



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, Senior Planner *Leslie*
DATE: November 12, 2019
SUBJECT: Regular Meeting

The regular meeting of the Augusta County Planning Commission will be held on **Tuesday, November 12, 2019 at 7:00 p.m.**, at the Augusta County Government Center, in the Main Board Meeting Room, 18 Government Center Lane, Verona, Virginia.

The Planning Commission will meet beginning at **4:00 pm** in the **Board of Supervisors' Conference Room** (behind the Board Meeting Room) at the Augusta County Government Center for a staff briefing and site visit. 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, November 12, 2019 7:00 P.M.

1. CALL TO ORDER
2. DETERMINATION OF A QUORUM
3. APPROVAL OF THE MINUTES
 - A. Approval of the Regular and Called Meeting on October 8, 2019
4. PUBLIC HEARING
 - A. A request to amend the Augusta County Comprehensive Plan Future Land Use Map from Medium Density Residential (3 to 4 units per acre) to Urban Open Space for approximately 29.66 acres (TMP 059-36A) owned by Blue Ridge Land Conservancy located directly north of Turk Mountain Lane and east of East Side Highway in Waynesboro in the Middle River District. The proposed general use of the property is open space through placement of a conservation easement.
 - B. A request to rezone from General Agriculture to Manufactured Home Park approximately 37.46 acres (portions of the following Tax Map Parcels: 49-57F, 49-57F1, 49-57F2, 49-57P, 49-57U, 49-57Y, 49-57V, 49-57W, 49-57X, 49-57T) owned by Country Estates Mobile Home Park, LLC located east of Jerry Hill Drive, approximately 0.8 of a mile east of the intersection of Country Estates Boulevard and East Side Highway (Rt. 340), south of Jenni Lynn Circle and Jamie Street, west of Emery Drive, and approximately 0.14 of a mile north of Thorofare Road (Rt. 628) in Crimora in the Middle River District. The proposed general use of the property is manufactured and mobile homes. The general use of the property stated in the Comprehensive Plan is Rural Conservation Area.
 - C. A request to rezone from Single Family Residential 15 to Multi-Family Residential approximately 1.37 acres (TMP 067 45A) owned by Massie Investments LLC, located off Fishersville Road (Rt. 641) approximately 150 ft. east of the intersection of Fishersville Road (Rt. 641) and Long Meadow Road (Rt. 608) in Fishersville in the Wayne District. The proposed general use of the property is apartments. The general use of the property stated in the Comprehensive Plan is Planned Residential which is a variety of residential uses at a density of 4-8 units per acre.
 - D. A request to rezone from Single Family Residential to General Business approximately 4.6 acres (TMP's 66C (1) 2D, 66C (5) A, 66C (5) C, 66C (1) 3) owned by Crescent Development Group LLC located in the southeast quadrant

of the intersection of Jefferson Highway (Rt. 250) and Life Core Drive (Rt. 636) in Fishersville in the Wayne District. The general use of the property stated in the Comprehensive Plan is Community Mixed Use which may include a variety of residential uses as a density of 6-12 units an acre and on up to 40% of the total land area, retail and office uses, and in some but not all cases, industrial uses.

- E. A request to amend the Augusta County Comprehensive Plan 2007-2027 and 2014/2015 Update by adopting the Stuarts Draft Small Area Plan. The Stuarts Draft Small Area Plan supplements the County's Comprehensive Plan by providing more specific recommendations, particularly in the areas of land use and transportation, for the Stuarts Draft area. It includes a revised Future Land Use Map, bike and pedestrian infrastructure recommendations, Development Design Suggestions, and an Implementation Strategy.
- F. An ordinance to amend Chapter 25. Zoning. Division F. Industrial Districts. Article XXXVIII. General Industrial (GI) Districts. Section 25-384. Uses permitted by Special Use Permit. E. Batching plants for asphalt, cement, or concrete.

5. MATTERS TO BE PRESENTED BY THE PUBLIC

6. NEW BUSINESS

- A. Election of Officers for 2020
- B. Meeting Schedule and Inclement Weather Resolution for 2020

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 11/12/19

Blue Ridge Land Conservancy
Request to amend Comprehensive Plan Future Land Use Designation
November 12, 2019

SUMMARY OF REQUEST: A request to amend the Augusta County Comprehensive Plan Future Land Use Map from Medium Density Residential (3 to 4 units per acre) to Urban Open Space for approximately 29.66 acres (TMP 059-36A) owned by Blue Ridge Land Conservancy located directly north of Turk Mountain Lane and east of East Side Highway in Waynesboro in the Middle River District. The proposed general use of the property is open space through placement of a conservation easement.

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

CURRENT ZONING: General Agriculture with a portion of the property in the Source Water Protection Overlay Area 2

CURRENT COMPREHENSIVE PLAN PLANNING POLICY AREA/FUTURE LAND USE DESIGNATION: Urban Service Area/Medium Density Residential

PROPOSED COMPREHENSIVE PLAN PLANNING POLICY AREA/FUTURE LAND USE DESIGNATION: Urban Service Area/Urban Open Space

Soils: Not applicable (29.6 acres of woodland).

COMMENTS FROM ENGINEER:

Environment Ordinance Considerations

The Virginia Department of Conservation and Recreation (DCR) has identified the pond on the western portion of the property as a significant resource that should be protected.

This property drains to South River which is listed on the Virginia DEQ 2018 Impaired Waters List. This impaired segment extends from its confluence with Porterfield Run downstream to its confluence with Stull Run. The impaired uses are aquatic life, recreation and fish consumption, the specific impairments are violations of the general standard for benthics, E. coli, fecal coliform bacteria and mercury in fish tissue. The sources are municipal (Urbanized High Density Area) for the benthics impairment, agriculture, non-point sources and wildlife other than waterfowl for the bacterial impairments and contaminated sediment for the

mercury impairment. Numerous TMDLs have been approved for this segment for each of the impairments and must be considered by the applicant.

Additionally, the Augusta County Comprehensive Plan lists the South River – Paine 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 outside of the Airport Overlay District (APO) and the Floodplain Overlay (FPO), and Urban Service Overlay District (USO), however, portions of 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 Plan recommends restriction of land uses that pose a contaminant threat. Additionally, stormwater practices that infiltrate or can contaminate groundwater should be avoided. Water quality treatment and revegetation are recommended.

Subdivision Ordinance Considerations

§21-9.1 Subsection B of the County Subdivision Ordinance addresses street layout and access to adjacent property. Development is required to connect to existing or planned streets and must also provide for access to adjacent property that is located with areas designated in the Comprehensive Plan as Urban Service or Community Development Areas. This property is within the Urban Service Area and lies between an existing stub street in Northwood Subdivision and Turk Mountain Lane. A connection to Turk Mountain Lane

Natural Resources Recommendations from the Comprehensive Plan

As noted above, the Virginia Department of Conservation and Recreation (DCR) has identified the pond on the western portion of the property as a significant resource. The Augusta County Comprehensive Plan recommends performance standards to protect natural resources. For Urban Service Areas, a riparian buffer of 35 feet on either side of a stream [pond] is encouraged, and where feasible, stormwater should not be piped through in a manner to short-cut the buffer.

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

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

COMMENTS FROM ZONING ADMINISTRATOR: The placement of a conservation easement on the property should not have a negative impact on the adjoining properties.

COMMENTS FROM ACSA:

1. There is an existing 8" waterline along Turk Mountain Lane to the south of the subject parcel. There is an existing 8" waterline along East Side Highway to the west of the subject parcel.
2. There is an existing 8" sewer line running through the eastern portion of the subject parcel. Prior to establishment of the conservation easement, recordation of the additional 10' easement for the sewer line is requested. The Service Authority is working with the applicant to establish this additional easement area and a new easement along Turk Mountain Lane for future sanitary sewer.

COMMENTS FROM HEALTH DEPARTMENT: No comment from the health department.

COMMENTS FROM FIRE-RESCUE: Fire-Rescue sees little to no impact on service delivery from this request. Fire-Rescue has no further comment.

