 2018)

Stuarts Draft Small Area Plan

Public Meeting Notice:

Please plan to attend the second in a series of public meetings on the Stuarts Draft Small Area Plan. The purpose of this meeting will be to present drafts of the Future Land Use Map, transportation recommendations, and Goals/Objectives/Policies and gather input from the public. The meeting will be an open house style, affording attendees the opportunity to provide comments input through various questionnaires and comment forms related to posters and maps that will be set up for viewing. To stay involved throughout the planning process, please check the newspaper, Augusta County website, or call the number below for future meeting dates. The meeting will be held:

MARCH 15, 2018
Stuarts Draft Middle School
6:00 – 8:00 p.m.

For more information, contact Leslie Tate at (540) 245-5700 or ltate@co.augusta.va.us

From March 2018 until mid-2019, staff compiled the work of the public involvement processes, Advisory Committee, and transportation consultant into this final plan.

C. Augusta County Comprehensive Plan 2007-2027 & 2014/2015 Update

The Augusta County Comprehensive Plan 2007-2027 and Augusta County Comprehensive Plan Update 2014/2015 influence development of the County as a whole,



including the Stuarts Draft area. The foundational planning tool found in the Comprehensive Plan is the Planning Policy Area/Future Land Use Map. This map divides the County into four Planning Policy Areas in addition to the public lands of the National Parks and National Forests. It further designates the land located in the Urban Service and Community Development Areas into future land use categories. Each of these different classifications is detailed below.

1. Comprehensive Plan Planning Policy Areas

The four Planning Policy Areas in the Comprehensive Plan include:

- Urban Service Areas (targeted for 80% of future residential growth)
- Community Development Areas (targeted for 10% of future residential growth)
- Rural Conservation Areas (targeted for 5% of future residential growth)
- Agricultural Conservation Areas (targeted for 5% of future residential growth)

The Urban Service Areas (USA) and the Community Development Areas (CDA) are the County's "development areas," where the majority of future development is expected to occur. The USA is expected to accommodate 80 percent of future residential development as well as most future non-residential development. These are areas that have a relatively substantial amount of existing development, public utilities and facilities, substantial amounts of developable land, and good transportation access. The CDA is expected to accommodate 10 percent of future residential development and a portion of future non-residential development. These are areas less-densely developed than the Urban Service Areas as Community Development Areas include development on public water or public sewer but not both.

The Rural Conservation Areas (RCA) and the Agricultural Conservation Areas (ACA) are expected to each accommodate 5 percent of future residential development at generally low densities due to the fact that neither has public water or sewer services. The Rural Conservation Areas are those that have already been substantially subdivided and/or developed with residential uses, while the Agricultural Conservation Areas have experienced less subdivisions and may accommodate the County's large agricultural operations.



While the Plan anticipates that each of these Policy Areas will absorb their share of residential growth, at approximately the rates outlined above, the intention is to encourage as much development as possible to take place in the Urban Service and Community Development Areas. The Stuarts Draft Small Area Plan boundary is comprised of mostly Urban Service and Community Development Areas, which positions Stuarts Draft as an area which will likely see significant development over the next twenty years. However, the plan boundary also includes Rural Conservation Areas, Agricultural Conservation Areas, and Public Lands as important components and natural features of the community that should be accessible to the development areas while remaining rural in nature.

Table 1 shows the analysis of the Stuarts Draft small area by Planning Policy Area. As the table shows, approximately forty-five percent (45%) of the small area is located in the Urban Service Area and approximately twenty-seven (27%) percent of the small area is located in the Community Development Area. In order to highlight and protect important natural resources of Stuarts Draft, the remaining 28.45% of land included in the small area is designated Rural Conservation, Agricultural Conservation, or Public Lands. While these areas are not planned for significant development, such areas will guide decisions and recommendations concerning their preservation and the desire to create connections from these areas to developed neighborhoods for recreational purposes.

Table 1: Planning Policy Areas in the Stuarts Draft Small Area

Land Use Category	Land Area (Acres)	Percent of Total
Urban Service Area	8,059	45.07%
Community Development Area	4,736	26.48%
Rural Conservation Area	1,929	10.79%
Agricultural Conservation Area	1,608	8.99%
Public Lands	1,551	8.67%
Total	17,883	100%

Note: Land area shown in the above table does not provide a breakdown for land designated as floodplain of which approximately 1,262 acres of the 17,883 acres within the small area, or 7%, is designated.

