2019-2039

Stuarts Draft Small Area Plan

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Department of Community Development

2019-2039

Augusta County, Virginia

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Timmons Group

Stuarts Draft Small Area Plan

Augusta County, Virginia

Adopted ____ __, 2019

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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)[1].

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 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.

[1] Augusta County Comprehensive Plan 2014/2015 Update. Adopted August 26, 2015.

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)

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% 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. Furthermore, the surrounding areas designated Agricultural and Rural Conservation directly reflect the vision statement's sentiment of keeping the community framed by agriculture and rural land uses.

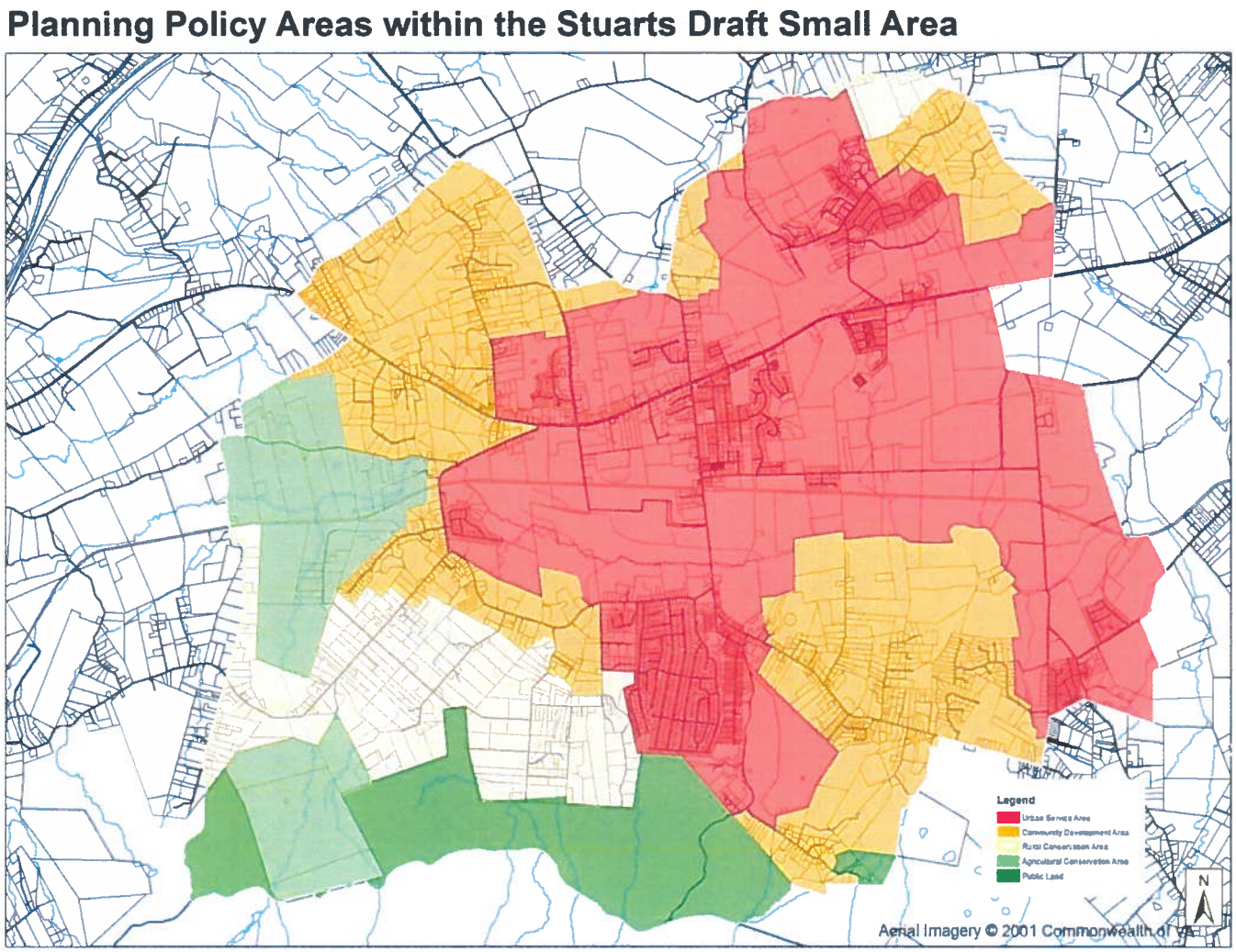
Table 1. Planning Policy Areas in the Stuarts Draft Small Area

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 Figure 3 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.

Figure 3. Planning Policy Areas within Stuarts Draft



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%
Land Use Category	**Land Area (Acres)**	**Percent of Total**
Agricultural, Rural Conservation Areas and Public Lands	5,088	28.5%
Total	17,883	100%

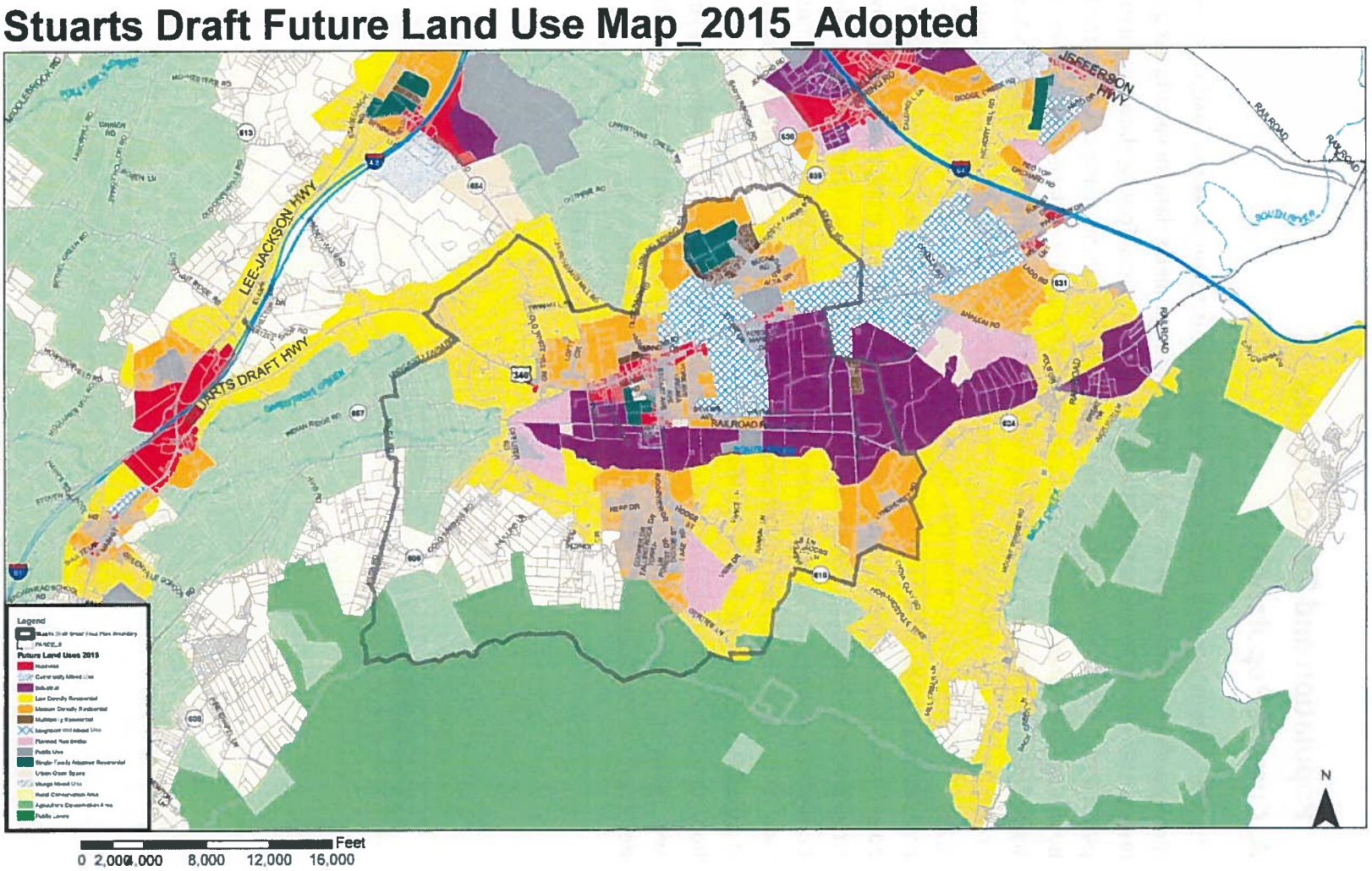
Note: Land area shown in the above table does not provide a breakdown for land designated as floodplain of which approximately 1,262 acres of the 17,883 acres within the small area, or 7%, is designated.

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 Figure 4 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.

Figure 4. Stuarts Draft Future Land Use Map Adopted 2015

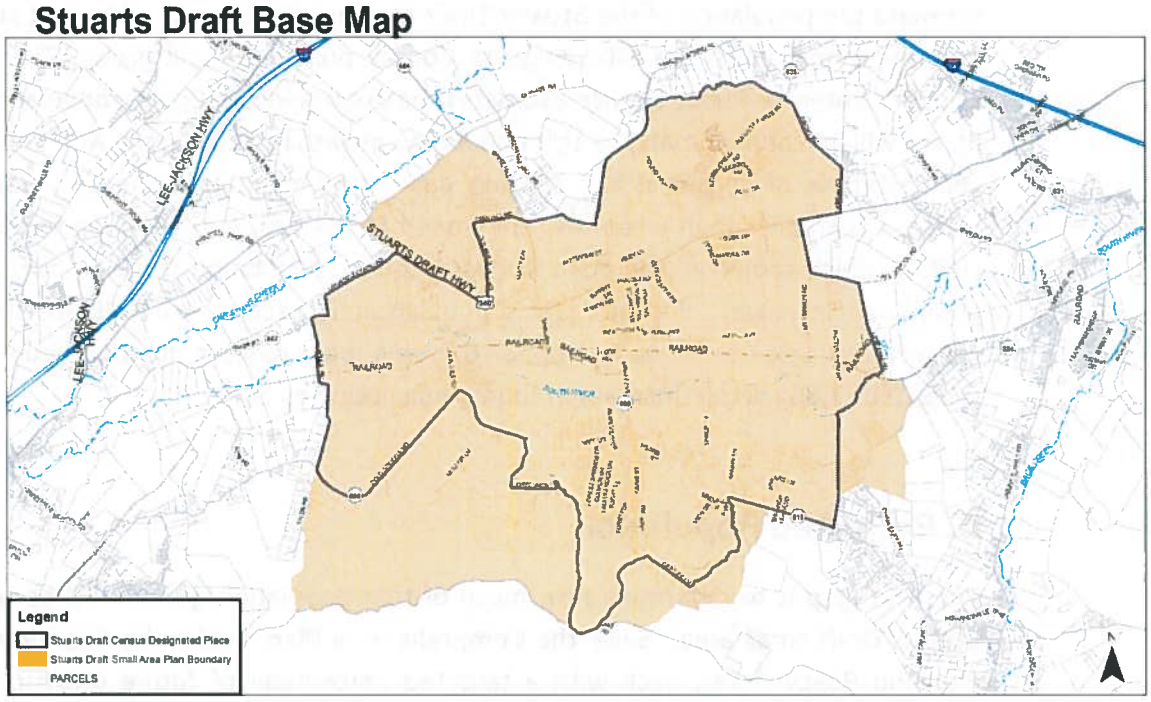


II. Population and Demographics

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 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 5. Stuarts Draft Census Designated Place 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 American Community Survey (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.

