



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



MEMORANDUM

TO: Augusta County Planning Commission
FROM: Leslie Tate, Planner II *Leslie*
DATE: July 2, 2019
SUBJECT: Regular Meeting

The regular meeting of the Augusta County Planning Commission will be held on **Tuesday, July 9, 2019 at 7:00 p.m.**, at the Augusta County Government Center, in the Main Board Meeting Room, 18 Government Center Lane, Verona, Virginia.

The Planning Commission will meet beginning at **5:15 pm** in the **Board of Supervisors' Conference Room** (behind the Board Meeting Room) at the Augusta County Government Center for a staff briefing. We will have dinner in the Community Development Conference Room at 6:15.

Attached are the agenda and meeting materials for Tuesday's meeting.

If you have any questions about any of the material, please feel free to contact me. If you won't be able to attend the meeting, please let Sara or me know as soon as possible.

LT/st

A G E N D A

Regular Meeting of the Augusta County Planning Commission

Tuesday, July 9, 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 June 11, 2019
4. PUBLIC HEARING
 - A. A request to rezone from General Agriculture to Rural Residential approximately 33.136 acres (TMP 046 5B and 045 98A) owned by Martin F. or Linda C. Lightsey located on the west side of Spring Hill Road (Rt. 613), approximately 0.4 miles north of the intersection of Berry Farm Road (Rt. 626) and Spring Hill Road (Rt. 613) in Staunton in the Pastures District.
5. MATTERS TO BE PRESENTED BY THE PUBLIC
6. NEW BUSINESS
7. OLD BUSINESS
8. MATTERS TO BE PRESENTED BY THE COMMISSION
9. STAFF REPORTS
 - A. Information for Commission – Code of Virginia, Section 15.2-2310
(Board of Zoning Appeals Items)
10. ADJOURNMENT

Agenda Item # 4A

COUNTY OF AUGUSTA
STAFF REPORT

Date July 9 2019

Martin F. or Linda C. Lightsey
July 9, 2019

SUMMARY OF REQUEST: A request to rezone from General Agriculture to Rural Residential approximately 33.136 acres (TMP 046 5B and 045 98A) owned by Martin F. or Linda C. Lightsey located on the west side of Spring Hill Road (Rt. 613), approximately 0.4 miles north of the intersection of Berry Farm Road (Rt. 626) and Spring Hill Road (Rt. 613) in Staunton in the Pastures District. The proposed general use of the property is residential with a 2 acre lot minimum. The general use of the property stated in the Comprehensive Plan is low density residential development which is ½ to 1 unit per acre.

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

CURRENT ZONING: General Agriculture and Source Water Protection Overlay Area 2

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

COMMENTS FROM ENGINEER:

Environment Ordinance Considerations

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

This property drains to Middle River which is listed on the Virginia DEQ Draft 2018 Impaired Waters List. This impaired segment extends from the quarry discharge west of Franks Mill downstream to its confluence with Christians Creek. The impaired use is aquatic life, the specific impairments are violations of the general benthics standard. Likely sources are Agriculture and Non-Point sources. For the bacterial impairments, this segment is included in the EPA approved Middle River bacteria TMDL which must be considered by the applicant. (Federal TMDL ID # 24515)

Additionally, the 2007 Augusta County Comprehensive Plan lists the Middle River – Falling Spring Run watershed as a Priority Watershed for Groundwater Protection due to the presence of karst features and the location of Source Water Assessment Program zones.

Overlay Ordinance Considerations

This property lies within Area 2 of the Source Water Protection Overlay (SWPO) District. All provisions of the Source Water Protection Ordinance (SWPO) must be satisfied. Additionally, for Source Water & Recharge Areas, the Comprehensive

COMMENTS FROM ZONING ADMINISTRATOR:

Zoning feels that rezoning the property to Rural Residential development would provide less impact to the adjacent single family dwellings than sight, sounds, and smells of permitted agricultural uses and would be compatible with the existing rural character of the neighborhood.