See Appendix B for map of Planning Policy Areas for the Stuarts Draft Small Area plan boundary according to the Augusta County Comprehensive Plan Update 2014/2015. This plan will not change the Planning Policy Areas of such plan but rather fine tune use designations within those designated foundational areas described above.



2. Comprehensive Plan Proposed Land Uses

Also found on the Planning Policy Area/Future Land Use Map are future land use categories. These categories are located within the Urban Service and Community Development Areas and provide a level of detail for designated development areas by recommending specific land uses and densities. These recommended uses include five distinct residential uses, as well as Business, Industrial, Public Use, Urban Open Space, three Mixed Use categories, and a Rural Community Category. These future land use categories are not zoning districts; instead they are intended to provide guidance to the County on rezoning and other land use requests. For instance, if a landowner who owns property zoned General Agriculture takes steps to rezone his or her property for residential use, the County will evaluate the request based on which, if any, of the five residential categories in which the property is located. Similarly, the Planning Commission will review the Planning Policy Areas and associated Future Land Use Designations when reviewing Special Use Permit requests.

Of the future land use designations listed above, the following are found within the Stuarts Draft Plan boundary:

The five residential future land use categories include Low Density Residential (1/2 to 1 dwelling unit per acre), Medium Density Residential (3 to 4 single family detached units per acre), Single Family Attached Residential (4 to 8 units per acre), Multifamily Residential (9 to 16 units per acre), and Planned Residential (4-8 units per acre, variety of residential uses). The Neighborhood Mixed Use category may include a variety of residential uses at a density of 4 to 8 dwelling units per acre and convenience retail and office uses on up to 20% of the total land area.

Table 2: Comprehensive Plan Future Land Uses in the Stuarts Draft Small Area

Land Use Category	Land Area (Acres)	Percent of Total
Business	315.12	1.8%
Industrial	2,233.68	12.5%
Neighborhood Mixed Use	1,098.37	6.0%
Low Density Residential	4,817.45	26.9%
Medium Density Residential	3,064.12	17.1%
Single Family Attached Residential	248.82	1.4%



Multifamily Residential	210.91	1.2%
Planned Residential	585.46	3.3%
Public Use	175.43	1.0%
Urban Open Space	45.79	0.3%
Agricultural, Rural Conservation Areas and Public Lands	5,088	28.5%
Total	17,883	100%

Note: Land area shown in the above table does not provide a breakdown for land designated as floodplain of which approximately 1,262 acres of the 17,883 acres within the small area, or 7%, is designated.

Table 2 shows the percentage of the different future land use categories found in the small area reflective of the 2014/2015 Comprehensive Plan Update. The most common future land use category found in the Stuarts Draft small area is Low Density Residential with Medium Density Residential being the second most common future land use category. Note that the Low Density Residential Category is only found in the Community Development Areas and makes up the vast majority of the CDA land in the small area. Somewhat unique to the Stuarts Draft small area, the third most common future land use category is Industrial. While the Business future land use category appears relatively low at under 2%, the 4th most common future land use category, Neighborhood Mixed Use, is envisioned to have business development on up to 20% of that designated land area.

See Appendix C for map of Future Land Use designations for the Stuarts Draft small area according to the Augusta County Comprehensive Plan Update 2014/2015.

Note: The Augusta County Comprehensive Plan Update 2014/2015 Future Land Use Map was updated to reflect changes to the future land use categories decided upon as part of this planning process prior to full adoption of this plan. The information above is representative of the Augusta County Comprehensive Plan Update 2014/2015 Future Land Use Map prior to these adopted changes so as to compare the changes born out of this planning process.