Note: The reason 2040 is used for the above projections as compared to the Plan's timeframe of 2039, is reflective of grounding the projection's methodology so as to match the used Weldon Cooper population estimates which have a 2040 horizon.

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 2013-2017 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 entire 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

	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

III. The Stuarts Draft Small Area

A. Stuarts Draft History

According to an article published in the Stuarts Draft Hub on Friday August 11th of 1972, Stuarts Draft was founded in the mid-1700s by Thomas Stuart the son of Archibald Stuart. Archibald Stuart was a Scottish immigrant who fled Britain from religious persecution in 1725 and settled in Pennsylvania. After he was granted a general amnesty in 1732, his family joined him and they moved from Pennsylvania to Augusta County in 1738 where they settled on a farm near Tinkling Spring. Thomas Stuart, Archibald's son, bought 353 acres of land in 1749 and it is that purchase which is considered the founding of Stuarts Draft.

While the "Stuart" part of the community's name is obvious, the "Draft" part is a bit more difficult to determine; however, it is often attributed to a current of air moving through a low lying area near water along with accounts of a strange wind blowing over the village. Based on conversations with two community historians, another origin for the name is the document drafting the land sale[2].

The village, originally settled, was near Howardsville Turnpike and had a tavern and general store. The rugged terrain made it difficult for the village to transport goods. Some goods could be brought to the village by horseback but many necessities were constructed by the settlers from the land.

In the mid-1800s, an improved road was established, making it possible for settlers to travel by horse drawn carriage to Scottsville to the east to exchange goods. Some three decades later, the Norfolk and Western Railway was built allowing for an additional village to be established in close proximity to the south with a store, mill, blacksmith shop, hardware store, post office, depot and the Dodge Inn. The development of the railroad brought a period of increased prosperity and growth for Stuarts Draft[3].

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[2] Conversation with Larry Cohron and Randall Almarode on October 11, 2019.

[3] Critzer, Ben. "Stuarts Draft Goes Way Back." *The Stuarts Draft Hub, Vol.1-No.1.* August 11, 1972. Published weekly with the News Virginian.

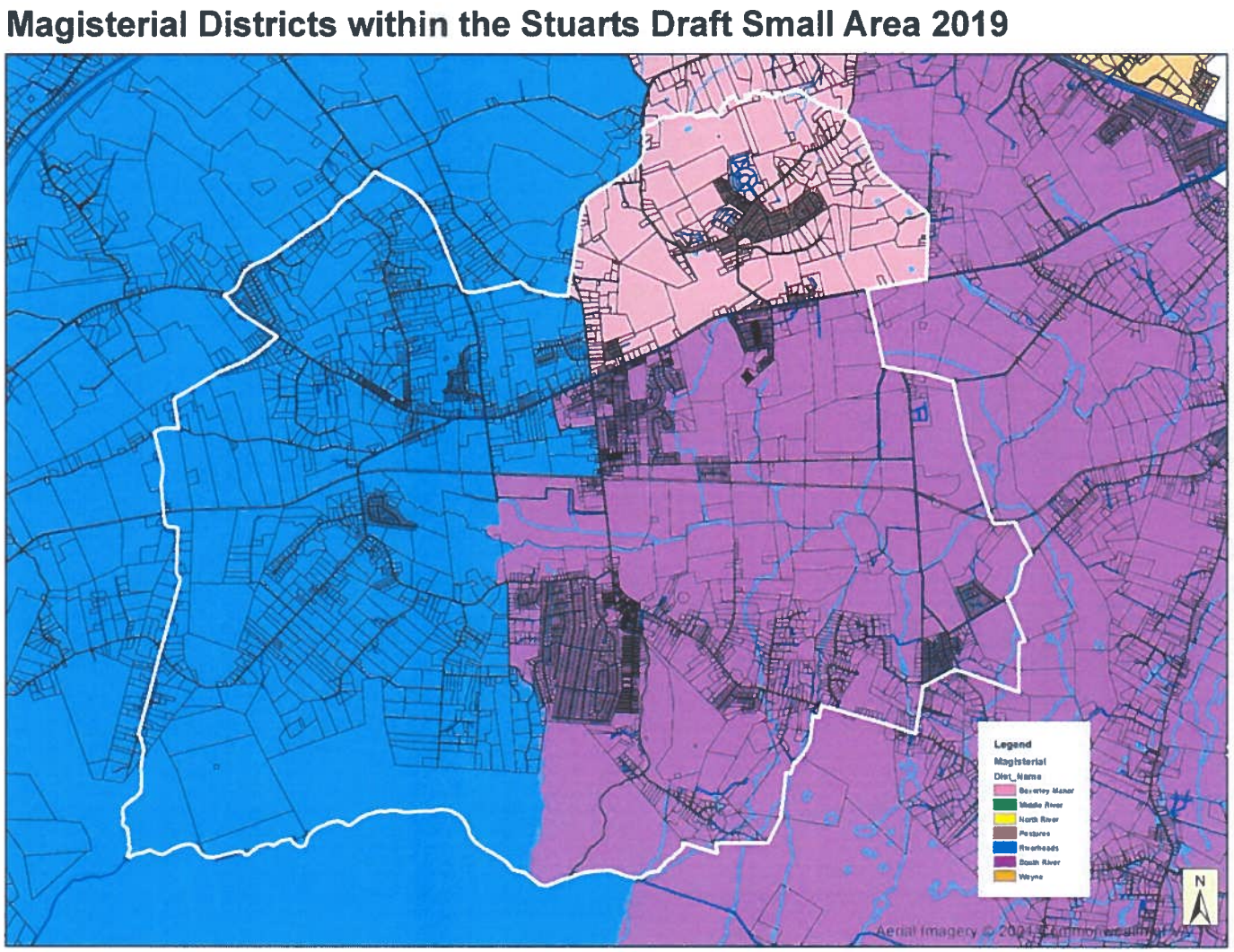
In more recent history, Stuarts Draft has experienced growth in several industrial/manufacturing industries. Draftco, a machine and fabrication shop located at Johnson Drive, sited in Augusta County in 1965. Nibco, manufacturer of copper fittings, located at Johnson Drive in Augusta County shortly after in 1969.

Hershey, McKee Foods, Target, and Hollister, four of Augusta County's top ten employers located in the Stuarts Draft area from the late 1970's through 1995.

B. Stuarts Draft and the Surrounding Area

The Stuarts Draft small area is an identified development area of Augusta County. Beverley Manor, Riverheads, and the South River magisterial districts come together within the Stuarts Draft small area (See Figure 4).

Figure 6. Magisterial Districts within the Stuarts Draft Area



The community has a core historic downtown which is roughly 5 miles west of the Waynesboro city limits. The historic downtown has seen a decline in existing business uses over the years as visibility and transportation access of Route 340 have been the main draw for new business development. A revitalization of the mixed use character of the historic downtown area is a key economic development and land use goal of this plan.

The larger Stuarts Draft area is representative of both agricultural land and residential, business, and industrial development.

The Stuarts Draft community is situated southwest of Fishersville, which is another designated growth area of Augusta County.

Stuarts Draft is located within close proximity to Interstate I-81 and I-64 making it a prime location for industrial, business, and residential development.

Land directly north and west of the community is mostly rural and minimally subdivided and envisioned to remain as such. The southern border of the Stuarts Draft small area is the George Washington National Forest, bounding the community by an important natural, scenic, and recreational asset.

IV. The Plan for Stuarts Draft

A. Overview

The Stuarts Draft Small Area Plan is comprised of several sections. The foundation of the Stuarts Draft Small Area Plan is the vision statement. The vision statement is followed by a description of the Future Land Use Map. Next are a series of sections, based on topic area, that identify lists of goals, objectives, and policies. The identified goals speak directly to the foundational vision statement and tie back to the Future Land Use Map. The Plan concludes with the development design suggestions and the implementation strategy.

Since the Stuarts Draft Small Area Plan is a follow-up document to the County's 2014/2015 Comprehensive Plan Update, the Stuarts Draft Small Area Plan does not supersede the Comprehensive Plan but supplements and refines it. The Stuarts Draft Plan provides additional goals, objectives, and policies than those found in the countywide plan and should be referenced for development projects and grant funding opportunities within the Plan boundary.

1. **Planning Policy Areas**

The foundational component of both the countywide Comprehensive Plan and the Stuarts Draft Small Area Plan are the Planning Policy Areas which implement the desired growth strategy. As previously discussed, the Comprehensive Plan creates four Planning Policy Areas for implementing the vision of the Plan. A vision which intends to concentrate well-planned urban development so as to preserve productive, well-protected agricultural land. The four Planning Policy Areas are the Urban Service Areas, the Community Development Areas, the Rural Conservation Areas, and the Agricultural Conservation Areas.

In addition to growth targets for the Planning Policy Areas, the Comprehensive Plan also describes the character, form, and general pattern for growth and development in the County's Urban Service and Community Development Areas.

While the boundaries of the Stuarts Draft small area include some Rural Conservation and Agricultural Conservation Areas, it is the Urban Service and Community Development Areas, making up 71.5% of the area, that are targeted for the type of development described below, which is taken directly from the Augusta County Comprehensive Plan 2014/2015 Update.

Urban Service Areas

Urban Service Areas are defined as areas which are appropriate locations for development of a full range of public and private land uses of an urban character on public water and sewer, in either the immediate or long term future.