TRAFFIC:

Rte. 672 Turk Mountain Lane (right side of Rte 340) – paved

- Road Ends: 0.9 miles
- AADT: 690 vpd (2013)
- Posted Speed Limit: 35 mph
- Functional Classification: Local
- K-Factor: N/A, Dir. Factor: N/A

Rte. 340 Eastside Hwy

- AADT: 8,400 vpd (2018)
- Posted Speed Limit: 55 mph
- Functional Classification: Minor Arterial
- K-Factor: 0.089, Dir. Factor: 0.616

COMMENTS FROM VDOT:

1. VDOT has no comments pertaining to the conservation easement delineation. The proposed conservation easement would limit the development to the delineated building area. The traffic impact improvements previously being considered on the property as a whole would no longer be required.

2. VDOT requests that the easement language allow for right of way takes within the boundary of the easement for purposes of road improvements.

SCHOOL BOARD STAFF COMMENTS: The request for a change of approximately 29.8 acres from Medium Density Residential to Urban Open Space would have no impact on these three (3) schools.

The table below indicates the enrollment as of October 22, 2019.

School	Program Capacity	Current Enrollment
Wilson Elementary (WES)	834	665
Wilson Middle (WMS)	750	666
Wilson High (WMHS)	900	823

Pros:

1. Identified on the Governor's plan for preservation due to important ecological habitat.
2. A portion of the property is within the Source Water Protection Overlay Area 2.
3. Although planned for development, the area does not meet the Augusta County fire flow requirements without upgrades and remaining available sewer connections are limited.

Cons:

1. Is not in compliance with the Augusta County Comprehensive Plan Future Land Use Map which designates this property for medium density residential development.
2. The placement of a conservation easement on this property would eliminate the public road connection envisioned to connect the residential subdivision to the north to Turk Mountain Lane.

COMMUNITY DEVELOPMENT STAFF RECOMMENDATION: The Comprehensive Plan says that conservation easements are supported in Rural and Agricultural Conservation Areas and may be supported in Urban Service and Community Development Areas after review by the Board of Supervisors.

Our Urban Service and Community Development Areas are planned for growth and development on public utilities. Therefore, the Board should consider if the conservation values identified are worthy of protection in light of public utility infrastructure, school capacity, interconnectivity between developments, etc.

In addition to an assessment of the conservation values, this parcel does face development constraints at this time, despite its designation in an Urban Service

Area. As the ACSA identified during the originally requested rezoning of this parcel, there is not enough available fire flow in the area to meet Chapter 24 of the Augusta County Code, the existing water tank has no remaining effective storage, and the wastewater treatment facility serving this areas has approximately 100 remaining connections.

When the applicant came to the Board for a rezoning to Single Family Residential, they proposed static storage for fire protection. ACSA had concerns about how such storage would affect the public system. There were later discussions between the applicant and the ACSA for a public-private partnership to improve the water system in this area for not only the applicant but surrounding ACSA county customers. The applicant determined that his contribution to such an upgrade was not economically feasible in light of the size of his project.

Furthermore, Policy 8 on page 42 of the Augusta County Comprehensive Plan Update 2014/2015 states the following:

Policy 8: Development in Area with Limited Water and Sewer Capacity. The county recognizes that there are portions of the Urban Service and Community Development Areas where the capacities of the water and sewer systems are limited. Efforts should be made to maximize the development on the public services, utilizing the remaining capacities without making extensive investment in the expansion of these systems. Once the capacities of these systems have been reached the expected development densities will decrease reflecting the absence of the public services.

Staff would like to point out that the Urban Service Area at this location is approx. 210 acres of which approx. 110 acres remains for development. That 110 acres includes an approx. 29 acre parcel that is zoned for residential development. The placement of an easement on this property would be reducing the developable land within the current Urban Service Area.

In addition: Policy 6 on page 47 of the Augusta County Comprehensive Plan Update 2014/2015 states the following:

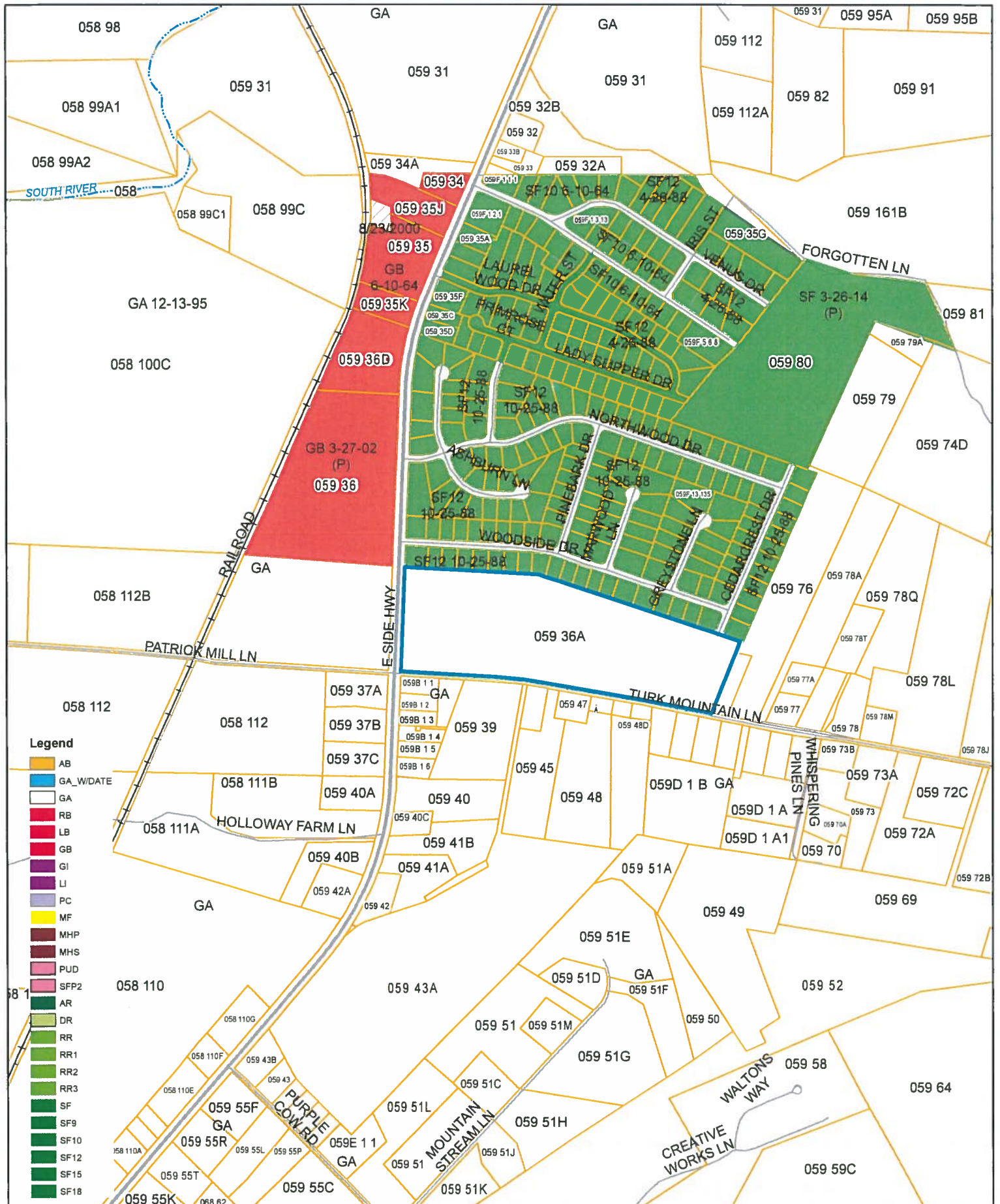
Policy 6: Urban Open Space. The county should encourage the use of open space preservation programs, such as conservation easements, in the Urban Service and Community Development Areas for recreational, open space, source water protection and natural resource preservation purposes. The utilization of any such programs in these areas would require approval by the Board of Supervisors and may require allowances for additions and improvements to water and wastewater lines, public roads, and other identified infrastructure needs. The Urban Open Space category on the Planning Policy Area/Future Land Use Map should be