II. Population and Demographics

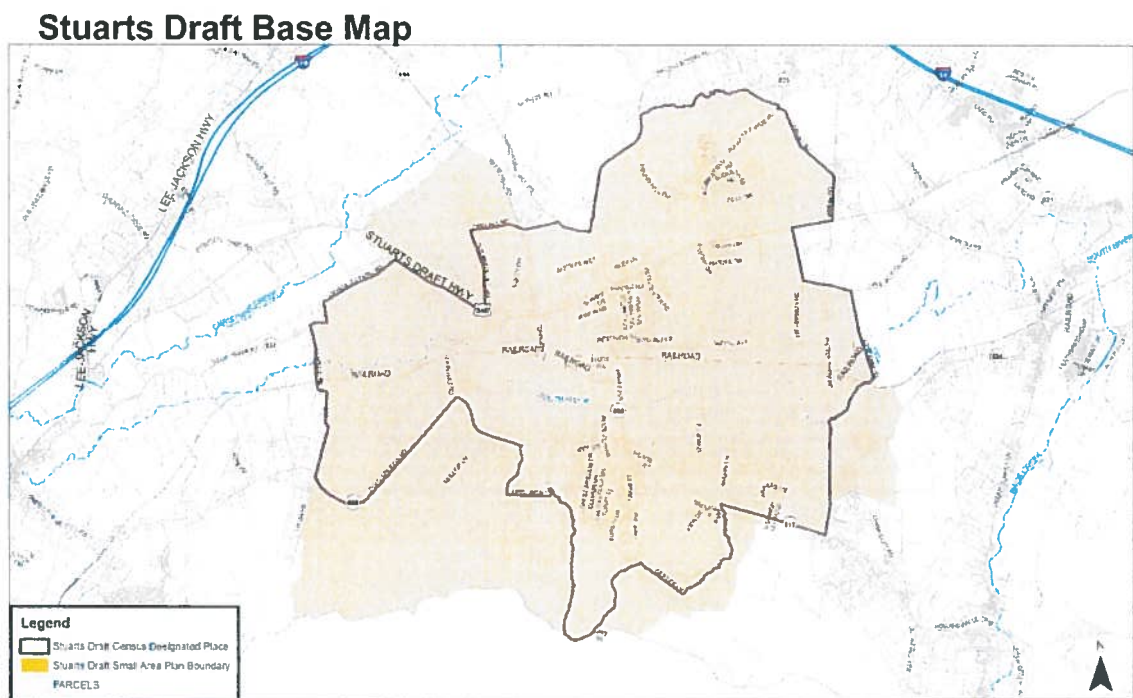
A. Current Population

The U.S. Census Bureau, whose primary mission is to serve as the leading source of quality data about the nation's people and economy, collects data for varying geographic levels, from blocks to the nation as a whole. For Augusta County, data is available for



places which have been geographically defined by the County using criteria established by the Census Bureau. The Stuarts Draft Census Designated Place (CDP), covers 19.82 square miles and includes an area from Wilda Road to Lipscomb Road and from Tinkling Spring Road to the National Forest. The Stuarts Draft (CDP) had a 2010 population of 9,235. The American Community Survey 2013-2017 estimates the Stuarts Draft CDP population at 9,781, which is a little over a 500 person increase in population from the 2010 Census count. The Stuarts Draft CDP was used as a starting point in defining the small area plan boundary, but was amended based on feedback from staff, the Advisory Committee, and the public as it relates to how those who live and work in the community view its bounds. The Stuarts Draft Small Area Plan boundary compared to the Stuarts Draft CDP can be seen in Figure 3 below. Additional areas included in the small area plan boundary that are not represented by the CDP are shown in teal in the figure below. As you can see, many of these additions incorporate subdivided land with existing residential development that identify as part of the Stuarts Draft community.

Figure 3. Stuarts Draft CDP and Small Area Plan Boundary



In order to capture the population that is outside of the CDP but included in the small area plan boundary, the following analysis was performed. There are approximately 915 parcels which lie outside of the CDP but are included in the small area plan boundary. Using Augusta County building permit data, it was determined that of those 915 parcels, approximately 705 of them have an existing structure used as a dwelling. The various real estate codes reflected in the building permit data are representative of single family dwellings, apartments, and mobile homes. The overwhelming majority of the 705 dwellings are single family dwellings but there are approximately 73 mobile homes in the dataset for the parcels selected.