Urban Service Areas are characterized by relatively substantial amounts of existing development and public utilities and facilities, substantial amounts of available developable land, and good transportation access. Those areas designated as Urban Service Areas are those which are appropriate for urban development on public water and sewer within the 20 year timeframe of this Plan. The infrastructure is not in place at this time to provide service to every parcel identified as being in the Urban Service Area. However, as development occurs the expectation is that it will be on public water and sewer service. It is also recognized that not every parcel of land in the Urban Service Area will be sold for development within the next 20 years and not every parcel, due to site specific considerations, is appropriate for development at the densities proposed.

The development that is expected to take place in the Urban Service Areas is expected to be compact, interconnected, and pedestrian oriented while remaining sensitive to the context of the surrounding development as well as the surrounding natural features. Due to the urban nature of the development planned for these areas, intensive agricultural operations would not be encouraged to locate or expand in these areas.

Urban Service Areas are priority locations for:

- Significant amounts of urban residential and employment growth
- Expansions of public water and sewer service
- Local and regional public facilities
- Most "one-of-a-kind" public facilities such as hospitals
- Most industrial development – light, medium, and heavy, with adequate facilities and buffers
- Larger scale urban residential and business developments
- Larger scale mixed use developments, where different combinations of residential, business, and industrial uses will be found within a development

Community Development Areas

Community Development Areas are local community settlements which have existing public water or public sewer systems in place or which have relatively good potential for extensions of either of those utilities. These areas are appropriate locations for future low density, rural land uses based upon road access, the existing land use pattern, and proximity to existing public facilities and services, although they are planned to remain predominantly residential in character.

Most of the Community Development Areas have only public water service. Community Development Areas do not have both public water and sewer service; therefore they are only suitable for lower density, primarily residential uses. As development occurs over the very long term and public water and sewer service is extended, some Community Development Areas may evolve to the point that they are designated Urban Service Areas. The infrastructure is not in place at this time to provide service to every parcel identified as being in the Community Development Area. However, as development occurs the expectation is that it will be on public water or sewer service. It is also recognized that not every parcel of land in the Community Development Area

will be sold for development within the next 20 years and not every parcel, due to site specific considerations, is appropriate for development at the densities proposed.

The development that is expected to take place in the Community Development Areas is expected to be compact, interconnected, and pedestrian oriented while remaining sensitive to the context of the surrounding development as well as the surrounding natural features. Clustered developments would be encouraged in these areas.

As they are existing local community settlements and areas where the county wishes to continue to promote residential development, intensive agricultural operations would not be encouraged to locate or expand in the Community Development Areas.

Community Development Areas are priority locations for:

- Moderate amounts of small scale residential and employment growth at marginally higher densities than in the Rural Conservation Areas
- Limited expansions of public water or sewer service
- Local public facilities
- Small scale, low-intensity commercial and/or light industrial developments

Concentrating growth in the above described areas, will preserve open space and adjacent agricultural land that frames the community, which is part of this Plan's vision. Ultimately, the Stuarts Draft Plan's recommendations are built on a foundation established by the Comprehensive Plan's Planning Policy Areas.

B. A Vision for Stuarts Draft 2039

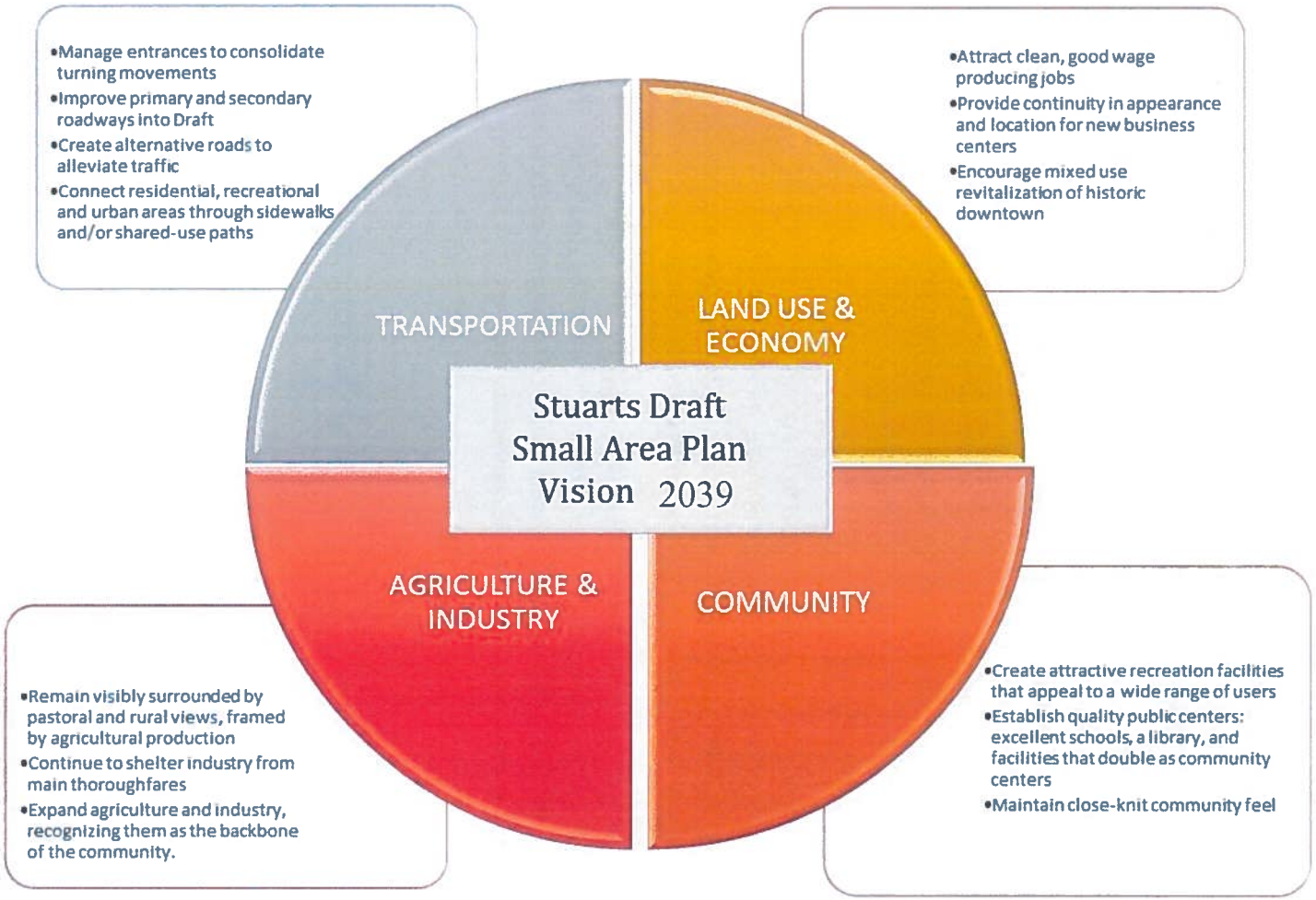
Today the Village of Stuarts Draft is a place born of agriculture with a close-knit community, strong industry supported by hard-working families, ample natural resources, and numerous recreational possibilities.

Stuarts Draft's future should be marked by a theme of cohesive planning and living, connected by a walkable mixed-use path to its residential, recreational, and urban areas. Stuarts Draft will continue to be visibly surrounded by pastoral and rural views as it remains framed by agricultural industry. Its good wage-producing employment centers continue to be sheltered from the main thoroughfares, with accessible, clean business centers providing a level of continuity in appearance and location. Its old downtown is distinguished by its quaint appearance, maintaining the flavor of its historic roots, and remaining mixed-use in nature.

Architectural endeavors continue to add to the quaint and historic feeling of the community in all areas of building, but allow for modern convenience. Safe pedestrian and bicycle facilities are a priority in this nature-driven community where new development is concerned and when connecting existing areas of recreation, business, and living.

Quality public centers include excellent schools, a library, and facilities that double as community centers, emergency services, and which have enhanced "green" features. Attractive recreation facilities which appeal to a wide range of users have and will continue to be added to the network that ties the community together.

Figure 7. Stuarts Draft Small Area Plan Vision Statement Graphic



C. Stuarts Draft Future Land Use Map

The Stuarts Draft Future Land Use Map (Figure 5) includes all of the land located within the Stuarts Draft Small Area Plan boundary on which future land use designations are assigned to Urban Service and Community Development Area land. The boundaries of the different land use categories, outlined in greater detail below, are based on those found in the Augusta County Comprehensive Plan, although there are some unique distinctions. The Stuarts Draft Future Land Use Map shall amend the Comprehensive Plan's Future Land Use Map in determining the appropriate use for property in the Stuarts Draft area. As mentioned previously, some of the land within the Stuarts Draft Small Area Plan boundary is in the Rural and Agricultural Conservation Planning Policy Areas as designated by the Comprehensive Plan Update 2014/2015. These two Planning Policy Areas do not receive future land use designations and will remain the same as they are in the Comprehensive Plan 2014/2015 Update.

Table 5 shows the amount of land found in each of the future land use categories as identified by this Plan's Future Land Use Map.

When comparing the Future Land Use Map adopted prior to this small area planning process with the Future Land Use Map from this Plan, relatively minor changes were made and are summarized in the following: creation of a Recreational Business future land use designation (detailed below), increase from zero acres to approximately thirty-five acres designated as Village Mixed Use in downtown historic Stuarts Draft, decrease in Single Family Attached Residential, decrease in Planned Residential and increase in Urban Open Space to reflect conservation easements or state owned property for conservation and recreation purposes. The multi-family future land use designation remains unchanged as well as the public use future land use designation, which identifies publically owned property.

Table 5. Land Uses of the Stuarts Draft Future Land Use Map

Land Use Category	Land Area (Acres)	Percent of Total
Business	363.9	2.8%
Recreational Business	361.8	2.8%
Industrial	2089.2	16.3%
Neighborhood Mixed Use	1062.8	8.3%
Village Mixed Use	35	0.3%
Low Density Residential	4725.4	36.8%
Medium Density Residential	3228.3	25.1%
Single Family Attached Residential	180.4	1.4%

Land Use Category	Land Area (Acres)	Percent of Total
Multifamily Residential	210.9	1.6%
Planned Residential	231	1.8%
Public Use	175.4	1.4%
Urban Open Space	186.4	1.4%
Total	1,2850.5	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 small area is designated.

1. Business

This designation intends to accommodate retail, professional office, and service-oriented business activities, serving the Stuarts Draft community and the greater region. Although the majority of business designated land is along Route 340, business uses should be oriented so as not to "strip" the major road corridors but instead develop as nodes near the intersections of major roads that are integrated into the surrounding community by way of through streets, sidewalks, and walking/biking trails. Quality development design features, including rear parking, awnings, varied rooflines, and landscaped parking areas should be included in new business developments wherever possible.