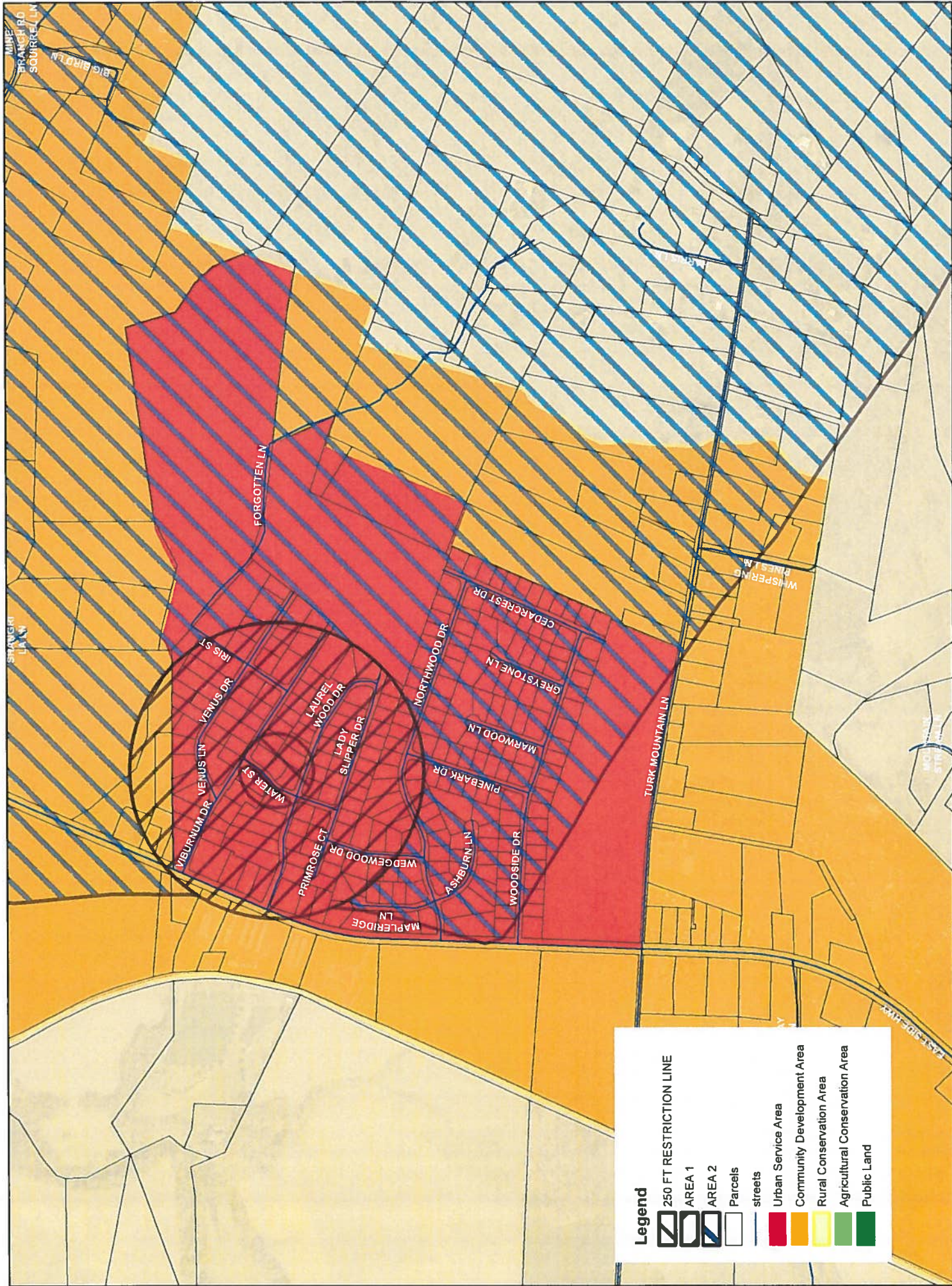
used to identify existing open space, recreational, and preservation sites within the Urban Service and Community Development Areas. As additional land is preserved in these areas, it should be identified on the Planning Policy Area/Future Land Use Map as Urban Open Space.

If the Board approves the placement of a conservation easement, the County will be protecting a pond of ecological significance as is demonstrated on the Virginia Department of Conservation and Recreation's Natural Heritage Data Explorer Map. Email correspondence from the Virginia Department of Conservation and Recreation notes that the pond is "highly significant for biodiversity." Furthermore, a portion of the property, is within the Source Water Protection Overlay Area 2.










Staff encourages the conservation easement language include VDOT's request to allow for right of way takes within the boundary of the easement for purposes of road improvements. Staff would also encourage that the draft easement language be amended to reference the future land use designation change to Urban Open Space, if approved, rather than referencing Agricultural and Rural Conservation Areas which do not apply for this parcel. Staff recommends approval of the Comprehensive Plan amendment as it supports policies of the Comprehensive Plan identified above.

Blue Ridge Land Conservancy





Legend

-  250 FT RESTRICTION LINE
-  AREA 1
-  AREA 2
-  Parcels
-  streets
-  Urban Service Area
-  Community Development Area
-  Rural Conservation Area
-  Agricultural Conservation Area
-  Public Land

Agenda Item # 4B

**COUNTY OF AUGUSTA
STAFF REPORT
Country Estates Mobile Home Park, LLC
November 12, 2019**

Date 11/12/19

SUMMARY OF REQUEST: A request to rezone from General Agriculture to Manufactured Home Park approximately 37.46 acres (portions of the following Tax Map Parcels: 49-57F, 49-57F1, 49-57F2, 49-57P, 49-57U, 49-57Y, 49-57V, 49-57W, 49-57X, 49-57T) owned by Country Estates Mobile Home Park, LLC located east of Jerry Hill Drive, approximately 0.8 of a mile east of the intersection of Country Estates Boulevard and East Side Highway (Rt. 340), south of Jenni Lynn Circle and Jamie Street, west of Emery Drive, and approximately 0.14 of a mile north of Thorofare Road (Rt. 628) in Crimora in the Middle River District. The proposed general use of the property is manufactured and mobile homes. The general use of the property stated in the Comprehensive Plan is Rural Conservation Area.

PROPOSED PROFFERS:

1. Any request to exceed 10 additional units will require the owner to complete a low volume traffic impact analysis to evaluate the need for right turn or left turn lanes at the intersection of Thorofare Road (Rt. 628) and East Side Highway (Rt. 340)
2. The 8.769 acres tire landfill shown on the rezoning exhibit shall not be disturbed
3. Any new units shall be served by an individual private on-site septic system.
4. Boundary line adjustments shall be made as depicted on the Rezoning Exhibit dated October 10, 2019, prepared by EGS & Associates, Inc.

VICINITY ZONING: Manufactured Home Park to the north and west and General Agriculture to the east and south.

PREVIOUS ZONING: Currently zoned General Agriculture

COMPREHENSIVE PLAN PLANNING POLICY AREA/FUTURE LAND USE DESIGNATION: Rural Conservation Area

SOILS: Land is not in land use; therefore, soils information is not readily available.

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 South River which is listed on the Virginia DEQ DRAFT 2018 Impaired Waters List. This impaired segment extends from its confluence with Porterfield Run downstream to its confluence with Stull Run. The impaired uses are aquatic life, recreation and fish consumption, the specific impairments are violations of the general standard for benthics, E. coli, fecal coliform bacteria and mercury in fish tissue. The sources are municipal (Urbanized High Density Area) for the benthics impairment, agriculture, non-point sources and wildlife other than waterfowl for the bacterial impairments and contaminated sediment for the mercury impairment. Numerous TMDLs have been approved for this segment for each of the impairments and must be considered by the applicant.

Additionally, the Augusta County Comprehensive Plan lists the South River – Paine 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 outside of the County's Overlay Districts.

Subdivision Ordinance Considerations

§21-9.1 Subsection B of the County Subdivision Ordinance addresses street layout and access to adjacent property. Development is required to connect to existing or planned streets and must also provide for access to adjacent property that is located with areas designated in the Comprehensive Plan as Urban Service or Community Development Areas. This property is in the Rural Conservation Area and therefore will not be required to connect to adjacent parcels not zoned for development.

Natural Resources Recommendations from the Comprehensive Plan

Jurisdictional streams may be present on portions of the property. The Augusta County Comprehensive Plan recommends performance standards to protect natural resources. For Rural Conservation Areas, a riparian buffer of 100 feet on either side of a stream or the limit of the floodplain (wider of the two) is encouraged, and stormwater should not be piped through in a manner to short-cut the buffer. Additionally, there should be no development or filling in floodplain areas. Small-scale trails and reforestation are encouraged.