COMMENTS FROM ACSA:

1. Water and sewer capacities are not reserved until system adequacy is determined (supply, treatment, transmission) and payment of the connection fees has been received in accordance with Service Authority Policy. Augusta County Service Authority Policies and Procedures can be found at <http://www.acsawater.com/oppm>.
2. Any engineering evaluations and upgrades or extensions would be the responsibility of the owner/developer and are subject to Service Authority review and approval.
3. **Important Note:** The water system in this area is not capable of providing the needed fire flow to comply with Chapter 24 of the Augusta County Code requirements for the proposed use of the property. The owner is advised to discuss this with the County. Additionally, due to the topography of the property (increasing in elevation from the existing water main), extension of a public main onto the property would further degrade the available flow to other portions of the existing system. Total available flow (domestic and fire flow) is less than 400 gallons per minute. Any new connections will further reduce this total available flow for this area. Public water service could be provided for the residential lots shown on the proposed subdivision layout, however, the estimated impact of this would be a reduction of the total available flow in the area to around 300 gpm based on an assumed average demand. It must be acknowledged that this lowers an already deficient fire protection system. The new service connections (meters) must not be located at an elevation that exceeds any existing service along Spring Hill Road. To accomplish this, new services would need to be located along the existing water main. Private pumps will likely be required to ensure pressures are maintained above minimum requirements/acceptable levels.

Note that there is no current plan for how to improve water service in this area. A tank at a higher elevation, which would require a booster station, would probably be required. However, a study of this has not been performed and would be needed to better identify a solution for the entire area. Because of this, any upgrades, studies or extensions would be the responsibility of the owner/developer and are subject to Service Authority review and approval.

4. Water service in this area is provided by the City of Staunton. Our agreement with the City does not obligate them to provide fire flow in any way.

to a public road or approved stub-out to adjacent property unless approved via connectivity waiver.

5. There were no proffered conditions provided with the application reviewed by VDOT.

SCHOOL BOARD STAFF COMMENTS:

The request for a change of approximately 32.16 and 1 acre from General Agriculture to Rural Residential would have little impact on these three (3) schools as the lots appear to total 10 lots.

The table below indicates the enrollment as of June 19, 2019

School	Enrollment	Capacity
Clymore Elem (CLES)	781	834
Stewart Middle (SMS)	505	720
Fort Defiance (FDHS)	770	900

COMMUNITY DEVELOPMENT STAFF COMMENTS:

PROS

1. The request is in compliance with the Comprehensive Plan Future Land Use Map which designates this property for Low Density Residential development (1/2 to 1 unit per acre).
2. The request would likely be compatible with adjacent single family dwellings, developed in General Agriculture zoning.
3. Request would have little impact on public schools within the service area.

CONS

1. The public water system does not meet minimum fire flow requirements of Chapter 24 of the Augusta County Code.

COMMUNITY DEVELOPMENT STAFF RECOMMENDATION:

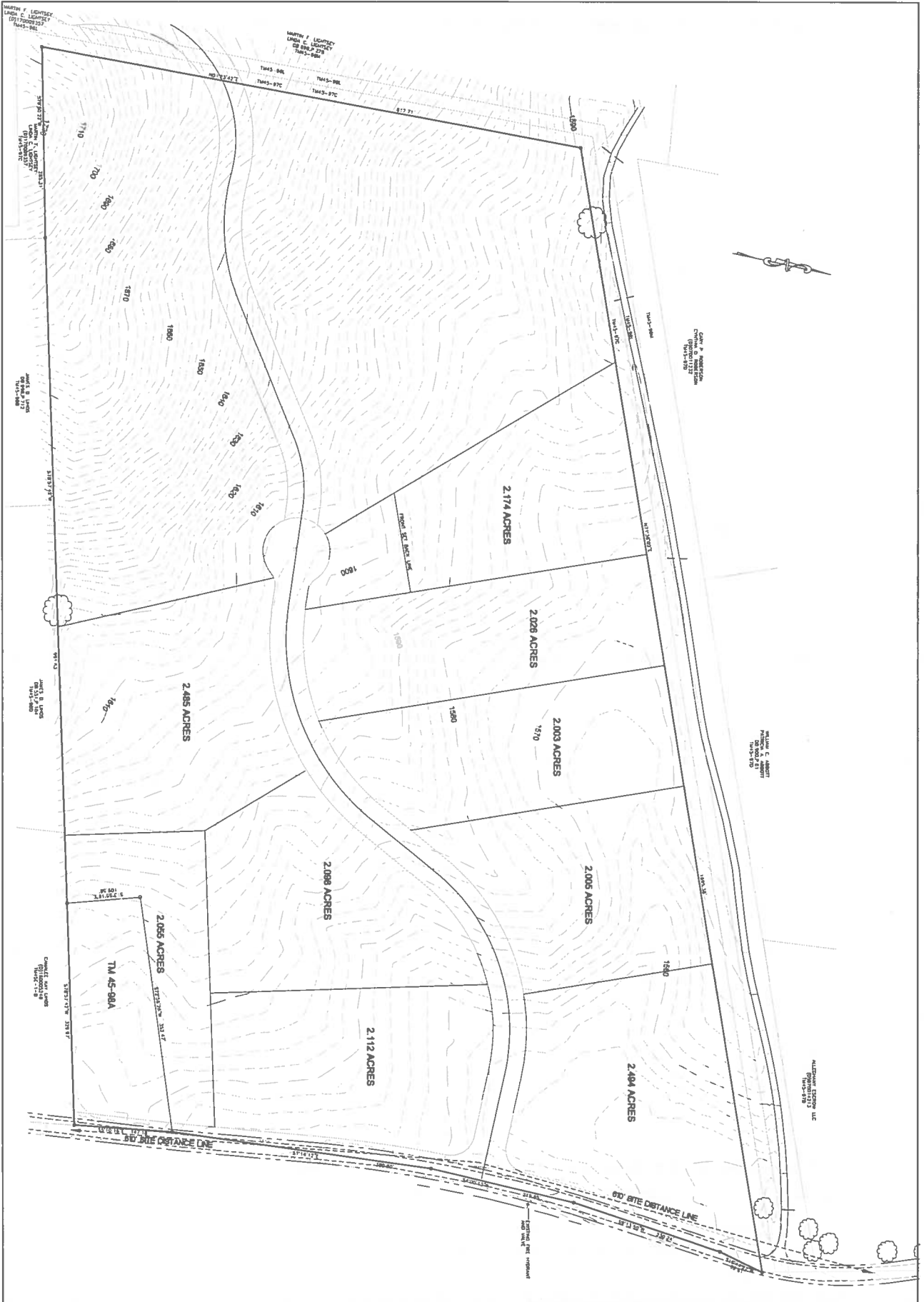
Staff feels that the request is in keeping with the Comprehensive Plan Future Land Use Map which designates this property for low density residential development on public water; however, the public water system in this area is not adequate to provide the minimum fire flow requirements. The submitted concept plan shows 10 lots, although the applicant could construct more lots with the 2 acre minimum lot size requirement. The reason the concept plan does not show additional lots on the portion of the property farthest from Springhill Road is related to topography and its exacerbating effects on low water pressure.

Augusta County Code. If it is determined that the section being platted does not meet the fire flow standards, then the plat of such subdivision, every deed of subdivision and every deed of conveyance of any lot or parcel of land not having the required fire flow, shall contain a statement as follows: "It is recognized that as of the recordation date of this plat, there was not adequate fire flow to meet the fire flow requirements of the Augusta County Code."

I believe this proffer was submitted in order to allay the concern that landowners would purchase property unaware of the lack of minimum fire flow requirements.

With this request, as submitted, staff would have the same concerns.

While staff has concerns about the approval of a residential fire flow waiver, if the Board chose to grant the waiver, staff has identified no other outstanding concerns with the rezoning request. Without seeing the justification for the waiver request and how adequate fire protection will still be provided, staff is unable to comment to such a waiver and cannot make a recommendation on the rezoning request at this time.



JOB No D3025 19
 SCALE: 1" = 66'
 DATE: MARCH 25, 2019
 SHEET No 1 OF 1

BEVERLEY MANOR DISTRICT
 AUGUSTA COUNTY, VIRGINIA

CONCEPT PLAN

HE HAMRICK
 ENGINEERING, P.C.
 Land Planning • Public Works • Environmental
 Bruce W. Hamrick, Jr., P.E.
 124 Laurel Hill Road
 Suite 403 One
 Waynes, VA 22982
 540-248-7407
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DATE	REV No	DESCRIPTION