2. Industrial

This category applies to areas that are designated for well-planned industrial activities including light manufacturing, warehousing, distribution, laboratory, and processing uses. Industrial uses should not be located along the entrance corridor to the community. Industrial uses shall develop as nodes that can be integrated into the surrounding community by way of through streets, sidewalks, and walking/biking trails while at the same time buffering incompatible uses with natural areas and appropriate screening techniques.

3. Neighborhood Mixed Use

This category is intended for large tracts of land which are appropriate for smaller scale, creatively planned communities that can serve as extensions of existing residential and mixed use communities in the Stuarts Draft area. A mix of residential types with limited convenience retail and office uses and integrated open spaces in a pedestrian-friendly, interconnected environment should be key elements of these neighborhoods. A mixture of residential units that provide for the variety of lifestyle choices and affordability needs of the Stuarts Draft area should also be encouraged.

Compatibility among the various uses should be maintained through design standards that encourage a creative mix of uses and quality development design that fits with the character of the surrounding areas. Design elements including porches, fences, rear garages, reduced setbacks, and other similar elements should be included.

Individual Neighborhood Mixed Use developments should be developed with up to 20 percent of the land area for business uses. Additionally, total residential densities, in the non-business portion of the development, should be between 4 and 8 units per acre and should include single-family detached, single-family attached, and/or townhouse apartment units.

4. Multifamily Residential

This category provides for residential uses developed at higher densities to accommodate multifamily rental or condominium uses in the form of multi-story traditional apartment buildings, townhouse apartments, or manufactured home parks with multiple residential units located on a single parcel. These higher density areas should provide a mixture of unit sizes and appointments to accommodate the needs of Stuarts Draft's younger residents, retirees, and those in need of affordable housing options. A pedestrian-friendly design that incorporates open spaces and can be integrated into the surrounding communities by way of through streets, sidewalks, and walking/biking trails should be a key element of these developments. Multifamily Residential developments should be planned for 9-16 units per net acre.

5. Single-Family Attached Residential

This category provides for residential uses developed at moderate densities to accommodate attached single-family uses in the form of townhouses, duplexes, or triplexes on individual lots. These moderate density areas should provide a mixture of house sizes and appointments to accommodate the needs of Stuarts Draft's diverse community. Individual homes may take the form of multiple-story townhouses or single-story homes but all are encouraged to include design elements such as porches, fences, rear garages, and other similar elements. A pedestrian-friendly design that incorporates open spaces and can be integrated into the surrounding communities by way of through streets, sidewalks, and walking/biking trails should be a key element of these developments. Single-Family Attached Residential developments should be planned for 4-8 dwelling units per net acre.

6. Medium Density Residential

This category includes neighborhoods of single-family homes on individual lots at a typical suburban density. These areas should provide a mixture of house sizes to accommodate the needs of Stuarts Draft's diverse community. Individual homes may incorporate a variety of styles, layouts, and forms but all are encouraged to include design elements such as porches, fences, rear garages, and other similar elements. A pedestrian-friendly design that incorporates open spaces and can be integrated into the surrounding communities by way of through streets, sidewalks, and walking/biking trails should be a key element of these developments. Medium Density Residential developments should be planned for 3-4 dwelling units per net acre.

7. Low Density Residential (CDA Only)

This category provides for neighborhoods of single-family homes on individual lots at a more rural scale and density. These areas should provide a mixture of house sizes to accommodate the needs of Stuarts Draft's diverse community. Individual homes may incorporate a variety of styles, layouts, and forms but all are encouraged to include design elements such as porches, fences, rear garages, and other similar elements. A design that allows the preservation of open spaces and the buffering of adjacent agricultural areas should be encouraged, particularly where it includes the clustering of residential uses. Designs that integrate these areas with the surrounding areas by way of through streets and walking/biking trails should also be encouraged. Low Density Residential developments should be planned for ½-1 dwelling unit per net acre.

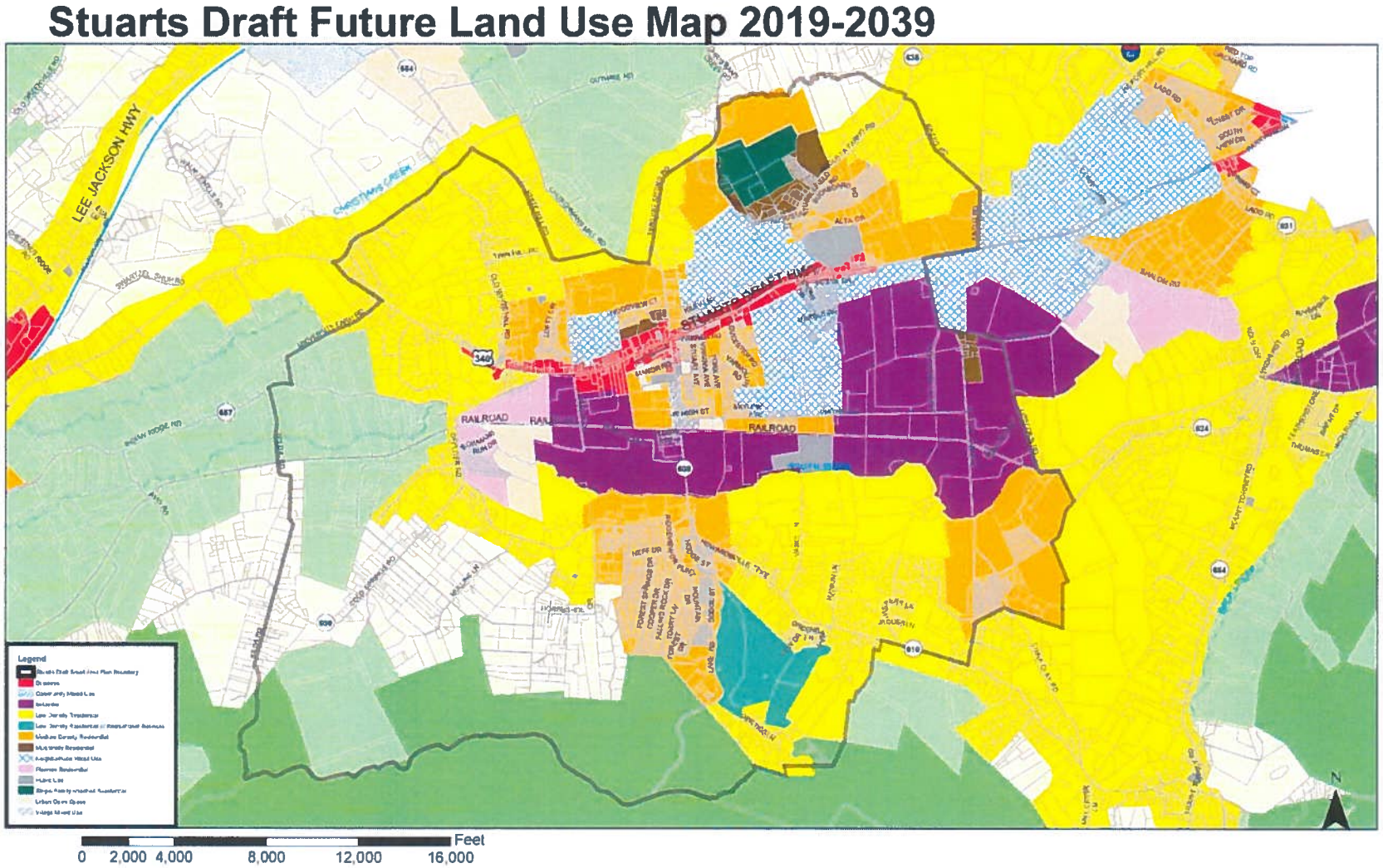
8. Recreational Business

This category is unique to the Stuarts Draft small area and was developed in consultation with the Advisory Committee and public. This category provides for business development on a limited scale, within close proximity of important natural resource recreation opportunities. Businesses developed in this area should support and/or enhance the natural resource attraction and provide amenities to those accessing such recreation, whether tourists or community members. Businesses developed as part of this future land use should blend into the surrounding rural/natural area. These businesses should be compatible with surrounding low density residential development. Examples include: bicycle shops, camping/hiking equipment stores, small restaurants to support recreation users, campgrounds.

9. Village Mixed Use

This category encourages the adaptive reuse of existing structures, as well as infill development conforming to the existing or historic development pattern in the community.

Figure 8. Stuarts Draft Small Area Plan Future Land Use Map



V. Goals/Objectives/Policies

A. Stuarts Draft Transportation Plan

The Augusta County Comprehensive Plan Update 2014/2015 included an updated Transportation Chapter for the entire county. Since the 2014/2015 Transportation Chapter update focused mainly on recommended road and vehicular improvements, staff, the advisory committee, and board members decided to utilize the small area planning process for a detailed bike and pedestrian infrastructure analysis and subsequent recommendations as well as select bridge improvement analysis and recommendations.

The Augusta County Comprehensive Plan Transportation Chapter Update 2014/2015, recognizes that a network of streets is needed to help relieve the projected congested corridors within Stuarts Draft. Specific recommendations for upgrades include the following:

- SR 909 (Johnson Drive) from the current terminus to SR 608 (Cold Springs Road) – Extend road across the South River
- SR 635 (Mount Vernon Road) from US 340 to SR 639 (Wayne Avenue) – Spot improvements for failing Level of Service (LOS) in 2035
- SR 608 (Tinkling Spring Road/Draft Avenue) from SR 635 (Augusta Farms Road) to SR 610 (Howardsville Turnpike) – Spot improvements for failing LOS in 2035
- SR 632 (Shalom Road) from SR 624 (Lyndhurst Road) to US 340 – Upgrade to 2-lane secondary road standards (This project is outside of this plan's boundary).
- SR 970 (Hall School Road) from SR 632 (Shalom Road) to SR 635 (Mount Vernon Road) – Upgrade to secondary road standards.
- SR 971 (Lipscomb Road) from SR 664 (Lyndhurst Road) to SR 970 (Hall School Road) – Upgrade to secondary road standards and evaluate the adequacy of the bridge to accommodate anticipated traffic.
- SR 634, 633, and 639 (Patton Farm Road) from SR 610 (Howardsville Turnpike) to SR 970 (Hall School Road) – Upgrade to secondary road standards
- SR 610 (Howardsville Turnpike) from SR 608 (Cold Springs Road) to east of SR 660 Lake Road – Reconstruct to improve operations and address geometric deficiencies (Project completed).