Portions of the property contain slopes that may be in excess of 25%. In Rural Conservation Areas, the Comprehensive Plan recommends that slopes >25% and ridgelines be set aside through cluster design.

COMMENTS FROM ZONING ADMINISTRATOR: If the requested parcels are rezoned to Manufactured Home Park the existing single family dwellings on individual lots that border the private streets that will serve as access to the park may be impacted by noise and vibration from the increased traffic to the park.

COMMENTS FROM ACSA: There is no public water or sewer available in the area of the subject parcels.

COMMENTS FROM HEALTH DEPARTMENT: The Country Estates Mobile Home Park, LLC will need to obtain health department approval for sewage disposal systems for any new units. The Park is currently served by a water system (PWSID2015325) regulated by the Office of Drinking Water-Lexington Field Office.

COMMENTS FROM THE OFFICE OF DRINKING WATER-LEXINGTON FIELD OFFICE: Country Estates Mobile Home Park has a current permit approval capacity for 194 dwellings.

COMMENTS FROM FIRE-RESCUE: Depending on the setbacks, this property should have 1,000 gpm @ 20psi available fire flow. This area is not served with public water. With the park growing Fire-Rescue feels they need to look at means to provide needed fire flow for the park and fire hydrants every 500 ft. throughout the park. To accomplish this, Country Estates could extend the water line from Crimora into the park or provide a private water system in the park.

TRAFFIC:

Rt. 628 Thorofare Road

- AADT: 300 vpd (2016)
- Posted Speed Limit: unposted
- Functional Class.: local

COMMENTS FROM VDOT:

1. A more detailed master plan of development is needed to determine the traffic impacts to adjacent roadways. If the development produces more than 400 vehicles per day on Rt. 628 (Thorofare Rd.), a Chapter 527 Traffic Impact Analysis (TIA) may be warranted as a low volume road submission (exceeds 400 vpd AND more than doubles the existing traffic volume). Based on an assumed traffic generation of 5 vpd per unit, 80 additional manufactured homes would trigger the need for the TIA.

Depending on the density and the water and sewage needs, 80 units may or may not be feasible.

- a. Proffer 1 states that low volume traffic impact analysis would be required if more than 10 additional units are developed. The purpose of said analysis would be to determine if turn lanes are required at the intersection of Rt. 340 and Rt. 628; however, the proffer does not state an obligation to construct turn lane(s) if warranted. I would recommend rewording the proffer statement to eliminate the term "traffic impact analysis" and substitute it with "turn lane warrant analysis" and state that the developer will "construct turn lanes if warranted by said analysis."
 - b. I would also recommend capping the total number of units at a feasible maximum limit. For example, if 25 units were expected to be the absolute maximum number of units that is expected to be able to fit on the parcel, cap the development at that number.
2. Any entrance must be designed and constructed in accordance with VDOT requirements in Appendix F of the Road Design Manual.
 - a. No additional homes should be built that access Rt. 628 from Emery Drive until improvements are made to achieve required intersection sight distance. It appears this is possible with vegetation removal.
 - b. Intersection sight distance requirements will need to be verified at any desirable access point.
 3. Streets within manufactured home parks do not meet public service requirements to be accepted for State maintenance unless the individual lots are separately owned and occupied.

Schools:

The table below indicates the enrollment as of October 22, 2019.

School	Program Capacity	Current Enrollment
Wilson Elementary (WES)	834	665
Wilson Middle (WMS)	750	666
Wilson High (WMHS)	900	823

School Board Staff Comments: The request for a change of approximately 37.46 acres from General Agriculture to Manufactured Home Park would have some impact on these three (3) schools.

COMMUNITY DEVELOPMENT STAFF COMMENTS:

Pros:

1. Request is compatible with adjacent Manufactured Home Park zoning to the north and west.

Cons:

1. Request is not in compliance with the Augusta County Comprehensive Plan Planning Policy Area Map which designates this land as Rural Conservation Area.
2. Public utilities are not available to serve the subject parcels.

COMMUNITY DEVELOPMENT STAFF RECOMMENDATION: This request is not compatible with the Augusta County Comprehensive Plan Planning Policy Area Map which designates the property as a Rural Conservation Area. However, the rezoning request has identified an area of property that will not be disturbed due to an old tire landfill which does limit the acreage on which manufactured or mobile homes can be placed. In addition, while not prohibiting more than ten units, the proffers will require further study and evaluation of the road network impacts if more than 10 additional units are proposed. Staff recommends amendments to the proffers concerning VDOT's comments. The rezoning request, with amended proffers, could make the request a limited addition to an existing Manufactured Home Park and would eliminate existing zoning violations on the property.

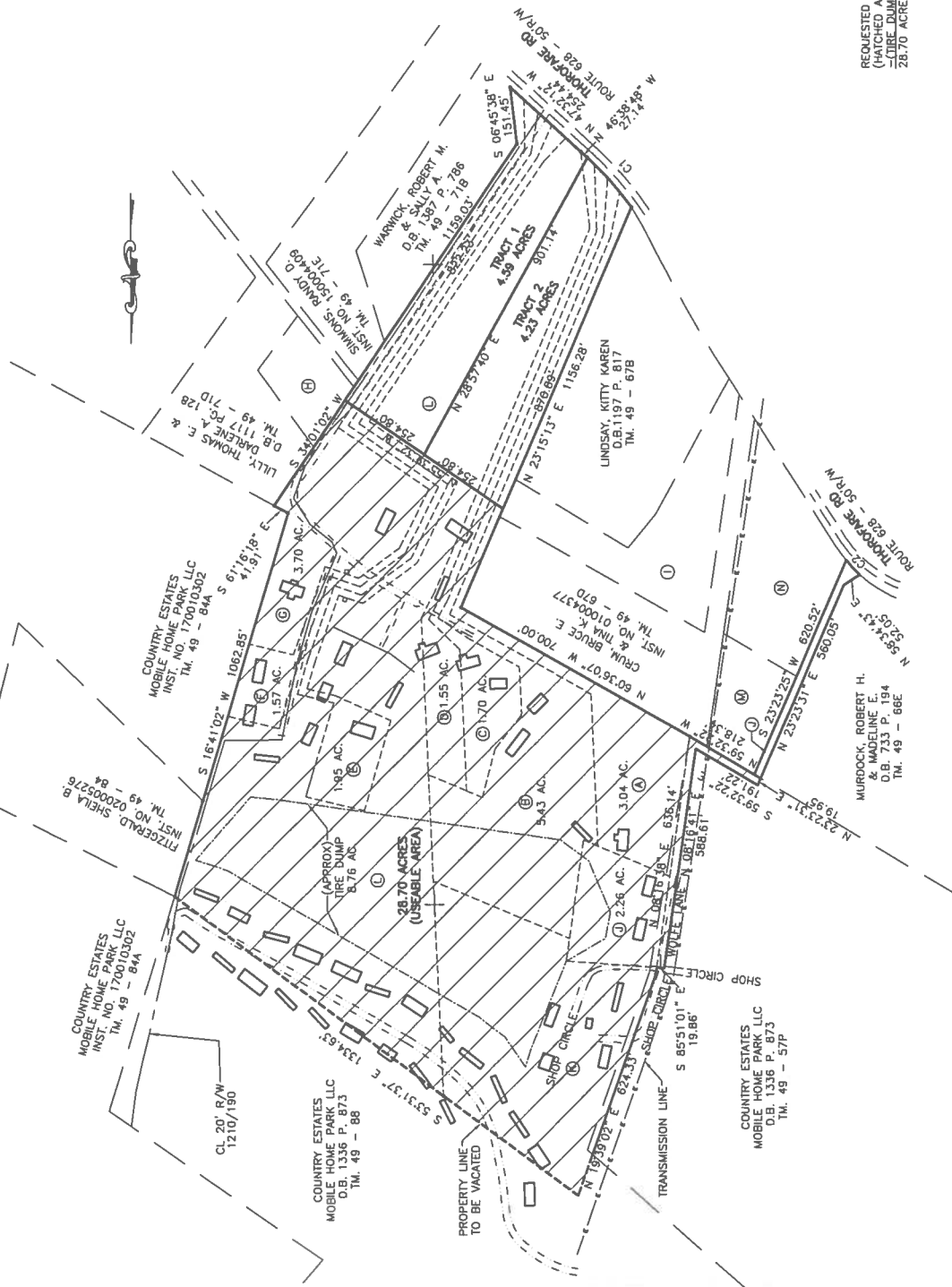
Augusta County Fire-Rescue has identified concerns related to available fire flow to serve an expanding park. With the concerns identified by Fire-Rescue and the incompatibility with the Comprehensive Plan, staff feels that the amount of expansion permitted without public water and sewer should be seriously considered. The current Manufactured Home Park zoning ordinance does not regulate utilities. While this request is for a relatively small expansion, the Country Estates Mobile Home Park LLC owns additional adjacent land that is not part of this request. Staff could support this request with the proffers revised so as to incorporate VDOT comments and limit the size of the expansion, but until the needed fire flow and provision of public utilities can be achieved would not support future expansions.