After determining the number of dwellings outside of the CDP but within the small area plan boundary, a vacancy rate (owner-occupied) of 1.8% as estimated by the 2013-2017 ACS 5 year estimates for the Stuarts Draft CDP was used to reduce the 705 additional dwelling units to 692 additional dwelling units. Second, the 2013-2017 ACS 5 year estimates average household size for the Stuarts Draft CDP is 2.51. After multiplying the average household size by the additional 692 dwelling units, an additional population of 1,737 was added to the estimated 9,781. Therefore, the estimated current population for the Stuarts Draft Small Area Plan boundary is 11,518.

Given Stuarts Draft's present estimated population of 11,518 it is possible to roughly estimate the population of the Stuarts Draft area in twenty years. The first step is to determine how much the total Augusta County population will grow. The Weldon Cooper Center for Public Service estimates the 2040 Augusta County population to be 85,754 which is approximately a 15% population growth rate, using the ACS 2013-2017 5 year estimate of 74,390 as the starting population estimate. The 15% population increase is smaller than what was envisioned in the 2014/2015 Comprehensive Plan Update which projected the 2040 Augusta County population to be 94,713, a 27.3% population increase. For this plan's population projection, we will use the more conservative 15% net increase in population as a more realistic number, equating to a projected 12,863 person increase in county population by 2040.

B. Projected Population

The next step is to determine how much of that population growth will occur in the Stuarts Draft small area. Since the Comprehensive Plan divides the County into four Planning Policy Areas, each with a targeted percentage of future growth, we can



estimate the amount of the total estimated Augusta County population growth that can be attributed to the Stuarts Draft small area.

These targets aim to locate 80 percent (80%) of the future population growth in the Urban Service Areas, 10 percent (10%) in the Community Development Areas, and 5 percent (5%) each in the Rural and Agricultural Conservation Areas. If these percentages are applied to the countywide growth estimate, 10,290 of the new residents will move into the USA, 1,286 to the Community Development Areas, and 643 each to the Agricultural and Rural Conservation Areas.

Now we will apply the countywide population estimates for the Planning Policy Areas to the Stuarts Draft small area. This is done by determining how much of the total Urban Service and Community Development Area land is located in the small area.

Approximately 45% (8,059 acres) of the small area's 17,883 acres are in the USA, which corresponds to 20.6% percent of the total USA land found in the County. Applying this figure to 80% of the estimated 12,863 population increase for Augusta County over the next 21 years, Stuarts Draft is expected to capture approximately 2,120 of the Augusta County estimated population projection into its USA.

In addition, approximately 26.5% (4,736 acres) of the small area's 17,883 acres are in the CDA, which corresponds to approximately 14% of the total CDA land found in the County. Applying this figure to 10% of the estimated 12,863 population increase for Augusta County over the next 21 years, the Stuarts Draft CDA is expected to capture approximately 180 of the Augusta county estimated population projection into its CDA. Therefore, the projected population increase for Stuarts Draft over the next 21 years is 2,300, which would take the population from a current estimate of 11,518 for 2019 to 13,818 for 2040.



C. Recent Population Growth

Given the method utilized by this Plan for estimating population, based mostly on population estimates and not real data, it is important to utilize available data on recent residential development to further analyze recent population growth trends.

Using residential building permit data, a query was run on new construction residential building permits, including single family and multi-family, for all Tax Map Parcels within the Stuarts Draft Small Area Plan boundary from 2014-2018. The numbers for the Stuarts Draft small area compared to Augusta County as a whole can be found in Table 3 below.

Table 3: Residential Building Permits (Single Family and Multifamily) in the Stuarts Draft Small Area 2014-2018

Year	Stuarts Draft		Augusta County
	Count	Percent	
2014	36	8.6%	418
2015	62	28.57%	217
2016	44	21.05%	209
2017	57	24.26%	235
2018	39	28.47%	137
Total	238	19.57%	1,216

Source: Augusta County Building Permit Data

Note: Does not include manufactured homes and 2018 data is through October

As Table 3 shows, the number of residential building permits issued in Stuarts Draft saw a significant increase from 2014 to 2015. From 2015 to 2018 the number of new residential units in Stuarts Draft saw some slight increases and decreases but overall remained within 20 to 30 % of all new residential construction in Augusta County.