- Scholastic Way Sidewalk Project – Construct one third mile of five foot wide concrete sidewalk connecting additional neighborhoods to previously constructed sidewalks and providing additional community access to school complex. (Update on completed phases detailed below).

The 2014/2015 Update highlights these needed improvements as a means of alleviating congestion as development continues. In addition to the above mentioned recommendations, this Plan encourages bike/pedestrian improvements throughout the community, specifically along the congested Rt. 608. Please note that this Plan does not leave the Johnson Drive road connection off the table, with the recommendation of a pedestrian connection, but identifies the significant costs, which may be prohibitive if other improvements can be used as a mean of alleviating Rt. 608 congestion.

So as not to repeat the Augusta County Comprehensive Plan Transportation Chapter Update 2014/2015, please reference the entire document for more detailed information. In any case where maps require updated information, an updated map with this Plan's date is included below.

Rather than updating the existing map for the public transit route update for the Stuarts Draft Small area, a new map was created showing existing zoning designations and the current Brite Bus public transit route. It is important to note that since the adoption of the 2014/2015 plan update, the Stuarts Draft Link has been added to the Brite Bus public transit system route within the Stuart Draft Small Area Plan boundary to expand service (See Figure 7).

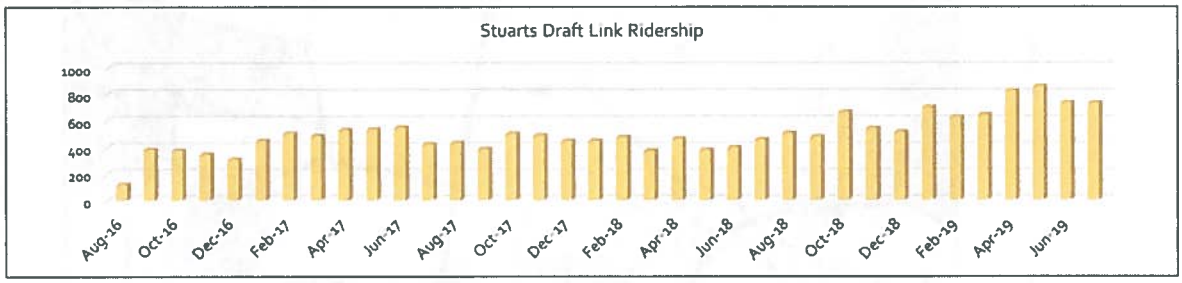
Lines in green on Figure 7 represent the normal Stuarts Draft Link route and areas in red identify an on –call service. The route currently serves existing business and residential development of various densities, including a senior housing development, and connects such development to the Fishersville community and the City of Waynesboro via Ladd Road.

The current bus stops are located at Montague Apartments (on-call service) and the following stops on the regular route: Highland Hills Apartments, Brittany Knoll, Shenandoah Valley Estates, Augusta Farms Apartments, Augusta Health Stuarts Draft, Broadmoor Plaza, Target Distribution Center, Stuarts Draft Retirement Community, and the Walmart in the City of Waynesboro.

Below is a graph of public transit ridership by month for the Stuarts Draft Link. A monthly ridership of 119 patrons in August 2016 has grown to a monthly ridership of 730 patrons for July 2019. The highest monthly ridership for the Stuarts Draft Link was

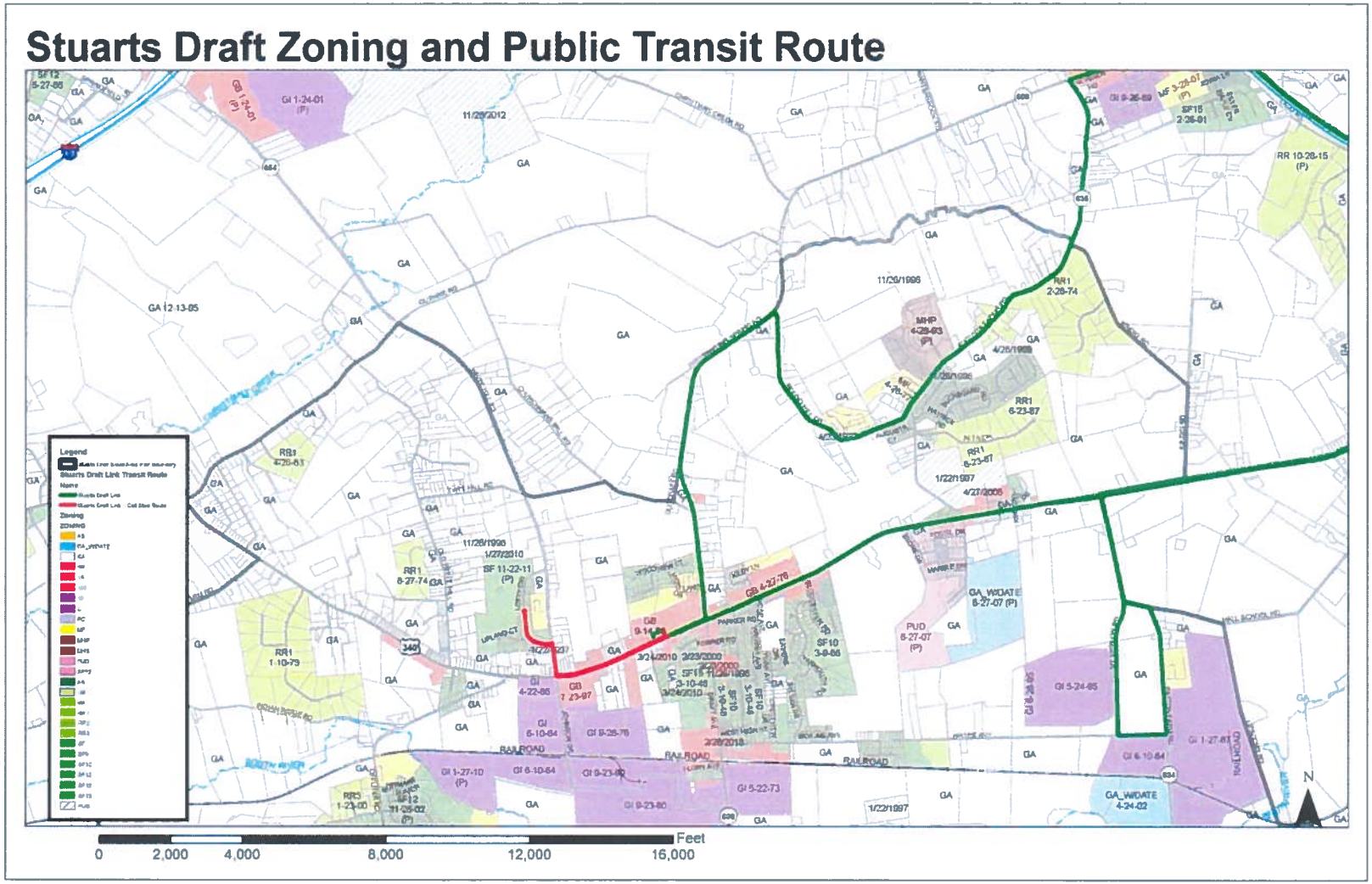
856 patrons in May of 2019. The Stuarts Draft Link has seen an approximately 65% increase in ridership from FY 2017 to FY 2019.

Figure 9. Stuarts Draft Link Ridership



Data Source: Central Shenandoah Planning District Commission

Figure 10. Brite Bus Public Transit Map



Below, the plan provides a brief update on completed projects since the adoption of the Augusta County Comprehensive Plan 2014/2015 Update:

A County priority transportation project from the 2014/2015 plan update, located in the Stuarts Draft area, was improvement of the SR 610 Howardsville Turnpike from SR 608 Cold Springs Road to SR 660 Lake Road. The purpose of this project was to improve the Route 610 (Howardsville Turnpike) corridor from 1/8 mile east of Route 608 to just east of Campbell Lane. This 0.5 mile long project widened the road from 22 feet to 28 feet with curb and gutter throughout. It also improved the roadway alignment and profile to provide better visibility, and realign the intersection of Route 610 and Route 912 (Hodge Street). This project was completed on 3/19/2019, prior to the adoption of this plan. Figure 8. below removes this project from the countywide priority projects map.

Secondly, a segment of the Scholastic Way Shared-Use Path project, located in the Stuarts Draft area, was identified as a priority project in the Comprehensive Plan 2015/2015 Update. Phases I, II and III are complete. Those phases include approximately ¾ of a mile of sidewalk extending from the intersection of Augusta Farms Road and Stuarts Draft Highway to the intersection of Augusta Farms Road and Roundhill Drive. The project is connected to and enhances pedestrian connectivity within the Stuarts Draft School Complex which includes Stuarts Draft Elementary, Middle and High Schools. As of April 2019, Augusta County is entering into Phase IV of the Safe Routes to School project which will extend sidewalks along Round Hill Drive from Augusta Farms Road to Brittany Lane. Figure 9 below shows the area of sidewalk completed since the 2014/2015 plan update circled.

The above mentioned projects were the only two county priority projects identified in the 2014/2015 Transportation Update that are located in the Stuarts Draft plan boundary. Other road improvement recommendations for the Stuarts Draft area, from the 2014/2015 plan, still apply and are not changed as a result of this planning process. Essentially this plan accepts the transportation recommendations of the 2014/2015 Update and adds the below referenced additional recommendations:

Therefore, Figure 8 can be used as a visual aid of transportation projects, not yet completed, and recommended by the Augusta County Comprehensive Plan Transportation Chapter 2014/2015 Update as well as additional recommendations from the Stuarts Draft Small Area Plan 2019-2039. A larger conceptual greenway alignment will be shown in a separate map.