CURVE DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD
C1	37.26	19.73	77.30	95.95	113.47
C2	82.120	1371.06	154.12	2.211	4413.17

ALL DASHED PROPERTY LINES ARE TO BE VACATED
 HATCHED AREA IS TO BE REZONED TO MANUFACTURED HOME PARK DISTRICT (MHP)

- A COUNTRY ESTATES MOBILE HOME PARK LLC INST. NO. 170010302 TM. 49 - 57F2
- B COUNTRY ESTATES MOBILE HOME PARK LLC INST. NO. 170010302 TM. 49 - 57F
- C COUNTRY ESTATES MOBILE HOME PARK LLC INST. NO. 170010302 TM. 49 - 57F1
- D COUNTRY ESTATES MOBILE HOME PARK LLC INST. NO. 170010302 TM. 49 - 57U
- E COUNTRY ESTATES MOBILE HOME PARK LLC INST. NO. 170010302 TM. 49 - 57Y
- F COUNTRY ESTATES MOBILE HOME PARK LLC INST. NO. 170010302 TM. 49 - 57V
- G COUNTRY ESTATES MOBILE HOME PARK LLC INST. NO. 170010302 TM. 49 - 57W
- H LULLY, THOMAS E. & DARLENE A. INST. NO. 140002867 TM. 49 - 71G
- I HAILEY, JUNE F. INST. NO. 066007465 TM. 49 - 67E
- J COUNTRY ESTATES MOBILE HOME PARK LLC INST. NO. 170010302 TM. 49 - 57X
- K COUNTRY ESTATES MOBILE HOME PARK LLC (RESIDUAL) PLAT BOOK 1 P. 1518 TM. 49 - 57T PCL A
- L COUNTRY ESTATES MOBILE HOME PARK LLC INST. NO. 170010302 TM. 49 - 57I
- M WOOD, CAROLYN S. INST. NO. 170010302 TM. 49 - 67G
- N WOOD, JOHN E. III & CAROLYN S. INST. NO. 080004697 TM. 49 - 67

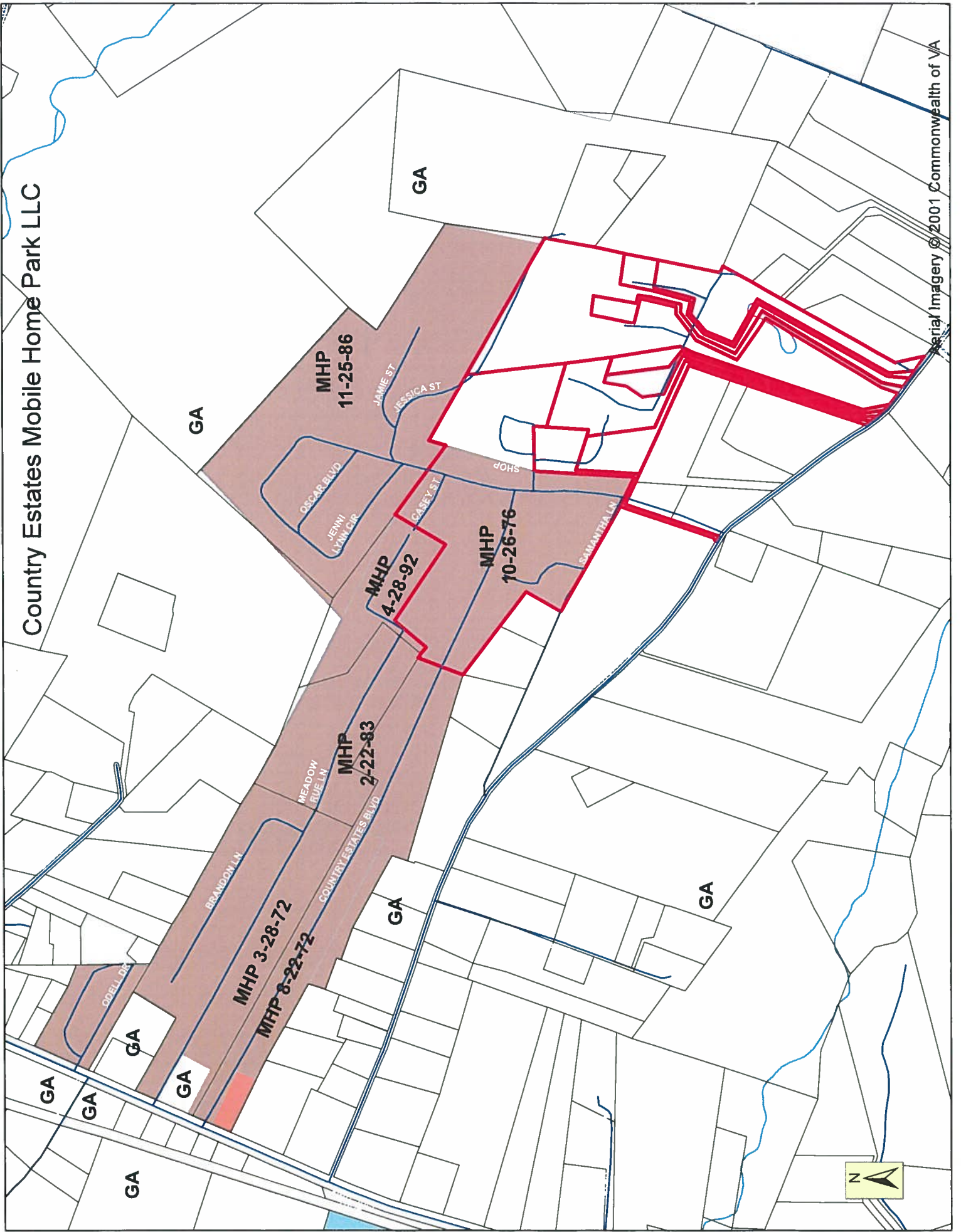
THE HATCHED AREA SHOWN HEREON (28.70 ACRES) IS TO BE COMBINED WITH TM. 49 - 88 UPON REZONING APPROVAL, WITH THE RESULTING COMBINED TRACT TO BE TREATED AS ONE TRACT.