Building permits issued for the County as a whole saw a decline from 2014 to 2018, with a significant countywide decrease from 2014 to 2015. Notably, Stuarts Draft's share of the total number of permits issued countywide increased dramatically from 2014 to 2015. With only 10 of the 12 months recorded in this data for 2018, Stuarts Draft has represented close to 30% of the total residential construction in the County. Overall, just under 20% of all residential building permits issued countywide since 2014 have been in



the Stuarts Draft small area. This last point is significant because the Comprehensive Plan calls for increasing the percentage of new residential units in the Urban Service and Community Development Areas and reducing it in the Rural and Agricultural Conservation Areas. Stuarts Draft's Urban Service Area makes up approximately 20% of the county's total Urban Service designated land area.

As with the residential unit numbers used to estimate the County population, the number of building permits issued over a period of time can be used to estimate population. While they cannot be used to produce a population trend, since many of these new units may take some time to become occupied, they can be used to estimate population potential. These numbers can be multiplied by the persons per household and vacancy rate statistics to produce a figure for the potential additional population these units may accommodate. Therefore, the total building permit count for this timeframe produces a population potential of 587. This means that the residential units built in Stuarts Draft in the past five years could provide for approximately 587 additional residents. This shows that, even with seemingly small amounts of annual construction, the estimated population increase of 2,300 could occur within the twenty year timeframe of the plan.

D. Demographics

Demographic statistics used in this section are from the ACS 2012-2016 5-Year Estimates for the Stuarts Draft CDP. Although this data set is an estimate and does not include all of the land represented in the small area plan boundary, the data does provide valuable information about the community, particularly as a point of comparison to the County as a whole.

The role of demographics in the planning process is essential. Demographic data gives a snapshot of the community. For example, such data provides insight into the age range of the population and thus the services and types of housing that may be needed in the timeframe of the plan. Such data also provides a look into the educational attainment of the community which can also assess the need for services and/or provide understanding as to the types of industry/employment that may thrive in the area. A comparative analysis of the Stuarts Draft CDP demographic data to such data for Augusta County further enhances the data for planning purposes.

As mentioned previously, the Stuarts Draft CDP ACS 5-year estimates estimate a 2017 population of 9,781 residents. In many ways, those roughly 9,800 residents are reflective of roughly 74,000 fellow Augusta County residents. There are, though, some noticeable



differences. While the racial breakdown of Stuarts Draft, for instance, was very similar to that of the whole County, the Stuarts Draft population is slightly younger than the Augusta County population with a lower median age and smaller percentage of the population 65 years or older. However, it is also important to note that the figures for the Stuarts Draft CDP identify a population that on average is older than the State and the Nation.

Table 4 demonstrates that the educational attainment estimates for the Stuarts Draft CDP are higher than the county as a whole and similar to the state at the completion of a high school diploma or higher level but are lower than the state and the county at the completion of a Bachelors degree or higher level.

Table 4: Gender, Age, and Educational Attainment Demographic Statistics

	Stuarts Draft CDP	Augusta County	Virginia
Percent Male	47.4	50.7	49.2
Percent Female	52.6	49.3	51.8
Median Age (years)	41.2	44.6	38.0
Percent 65+	17.1	19.2	14.2
Percent with a High School Diploma or higher	90.0	86.9	89.0
Percent with a Bachelors Degree or higher	19.7	23.4	37.6

Source: American Community Survey 5 year estimates 2013-2017

Table 5 below shows that the Stuarts Draft CDP has a slightly higher percentage of occupied units and corresponding lower percentage of vacant units when compared to Augusta County as a whole and the state of Virginia. Table 5 also shows that the Stuarts Draft CDP has a slightly higher percentage of owner-occupied units than the state but lower than Augusta County as a whole. Lastly, Table 5 demonstrates the



owner occupied housing value in the Stuarts Draft CDP is slightly lower at just over a \$16,000 difference than the countywide median owner-occupied value.

Table 5: Selected Housing Statistics

	Stuarts Draft CDP	Augusta County	Virginia
Occupied Housing Units	94.6%	89.5%	89.6%
Vacant housing units	5.4%	10.5%	10.4%
Owner-occupied	69.7%	79.1%	66.2%
Renter-occupied	30.3%	20.9%	33.8%
Median Owner-occupied value	\$190,100	\$206,300	\$255,800
Median Gross Rent	\$924	\$857	\$1,166