Figure 11. Stuarts Draft Transportation Recommendations (Update of Map 7 from Augusta County Transportation Plan 2014/2015 Update)

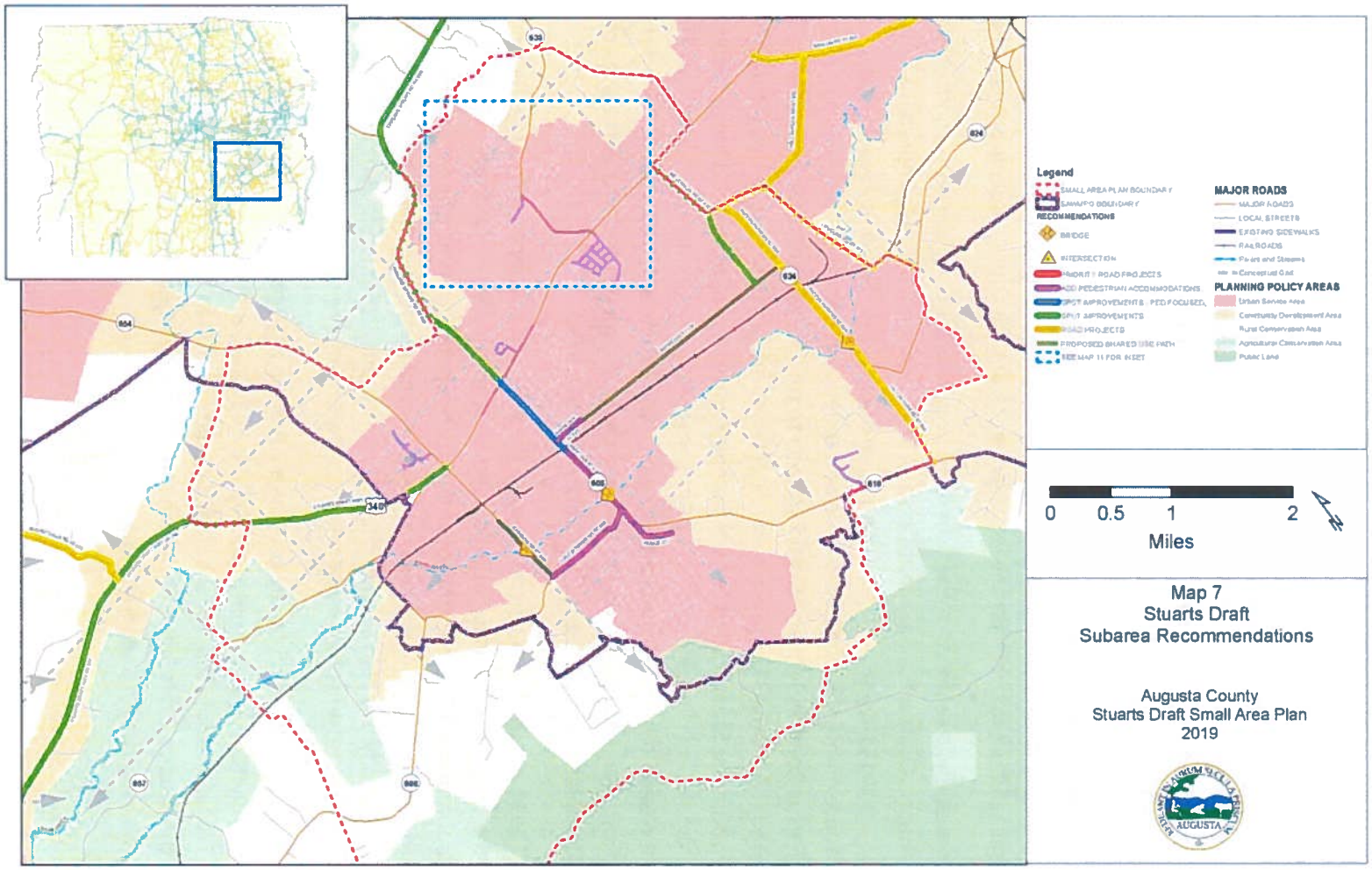
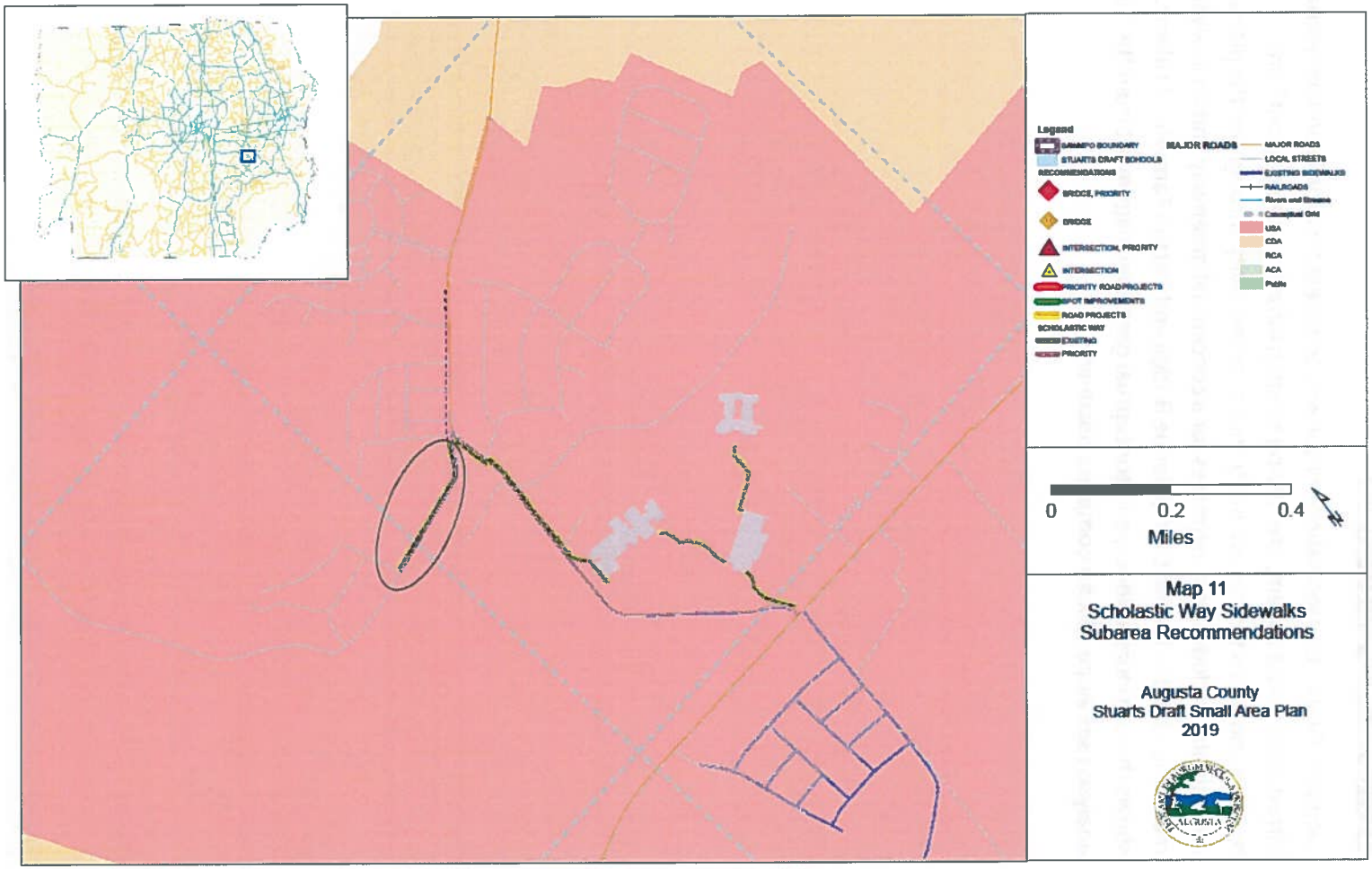


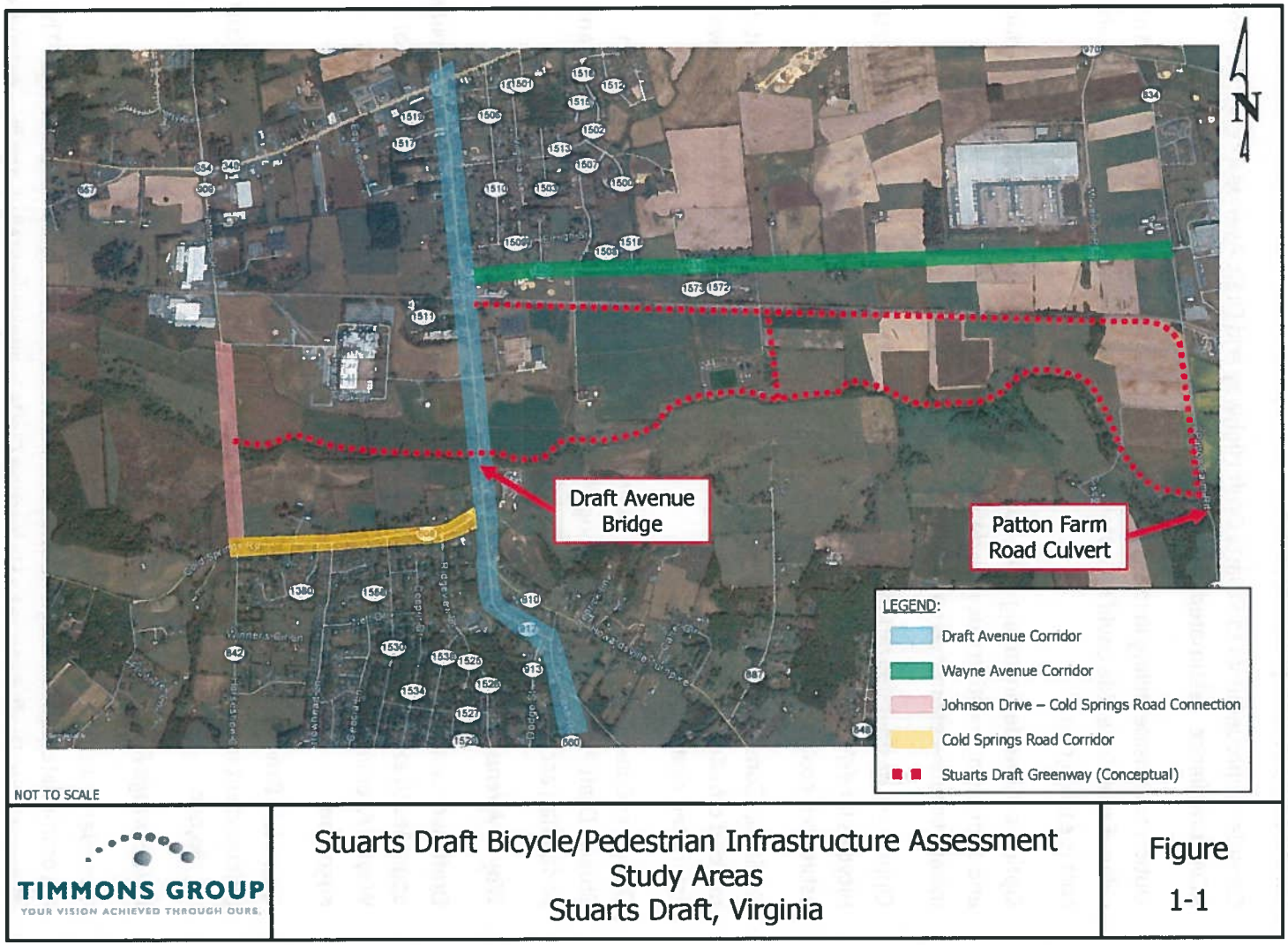
Figure 12. Scholastic Way Sidewalk Project (Update of Map 11 from Augusta County Transportation Plan 2014/2015 Update)



Pedestrian/Bicycle Infrastructure

Timmons Group, transportation consultant, completed a bicycle and pedestrian infrastructure assessment, identifying existing infrastructure and outlining recommendations to improve multi-modal connectivity throughout the plan area. Their analysis also includes cost estimates for a conceptual greenway and an analysis and recommendations for the Draft Avenue Bridge and Patton Farm Road culvert. Figure 11 shows the corridors, bridges, and conceptual greenway alignment from the Timmons analysis (See Appendix for complete document).