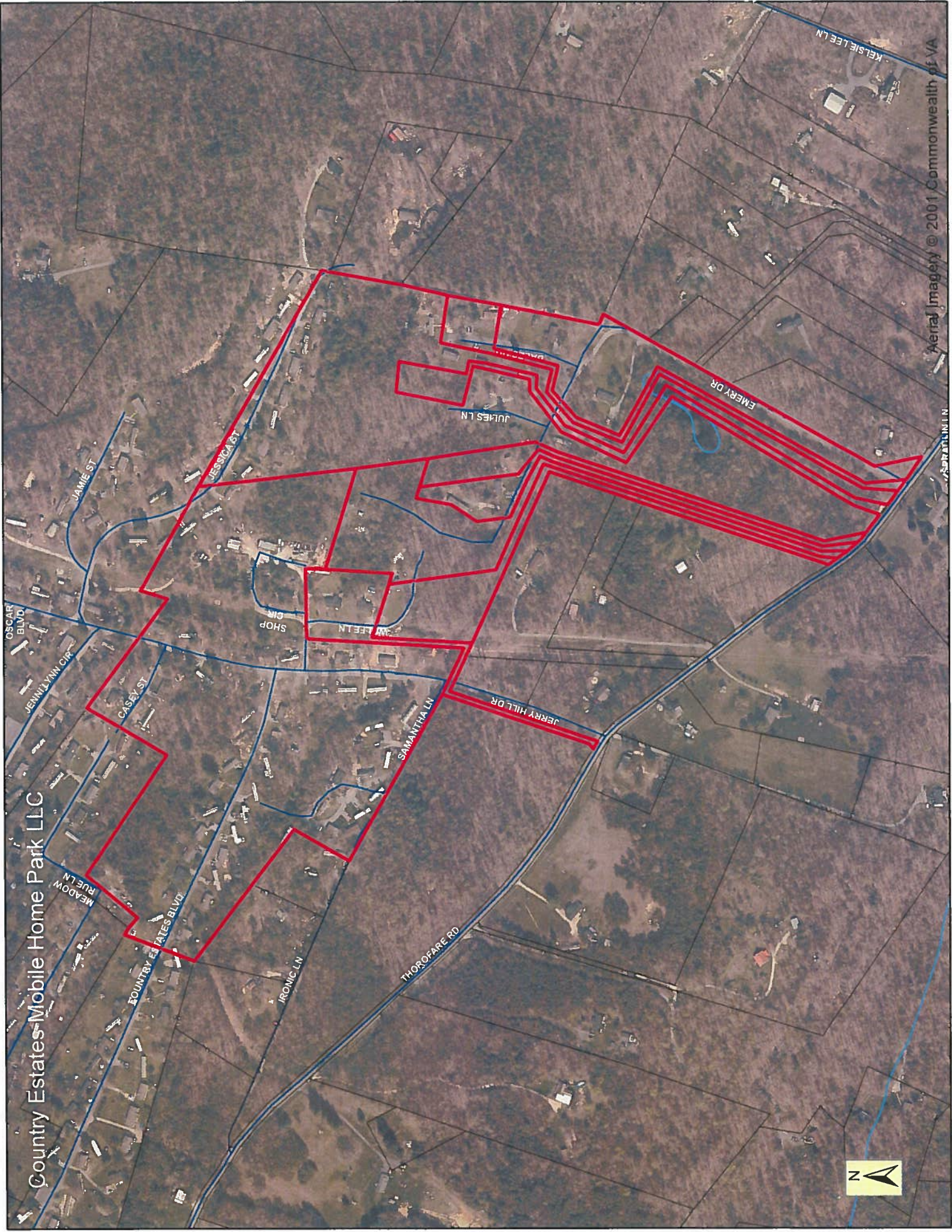
REQUESTED REZONING AREA
 (HATCHED AREA 37.46 ACRES)
 TIRE DUMP 8.76 ACRES
 28.70 ACRES (USEABLE AREA)

REZONING EXHIBIT OF THE
COUNTRY ESTATES MOBILE HOME PARK LLC, PROPERTY
 MIDDLE RIVER DIST. AUGUSTA CO., VA
 SCALE 1" = 200' OCTOBER 10, 2019
 EGS & ASSOCIATES, INC.
 15 FERRY ST., STAUNTON, VA
 0 200 400 600

Country Estates Mobile Home Park LLC



Country Estates Mobile Home Park LLC



Aerial Imagery © 2001 Commonwealth of VA



**COUNTY OF AUGUSTA
STAFF REPORT
Massie Investments, LLC
November 12, 2019**

Agenda Item # 4C

Date 11/12/19

SUMMARY OF REQUEST: A request to rezone from Single Family Residential 15 to Multi-Family Residential approximately 1.37 acres (TMP 067 45A) owned by Massie Investments LLC, located off Fishersville Road (Rt. 641) approximately 150 ft. east of the intersection of Fishersville Road (Rt. 641) and Long Meadow Road (Rt. 608) in Fishersville in the Wayne District. The proposed general use of the property is apartments. The general use of the property stated in the Comprehensive Plan is Planned Residential which is a variety of residential uses at a density of 4-8 units per acre.

PROPOSED PROFFER:

1. There shall be no more than 10 apartment units on the property

VICINITY ZONING: Single Family Residential 15 to the north and east and General Business zoning to the south (across Fishersville Road) and the west.

PREVIOUS ZONING: The property is currently zoned Single Family Residential 15

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

SOILS: Property is not in land use; therefore, soils information is not readily available.

COMMENTS FROM ENGINEER:

Environment Ordinance Considerations

A blue line stream flows along the eastern boundary of the property. 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 Long Meadow Run and tributary which is listed on the Virginia DEQ Draft 2018 Impaired Waters List. This impaired segment extends from the headwaters downstream to its confluence with Christians Creek. The impaired uses are recreation and aquatic life, the specific impairments are E. coli and temperature. The sources are non-point sources for the bacterial impairment and unknown (natural) for the temperature impairment. This segment is covered

by the bacterial TMDL for Christians Creek which must be considered by the applicant. (Federal TMDL ID # 17969)

Overlay Ordinance Considerations

This property lies outside of the Source Water Protection Overlay (SWPO) and the Airport Overlay District (APO) and the Floodplain Overlay (FPO) areas. However, this property lies within of the Urban Service Overlay District (USO) and is therefore subject to the limitations on access to public streets contained in that ordinance.

Subdivision Ordinance Considerations

§21-9.1 Subsection B of the County Subdivision Ordinance addresses street layout and access to adjacent property. Development is required to connect to existing or planned streets and must also provide for access to adjacent property that is located with areas designated in the Comprehensive Plan as Urban Service or Community Development Areas. This property is designated as Planned Residential in the current Augusta County Comprehensive Plan and is expected to connect to adjacent properties as any redevelopment occurs.

Natural Resources Recommendations from the Comprehensive Plan

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

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

COMMENTS FROM ZONING ADMINISTRATOR: If the property is rezoned to Multi-Family Residential, the adjacent property to the north and east of the property could be negatively impacted by traffic congestion, noise, and lights created by the larger density of Multi-Family Residential. Zoning does not feel the adjacent property to the south and west currently zoned General Business will be negatively impacted by the change.

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. Investigation of available fire flow is recommended to ensure that the system is capable of providing the needed fire flow to comply with Chapter 24 of the Augusta County Code requirements for the proposed use of the property. Any upgrades or extensions would be the responsibility of the owner/developer and are subject to Service Authority review and approval.
4. Service authority records indicate that service is being provided to 250 Fishersville Road on TM # 67-45A. However, there is a second addressed structure, 256 Fishersville Road. The meter installed at this location is a standard 5/8" meter, which is typically installed for a single residence only. **Along with the rezoning, some additional information is needed from the applicant regarding what is served by the existing meter and if additional units are planned. Service to multiple units is permissible as long as all of the structures are on the same property and the meter is properly sized.** If the meter is being used in a multi-family application, a meter sizing form will be needed to ensure the proper meter size is installed for the use. If a larger meter is required, additional costs will apply in accordance with the Service Authority Rate Schedule and Policies.
5. There is an existing 8" waterline along Fishersville Road.
6. There is an existing 8" sewer line along Fishersville Road along the front property line and along the southeast side property line of the subject parcel.

COMMENTS FROM HEALTH DEPARTMENT: Property is served by public utilities. No comment from the health department.

COMMENTS FROM FIRE-RESCUE: Fire-Rescue sees little to no impact on service delivery from this request. Fire-Rescue has not further comment.

TRAFFIC:

Rt. 641 Fishersville Rd

- AADT: 450 vpd (2016)
- Posted Speed Limit: 25 mph
- K-factor: N/A, Dir. Factor: N/A
- Functional Classification:
Local

Rt. 608 Long Meadow Rd

- AADT: 4,300 vpd (2018)
- Posted Speed Limit: 25 mph
- K-factor: 0.101 Dir. Factor:
0.621
- Functional Classification:
Major Collector

COMMENTS FROM VDOT:

1. The requested zoning would not require a Chapter 527 Traffic Impact Analysis (TIA). The proffered condition limits the request to 10 apartment units. Depending on exact multi-family use, each unit is expected to generate between 5 and 8 vehicles per day (less than 80 vpd total).
2. The intersection of Rt. 608 and 641 is a 4-way stop controlled intersection.
3. Any entrance must be designed and constructed in accordance with VDOT requirements in Appendix F of the Road Design Manual (a commercial entrance along a local road). Any entrance located within 225' of the 4-way stop intersection may require an access management exception.