Figure 13. Corridors Evaluated by Transportation Consultants



Draft Avenue Corridor (Rt. 608)

Options for corridor improvements:

Consider improvements to Stuarts Draft Highway and Draft Avenue intersection for ADA compliance – estimated cost is $25,000.

Option 1: Consider filling in missing sidewalk sections along Draft Avenue, on both sides of road (one side could be pursued for cost savings), approx. 1,600 ft. estimated cost is $1,100,000.

Option 2: Consider installing ADA-compliant pedestrian crossings along the corridor and addressing existing sidewalk deficiencies without expanding sidewalk infrastructure – estimated cost is $450,000.

Option 3: Consider utilization of pavement markings along the corridor that delineate bicycles lanes/sharrows, pedestrian crossings, and designated parking zones – estimated cost is $210,000.

Option 4: Consider constructing 3,700 feet of sidewalk improvements from the at-grade railroad crossing south to Cold Springs Road, along the western side of the roadway – estimated cost is $2,270,000.

Option 5: Consider widening Draft Avenue the entire length of the roadway from Stuarts Draft Highway to Cold Springs Road to accommodate full-width bicycle and pedestrian accommodation in both directions- estimated cost is $12,130,000.

Wayne Avenue corridor

Draft Avenue to Crestview Drive – Approximately 1,500 ft. – Consider ADA-compliant upgrades to existing sidewalks and installing new sidewalk along the south side of Wayne Avenue for connection to Schneider Community Park – estimated cost is $950,000.

Crestview Drive to Patton Farm Road – 11,000 ft. – installation of a greenway or independent multi-use path along the south side of Wayne Avenue – estimated cost is $2,780,000.

Cold Springs Road Corridor

Consider installation of sidewalk along the north and south sides, alternating to accommodate pedestrian generators and take into account grade cost savings. The distance from Draft Avenue to Horseshoe Circle is approximately 4,250 ft. – estimated cost is $2,440,000

Howardsville Turnpike/Hodge Street

Consider installation of sidewalk along the western side of Howardsville Turnpike for approx. 800 ft. and along the eastern side of Hodge Street for approx. 1,900 ft., with upgrades to existing traffic signal to accommodate pedestrian signal heads and push buttons –estimated cost is $1,700,000.

Johnson Drive/Cold Springs Road Connection

Short-term: Consider a pedestrian connection between Johnson Drive and Cold Springs Road

Stone Multi-Use Path - $1,130,000

Asphalt Multi-Use Path - $1,310,000

Permeable Pavement Multi-Use Path - $1,490,000

Long-term: Full-Depth Roadway with Multi-Use path - $7,356,191 (Note: This cost estimate was provided by VDOT and is different than the estimate provided by the transportation consultant).

Greenway

Recognizing the South River as an important visual, environmental, and recreational asset of the community, this plan evaluates a conceptual circular greenway, along the river, that would provide Stuarts Draft with an important recreational amenity in keeping with the Stuarts Draft Small Area Plan's vision statement.

The conceptual alignment shown in Figure 13, represents approximately a 7.5 mile greenway that connects Johnson Drive to Patton Farm Road along the South River and Wayne Avenue. The cost estimates for this project vary based on the type of material chosen for construction. The aggregate estimates, by material type, are listed below but for a breakdown of the aggregate estimates, see Appendix.

Stone - $5,190,000

Asphalt - $5,990,000

Permeable Pavement - $8,060,000

Bridge Recommendations

In addition to the pedestrian/bicycle infrastructure assessment, Timmons Group evaluated and provided recommendation options and cost estimates for select bridges within the Stuarts Draft small area.

Patton Farm Road Bridge

Consider conducting a detailed hydraulic analysis – estimated cost $25,000.

Short-term – Install a railing or guardrail to prevent vehicles from leaving the roadway and entering the waterway during overtopping/flooding events – estimated cost $40,000. A detailed hydraulic analysis would provide information on the allowable type of railing that could be installed without worsening hydraulic conditions at the crossing.

Long-term - Consideration should be given to raising the grade of the Patton Farm Road culvert crossing to prevent frequent overtopping/flooding events. Depending on the design scenario the following cost estimates are provided:

10- Year Culvert/Bridge Design - $2,490,000

25- Year Culvert/Bridge Design - $3,580,000

100-Year Storm Culvert/Bridge Design - $5,260,000.

Draft Avenue Bridge

Consider a pedestrian only bridge span across the South River directly adjacent to the existing roadway bridge instead of widening the existing superstructure – estimated cost is $2,140,000, depending on the sufficiency rating of the bridge at the time.

Depending on when the project is pursued, and the designated sufficiency rating at the time, a superstructure replacement should be investigated as a potential alternative to a full bridge replacement due to the good condition of the substructure. The preliminary cost estimate to complete an analysis of the entire bridge structure relative to superstructure widening is $10,000.

The installation of bicycle/pedestrian accommodations on the bridge with a superstructure replacement will require the remainder of the bridge be retrofitted to meet current VDOT design standards. The preliminary cost estimate to widen the existing bridge structure to accommodate pedestrians and bicycles is approximately $5,680,000.

See Appendix for the complete transportation consultant, Timmons Group report, including figures and cost estimate matrices.

The County shall continue to implement the Augusta County Comprehensive Plan 2014/2015 Update Transportation Plan. In addition to the recommendations outlined in such update, the County should implement the bicycle/pedestrian and bridge recommendations of this plan. It is important to note that the recommendations detailed above, from the Timmons analysis, provide a range of options and estimated costs. A prioritization of such projects should be done in consultation with VDOT, public input, and potential further study, as pursuit of funding is initiated.

Goal 1: Maintain and enhance a safe and efficient vehicular road network that supports existing uses and planned land uses and development patterns of the Stuarts Draft area.

Objective A: Utilize the most advanced technology to reduce congestion and create more efficient travel at given road capacities.

Policy 1: Smart signal technology. Work with the Virginia Department of Transportation to encourage the implementation of smart signal technology and other signal timing efforts to help roadways operate more efficiently.

Objective B: Improve primary and secondary roadways leading into Stuarts Draft.

Policy 1: Implement spot improvement and upgrade projects as identified in the Augusta County Transportation Plan 2014/2015 Update.

Policy2: Consider evaluating the benefit of improvements to Cold Springs Road and Offliter Road as an additional recommendation for filling out the network of streets to help alleviate congestion on certain corridors. (Not studied with this plan, recommendation for further study).

Objective C: Create alternative roads to help alleviate traffic through congested areas.

Policy 1: Evaluate the conceptual grid network as shown in the Augusta County Comprehensive Plan Update 2014/2015.

Policy 2: Focus on upgrading alternative routes as a means of alleviating congestion in a cost effective manner, prior to pursuit of new roadway alignments.

Objective D: Manage/consolidate entrances to reduce turning movements.

Policy 1: Evaluate/study the possibility of constructing a raised median for portions of Route 340.

Policy 2: Collaborate with VDOT to apply access management standards to arterials, collectors, and local streets per VDOT's Access Management Design through rezoning requests.

Policy 3: Evaluate the County's current Urban Service Overlay district which restricts the number of entrances to see if a more restrictive distance between entrances should be included as part of an entrance corridor overlay.

Objective E: Maintain and enhance transit opportunities within the Stuarts Draft community that will not only support existing development but planned growth.

Policy 1: Identify central locations for a transportation hub within the area. Coordinate such identification with the Brite public transit system and other existing and/or future regional transit opportunities.

Policy 2: Assess adequacy of current transit system serving the Stuarts Draft community and if needed, work with the Central Shenandoah Planning District Commission and Brite Bus services to incorporate additional stops/routes.

Objective F: Ensure bridges within the Stuarts Draft area are structurally sufficient and provide safe and consistent transportation routes for existing traffic and traffic associated with planned future growth.

Policy 1: At Patton Farm Road Bridge, consider installing a railing or guardrail to prevent vehicles from leaving the roadway and entering the waterway during overtopping/flooding events.

Policy 2: In the long-term, and as additional development warrants and/or funding becomes available, pursue reconstruction of Patton Farm Road Bridge.

Policy 3: At the Draft Avenue Bridge, pursue funding for a pedestrian/bicycle only bridge span across the South River directly adjacent to the existing roadway. Depending on the sufficiency rating of the structure at the time funds are pursued, project may include a complete bridge replacement with bicycle/pedestrian accommodations

Goal 2: Support and encourage a variety of transportation options to enhance mobility, including pedestrian and bicycle facilities for both recreation and transportation throughout the Stuarts Draft area.

Objective A: Build organizational public support for bicycle and pedestrian facilities within the Stuarts Draft area.

Policy 1: Establish a bicycle and pedestrian citizen advisory committee.

Objective B: Expand the existing sidewalk network and create more safe crosswalks.

Policy 1: Develop criteria for prioritization of sidewalk and bicycle infrastructure recommendations along the various corridors included in the Timmons study completed with this planning process.

(Note: The Bike Pedestrian Assessment, included in Appendix, shows sidewalks constructed to VDOT design standards, regarding buffer strips. These are conceptual figures and modifications to VDOT standards may be requested at the time of design due to site constraints or other cost prohibitive factors.)

Objective C: Look for opportunities to install shared-use path systems for all non-motorized transportation.

Policy 1: Continue to work with the public and landowners to further refine the conceptual greenway highlighted during this planning process.

Policy 2: Pursue funding of a greenway within the Stuarts Draft community as is conceptually shown in Figure 10.

Policy 3: Develop criteria for prioritization of greenway segments for funding, which may include segments providing transportation and recreational importance.