Schools:

The table below indicates the enrollment as of October 22, 2019.

School	Program Capacity	Current Enrollment
Wilson Elementary (WES)	834	665
Wilson Middle (WMS)	750	666
Wilson High (WMHS)	900	823

School Board Staff Comments: The request for a change of approximately 1.37 acres from Single Family Residential to Multi-family Residential (apartments) would have little impact on these three (3) schools.

COMMUNITY DEVELOPMENT STAFF COMMENTS:

Pros:

1. Property is served by public water and sewer.
2. Property is in an Urban Service Area where the County wants to encourage future residential growth.
3. The request, with the submitted proffer, is in conformance with the density ranges associated with the Comprehensive Plan Future Land Use Map.

Cons:

1. Request may not be compatible with adjacent single family residential development.

COMMUNITY DEVELOPMENT STAFF RECOMMENDATION: The property currently has two structures. One of the dwellings was built and permitted as a multi-family dwelling when it used to be permitted under the zoning ordinance. The second building was constructed as a single family dwelling and the applicant wants to convert it into apartments, which requires a rezoning as multi-family dwellings are not permitted in single family zoning under the current ordinance. The property is designated as Planned Residential (variety of

residential types at a density of 4 to 8 units per acre) on the Comprehensive Plan Future Land Use Map. The proffer limit to 10 apartment units keeps the request within the density guidelines of the future land use designation. The Service Authority has raised concerns about meter sizing. Any change in use will require site plan review. Staff recommends approval of the request.

Massie Investments LLC



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Massie Investments LLC



**COUNTY OF AUGUSTA
STAFF REPORT
Crescent Development Group, LLC
November 12, 2019**

Agenda Item # 4D

Date 11/12/19

SUMMARY OF REQUEST: A request to rezone from Single Family Residential to General Business approximately 4.6 acres (TMP's 66C (1) 2D, 66C (5) A, 66C (5) C, 66C (1) 3) owned by Crescent Development Group LLC located in the southeast quadrant of the intersection of Jefferson Highway (Rt. 250) and Life Core Drive (Rt. 636) in Fishersville in the Wayne District. The general use of the property stated in the Comprehensive Plan is Community Mixed Use which may include a variety of residential uses as a density of 6-12 units an acre and on up to 40% of the total land area, retail and office uses, and in some but not all cases, industrial uses.

PROPOSED PROFFER:

1. Should a partial access entrance on Rt. 250 be requested for development of the property, the developer will construct a raised median on Rt. 250. If a partial access entrance on Rt. 250 is pursued, the developer and their road designer shall consult with VDOT to determine if a partial access entrance on Rt. 250 is feasible.

VICINITY ZONING: Single Family Residential 15 to the east and south, Manufactured Home Park and General Agriculture to the north (across Rt. 250), and General Business to the west (across Life Core Drive)

PREVIOUS ZONING: The property is currently zoned Single Family Residential

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

SOILS: Property is not in land use; therefore, soils information is not readily available.

COMMENTS FROM ENGINEER:

Environment Ordinance Considerations

Historic maps and aerials show a blueline stream flowing through the property. The applicant is advised to contact the U.S. Army Corps of Engineers and the Virginia Department of Environmental Quality for any requirements related to proposed work in wetland areas or adjacent to any streams.

This property drains to Christians Creek which is listed on the Virginia DEQ 2016 Impaired Waters List. This impaired segment extends from its confluence with Folly Mills Creek downstream to its confluence with Middle River. The impaired uses are recreation and aquatic life, the specific impairments are E. coli, fecal coliform and violations of the general benthics standard. The sources are municipal (Urbanized High Density Area), non-point sources and wildlife other than waterfowl. TMDLs are approved for the bacterial and benthic impairments and must be considered by the applicant. This segment is included in the EPA approved Christians Creek benthic TMDL (Federal TMDL ID # 24514) and the EPA approved Christians Creek bacteria TMDL (Federal TMDL ID # 9480).

Overlay Ordinance Considerations

This property lies outside of the Source Water Protection Overlay (SWPO) and the Airport Overlay District (APO) and the Floodplain Overlay (FPO) areas. However, this property lies within of the Urban Service Overlay District (USO) and is therefore subject to the limitations on access to public streets contained in that ordinance.

Subdivision Ordinance Considerations

§21-9.1 Subsection B of the County Subdivision Ordinance addresses street layout and access to adjacent property. Development is required to connect to existing or planned streets and must also provide for access to adjacent property that is located with areas designated in the Comprehensive Plan as Urban Service or Community Development Areas. This property lies at the intersection of two key roadways in the county. Access management in the form of medians and entrance limitations is highly likely and should be expected. Cross access connections will be required to properties to the east, connecting to Birchwood Road and to the south.

Natural Resources Recommendations from the Comprehensive Plan

Historic maps and aerials show a blueline stream flowing through the property. The Augusta County Comprehensive Plan recommends performance standards to protect natural resources. For Urban Service Areas, a riparian buffer of 35 feet on either side of a stream is encouraged, and where feasible, stormwater should not be piped through in a manner to short-cut the buffer.

COMMENTS FROM ZONING ADMINISTRATOR: If the property is rezoned to General Business, the existing residentially zoned properties may be impacted by the traffic congestion, noise, lights, dust, odor, fumes and vibration from permitted business uses such as motor vehicle repair, machine shops, gasoline retail outlets, dog kennels, lawn and garden centers or fast food establishments that may not be compatible with the residential character of the existing

neighborhood. The Zoning ordinance requires a buffer yard to be provided adjacent to any property line not entirely zoned business or industrial subject to the "buffer yard" requirements in section 25-308 and parking areas to the side or rear of an established residential use in agriculture districts or residential zoned districts must be screened per the requirements of section 25-38. Outdoor lighting must meet all requirements of Article VI "Outdoor Lighting".

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. Investigation of available fire flow is recommended to ensure that the system is capable of providing the needed fire flow to comply with Chapter 24 of the Augusta County Code requirements for the proposed use of the property. Any upgrades or extensions would be the responsibility of the owner/developer and are subject to Service Authority review and approval.
4. There is an existing 8" sewer line along Jefferson Highway (Rt. 250) fronting TM 66C-(1)-3. There is an existing 8" sewer line running through TMs 66C-(1)-3. Downstream evaluation of sewer capacity will be needed prior to development of the properties to verify capacity. The Service Authority Master Plan has identified two (2) sections of downstream sewer as possibly needing replacement due to slope/capacity (identified as Projects F-5A and F-5b in the report).
5. There is an existing 12" water main at the northeast corner of TM 66C-(1)-3. There are existing 8" water lines along Gosnell Crossing approximately 291±' west of TM 66C-(1)-2D and along Myers Corner Drive approximately 514±' west of TM 66C-(1)-2D.

COMMENTS FROM HEALTH DEPARTMENT: Property is served by public utilities. No comment from the health department.

COMMENTS FROM FIRE-RESCUE: Fire-Rescue sees little to no impact on service delivery from this request. Fire-Rescue has not further comment.

TRAFFIC:

Rt. 250 Jefferson Hwy

- AADT: 14,000 vpd (2018)
- Posted Speed Limit: 45 mph
- Functional Classification: Minor Arterial
- $k=0.1$, $Dir.=0.552$

Rt. 636 Lifecore Dr.

- AADT: unknown
- Posted Speed Limit: 40 mph
- Functional Classification: Major Collector

COMMENTS FROM VDOT:

1. The rezoning could have a significant impact on the adjacent roadways depending on the business use developed. However, the property is unlikely to produce a traffic generation large enough to warrant a VDOT Traffic Impact Analysis.
2. All entrances must be designed and constructed in accordance with Appendix F of the VDOT Road Design Manual. Access can be evaluated in detail at time of site plan review.
 - A full access entrance on Rt. 636 at Myers Corner Drive meets the VDOT Access Management Spacing requirements for an unsignalized intersection.
 - A full access entrance on Rt. 636 at Gosnell Crossing would not be supported; however, an additional partial access right-in entrance may be evaluated along Rt. 636 at time of site plan.
 - A partial access (right in/right out) entrance on Rt. 250 is allowable if it meets the minimum spacing of 250' (the functional area of the intersection will not likely be as much of a concern since it is downstream of the intersection). The proffered condition would require a raised median if the entrance is approved by VDOT.

Schools:

The table below indicates the enrollment as of October 22, 2019.

School	Program Capacity	Current Enrollment
Wilson Elementary (WES)	834	665
Wilson Middle (WMS)	750	666
Wilson High (WMHS)	900	823

School Board Staff Comments: The request for a change of approximately 4.6 acres from Single Family Residential to General Business would have no impact on these three (3) schools.

COMMUNITY DEVELOPMENT STAFF COMMENTS:

Pros:

1. Public water and sewer are available, although system improvements may be needed.
2. Property is located in an Urban Service Area where the County encourages future development.
3. Request is compatible with the Comprehensive Plan Future Land Use designation for this property which is Community Mixed Use. This mixed use designation envisions business development on up to 40% of total land area. This parcel is part of a larger area designated as Community Mixed Use.

Cons:

1. Some business uses may not be compatible with adjacent residential zoning and development.

COMMUNITY DEVELOPMENT STAFF RECOMMENDATION: The Comprehensive Plan designates the property for mixed use development; however, the property and surrounding area, on the east side of Life Core Drive, is zoned single family residential. As staff has identified, certain businesses could be incompatible with existing adjacent residential zoning and development. The ordinance requires a buffer yard, either privacy fence or landscaping, adjacent to the parcels zoned residentially which will help mitigate some of the potential impacts.

Staff supports the proffered condition to ensure that any entrance on Route 250 is used as a partial entrance with the construction of a median to ensure the effectiveness of the right-in and right-out entrance if pursued and approved by VDOT.

With the development of Life Core Drive and the Comprehensive Plan amendment which increased the future land use density planned for this area, staff thinks that business development at this location makes sense, but cannot support the request at this time. If the applicant were to proffer out some of the more impactful uses to adjacent residential development, and any future residential re-development in compliance with the surrounding mixed use future land use designation, staff feels the character of the existing area would be better preserved.



1 inch = 257 feet



1 inch = 400 feet

COUNTY OF AUGUSTA
STAFF REPORT
Ordinance Amendment
Section 25-384. Uses permitted by Special Use Permit
November 12, 2019

Agenda Item # 4F

Date 11/12/19

An ordinance to amend Chapter 25. Zoning. Division F. Industrial Districts. Article XXXVIII. General Industrial (GI) Districts. Section 25-384. Uses permitted by Special Use Permit. E. Batching plants for asphalt, cement, or concrete.

This amendment permits the Board of Zoning Appeals to grant a reduction in the current 100 ft. setback from all property lines when adjacent to existing industrial uses and/or zoning and/or railroad right of way.

PROPOSED ORDINANCE TEXT:

CHAPTER 25. ZONING DIVISION F.

INDUSTRIAL DISTRICTS.

ARTICLE XXXVIII. General Industrial (GI) Districts.

§ 25-384. Uses permitted by Special Use Permit.

The uses listed in this section shall be permitted within General Industrial District only upon the issuance of a Special Use Permit by the board of zoning appeals pursuant to the provisions of ARTICLE LVIII of division I of this chapter.

A. General standards applicable to all Special Use Permits. No Special Use Permit shall be issued without consideration that, in addition to conformity with any standards set forth in this chapter for Special Use Permit uses, the following general standards will be met either by the proposal made in the application or by the proposal as modified or amended and made part of the Special Use Permit:

1. Conformity with Comprehensive Plan and policies. The proposal as submitted or as modified shall conform to the Comprehensive Plan of the county or to specific elements of such plan, and to official policies adopted in relation thereto, including the purposes of this chapter.

2. Impact on neighborhood. The proposal as submitted or as modified shall not have undue adverse impact on the surrounding neighborhood.

NOTE: For restrictive conditions applicable to all Special Use Permits, see § 25-584 of Division I of this chapter.

E. Batching plants for asphalt, cement, or concrete.

Batching plants for asphalt, cement, or concrete may be permitted by Special Use Permit

provided:

1. The neighboring area is not characterized by residential, commercial, or industrial development which would be adversely impacted by the proposed use; and
2. Traffic generated by the proposed project will be compatible with the roads serving the site and other traffic utilizing the said roads; and
3. On-site traffic flow will adequately and safely accommodate all traffic to and from the public highways; and
4. All buildings, structures, and operations will be set back at least one hundred feet (100') from all property lines unless the board of zoning appeals determines that greater setbacks are necessary to adequately protect neighboring properties **or the board of zoning appeals determines that lesser setbacks are adequate to protect neighboring properties. For consideration of lesser setbacks, the board of zoning appeals may consider adjacent, existing industrial development and/or or adjacent railroad right of way.**

COMMUNITY DEVELOPMENT STAFF COMMENTS: This ordinance amendment gives the Board of Zoning Appeals, the body that hears Special Use Permits in Augusta County, the ability to reduce the minimum 100 ft. setback from all property lines for asphalt, cement or concrete batching plants. Specifically, the ordinance amendment identifies adjacent existing industrial development or railroad right of way as factors to consider. The current ordinance gives the Board the ability to establish setbacks larger than 100 ft. when determined necessary to adequately protect neighboring properties. This amendment takes into consideration that some existing industrial uses may not require a 100 ft. setback from a cement, concrete, or asphalt batching plants to mitigate impacts.

**AUGUSTA COUNTY PLANNING COMMISSION REGULAR MEETING
SCHEDULE AND INCLEMENT WEATHER RESOLUTION 2019**

WHEREAS, § 15.2-2214 of the Code of Virginia (1950), as amended, authorizes the Augusta County Planning Commission to fix a schedule of regular meetings and fix the day or days to which any meeting shall be continued due to inclement weather.

WHEREAS, the Planning Commission now desires to establish its schedule for regular meetings during calendar year 2020.

BE IT RESOLVED BY THE AUGUSTA COUNTY PLANNING COMMISSION:

1. The Planning Commission shall hold regular meetings during calendar year 2020, in the Board Meeting Room at the Augusta County Government Center, on the dates and at the times set forth below:

January 14, 2020	7:00 p.m.
February 11, 2020	7:00 p.m.
March 10, 2020	7:00 p.m.
April 14, 2020	7:00 p.m.
May 12, 2020	7:00 p.m.
June 9, 2020	7:00 p.m.
July 14, 2020	7:00 p.m.
August 11, 2020	7:00 p.m.
September 8, 2020	7:00 p.m.
October 13, 2020	7:00 p.m.
November 10, 2020	7:00 p.m.

2. Prior to the regular meeting listed above, the Planning Commission may make a site visit of any rezoning application site being heard at the public hearing/regular meeting. Such visits are open to the public and shall be advertised in accordance with 2.2-3707 of the Code of Virginia.
3. Prior to the regular meeting listed above, the Planning Commission may meet for a staff briefing related to proposed ordinance amendments to be heard by the Planning Commission at their regular meeting. Such briefings are open to the public and shall be advertised in accordance with 2.2-3707 of the Code of Virginia.
4. The Planning Commission may also hold worksessions throughout the year on an as needed basis. The scheduling of such worksessions shall be in accordance with 15.2-2214 of the Code of Virginia. Worksessions are open to the public and shall be advertised in accordance with 2.2-3707 of the Code of Virginia.

5. In the event the Chairman of the Planning Commission, or the Vice Chairman of the Planning Commission, if the Chairman is unable to act, finds and declares that weather or other conditions are such that it is hazardous for members of the Planning Commission to attend a meeting, such meeting shall be continued to the next Tuesday. Such finding and declaration shall be communicated to the members of the Planning Commission and the media as promptly as possible. All hearings and other matters previously advertised shall be conducted at the continued meeting and no further advertisement is required.

BE IT FURTHER RESOLVED, that this resolution be adopted by the Commission, recorded in its minutes, and inserted in a newspaper having general circulation in the County at least seven days prior to the first meeting held pursuant to the adopted schedule.