Objective D: Develop traffic calming techniques through pedestrian-oriented streetscape design.

Policy 1: Where possible, utilize pavement markings, such as bicycle sharrows, pedestrian crossings, and designated parking zones as a means of traffic calming.

Policy 2: Develop traffic calming techniques within residential communities and other areas by developing pedestrian-oriented

streetscape design. For example, in denser, lower speed areas, encourage buildings to locate close to the street right of way, encourage parking to locate behind buildings where possible, allow on-street parking, and provide streetscaping amenities. Consider areas where road widening is anticipated when developing.

Policy 3: Pedestrian-scale lighting and street trees should be encouraged to be located in the setback strips between the roadways and sidewalks to help buffer pedestrian from vehicular traffic.

B. Agriculture

The Stuarts Draft community, as described in the vision statement, is born of agriculture and agriculture still maintains a prevalent land use within the community. As this plan, in follow-up of the Augusta County Comprehensive Plan, recognizes, the Stuarts Draft community is an area designated for business, industrial, and residential growth. However, there are areas within the small area that are designated as Agricultural and Rural Conservation Planning Policy Areas. The goals, objectives, and policies described below apply mainly to such areas.

Goal 1: Support the agricultural heritage of the Stuarts Draft community and maintain the economic strength of existing agricultural operations.

Objective A: Proactively promote agriculture as the roots of the community to ensure all residents respect farmland and farming practices.

Policy 1: Informational signage. Utilize Stuarts Draft welcome signs as an educational tool for Stuarts Draft's agricultural history and present.

Policy 2: Agricultural Tourism. The County should collaborate with and provide information to existing agricultural operations in Stuarts Draft related to the development of agri-tourism businesses. Such discussions should include both an economic development and land use perspective.

Goal 2: Protect and support existing agricultural operations within and adjacent to the Stuarts Draft small area from conflicts with other land uses and from conversion to other land uses as is in accordance with the Future Land Use Map and Planning Policy Areas.

Objective A: Support current agricultural uses through zoning and create a welcoming environment for additional agricultural growth by minimizing conflicts between residential, commercial, industrial uses and agricultural operations.

Policy 1: Buffers. Natural buffers should be included at the outside edges of residential subdivisions and commercial/industrial development that border the Rural and Agricultural Conservation areas within and adjacent to the Stuarts Draft area.

Policy 2: Clustering. The County should encourage new development in Stuarts Draft to be clustered in a manner that preserves quality agricultural land within and adjacent to the Stuarts Draft small area. Clustering should be encouraged near the edges of the Community Development Areas that border the Rural or Agricultural Conservation Areas in order to establish natural buffers.

Policy 3: Conservation easements. Encourage conservation easements on Rural and Agricultural Conservation areas within and surrounding the Stuarts Draft small area.

C. Land Use and Development

Using data from the Augusta County Commissioner of the Revenue, responsible for determining the taxable use and value of all real property within the County, a snapshot of current land use for the Stuarts Draft community is provided below.

As shown in Table 6, the predominant current land use within the Stuarts Draft area is open space and/or agricultural. This land use category includes the following: forest, active agriculture operations, grazing operations, and federal parks and state owned land. The second highest land use category within the community is residential, which is predominantly single family with only about 114 acres used for multi-family (0.7% of total). Although, it is important to note that acres used for multi-family development does not translate to number of units as multi-family developments are denser than other residential developments.

Table 6. Current Land Uses in Stuarts Draft

Land Use Category	Land Area (acres)	Percent of Total
Open Space/Agricultural	6,950	42.4%
Residential	6,235	38%
Public Use/Public Lands	1,913	11.7%
Commercial and Industrial	1,146	7.0%
Churches/Non-Profit	163	0.9%
Total	16,407	100%

Source: Augusta County Commissioner of Revenue Real Estate Records

Note: The acreage total above does not add up to all land in the Stuarts Draft Small Area, likely because some of the acreage data is missing in the Real Estate Records; however, the above chart provides a snapshot of current land uses within the community.

Table 7 shows land area in acres by zoning classification. In order to describe the differences between Table 6 and Table 7, one must understand the difference between current zoning classifications and actual land use as identified by the Commissioner of Revenue. For example, property that is zoned agriculture has a residential use allowed within that zoning classification. Therefore, you can see in Table 6 that over 6,000 acres are classified as residential by the Commissioner of Revenue, while a little over 2,500 acres are actually zoned for residential development. In contrast, Table 7 shows that over 75% of the land in Stuarts Draft is zoned for agriculture, while the Commissioner of Revenue data shows just over 42% as actually being classified as open space or agricultural.

Table 7. Current Zoning in Stuarts Draft

Land Use Category	Land Area (acres)	Percent of Total
Agriculture	12,436	76.9%
Residential	2,561	15.9%

Commercial and Industrial	1,170	7.2%
Total	16,167	100%

Source: Augusta County Community Development Zoning Layer Data

Although not representative of land use by acreage as is presented in the above tables, Table 8 shows the number of existing structures within the Stuarts Draft small area that are identified as agriculture, residential, or commercial and industrial. The agriculture category represents livestock structures, barns, poultry houses, and silos. The residential structure category is cumulative of single family homes (including stick built and modular), mobile homes, multi-family dwellings, townhouse/condominium, and duplexes. Lastly, the commercial and industrial category is made up of business, industrial, restaurant, and gas station dwelling codes.

As is expected, agriculture, although making up close to half of the current land use for Stuarts Draft by acreage, is representative of only 2.7% of the existing structures within Stuarts Draft. Residential land use constitutes approximately 38% of the Stuarts Draft small area but makes up 93% of the existing structures.

Table 8. Existing Structure Classification in Stuarts Draft

Structure Classification	Number of structures	Percent of Total
Agriculture	142	2.7%
Structure Classification	**Number of structures**	**Percent of Total**
Residential	4,921	93.1%
Commercial and Industrial	222	4.2&
Total	5,285	100%

Goal 1: Preserve and enhance the strong sense of community and small town character of the Stuarts Draft area.

Objective A: Cultivate a sense of place within the Stuarts Draft small area so that residents and visitors can clearly identify where the community begins and ends, and where its center is located.

Policy 1: Entrance Corridors. Consider developing an entrance corridor overlay district for the main transportation corridors, especially Route 340, by which vehicles and pedestrians enter the Stuarts Draft community. An entrance corridor overlay district may include regulations for landscaping, pedestrian access, building height, setbacks, access management, signage, lighting, etc. The intent of the overlay district shall not only be to preserve and enhance a sense of place but to provide a well-maintained and aesthetically pleasing entrance to the community.

Policy 2: All lighting should be down lit so as to preserve the areas "dark skies."

Objective B: Maintain and improve the character of the existing urban development in the Stuarts Draft area.

Policy 1: Signage and Lighting. The County should encourage existing business and residential developments to design their exterior lighting and sign designs in order to lessen their impact on surrounding properties. Limitations on signs sizes and number of signs should be considered to prevent sign congestion, especially along important entry corridors.

Policy 2: Preservation of Open Space. The County should encourage the preservation of open space within and immediately surrounding existing development where it serves as an integral part of the development.

Policy 3: Redevelopment of Vacant Business Structures. The county should encourage the re-use and redevelopment of vacant structures on business or mixed-use zoned property, where possible, especially in the historic downtown.

Policy 4: Architectural Character. New development in the Stuarts Draft area, particularly that which takes place on infill parcels, should not sharply contrast with existing neighboring structures with regards to scale, placement, materials, colors, or other architectural details.

Objective C: Preserve the rural nature of the Community Development Areas located in the Stuarts Draft small area.

Policy 1: Community Development Areas. In order to protect the scenic, agricultural and environmental quality of the Community Development Areas, the County should encourage development within these areas to preserve as much quality open land as possible so as to create a transition from Urban Service Areas and the less developed Agricultural and Rural Conservation Areas.

Goal 2: Encourage new development in the Stuarts Draft area to occur in a compact, orderly, and coordinated pattern, with appropriate transitions between new development and existing development

Objective A: Enhancement/revitalization and extension of Stuarts Draft's historic downtown

Policy 1: Village Mixed Use zoning. Consider Village Mixed Use zoning for historic downtown as a means of retaining the character of the established downtown which historically provided social and economic services for the community. Such zoning designation creates flexibility of uses to aid in revitalization.

Policy 2: Pursue grant funding opportunities for downtown revitalization, whether economic incentives or streetscape projects.

Objective B: Prevent conflicts between residential, business, and industrial uses as well as agricultural uses located in adjacent Rural Conservation and Agricultural Conservation areas.

Policy 1: Rezoning approvals. Requests for increased residential densities for specific sites should be evaluated in terms of the Stuarts Draft Future Land Use Map, the pattern of existing development in the vicinity of the site, road access, and available and planned public facilities.

Policy 2: Buffers. The placement of buffers to provide transition between uses of differing densities or intensities should be strongly encouraged. Buffers should use existing topography and vegetation to the maximum extent possible and should provide additional buffer elements whenever necessary.

Policy 3: Encourage low density residential uses as a transition to rural areas and protected open space.

Objective C: Support existing agricultural and industrial operations and create opportunities for growth, in accordance with the future land use map.

Policy 1: As has been the case for existing industrial development in the community, continue to support clean industries with well-designed facilities that protect natural resources and blend into the existing community, and which are setback from main thoroughfares.

Policy 2: Encourage and support expanded agricultural operations as a means of framing the urban areas of the community.

Objective D: Provide multiple options for residential development that will provide adequate housing alternatives for all of Stuarts Draft's residents.

Policy 1: Consider the effect ordinance amendments may have on creating or limiting available housing options within the various zoning districts.

Policy 2: Hold informational community meetings with property owners within the planned Village Mixed Use district to see if rezoning of the area is desirable as a means of providing flexible, additional housing types to coexist with business development.

Policy 3: Utilize the Future Land Use Map and respective future land use designations in evaluation of land use applications as such map provides for a range of housing densities/types as is dictated by the market.

Objective E: Provide sufficient land area for business and industrial uses that are necessary for the effective operation of Stuarts Draft's economy and to provide quality shopping and employment options within the community.

Policy 1: Rezoning/development applications for areas designated Neighborhood Mixed Use should recognize that compatible commercial land uses are an important part of such concept as a means of creating walkable, convenient communities, aesthetically pleasing communities.

Policy 2: Industrial defined uses can apply to a wide range of categories. This plan recognizes the importance of utilizing future planned industrial areas for high employment generating uses and uses that aid in the diversification of the economy.

Objective F: Encourage a development pattern that provides a convenient, safe, aesthetic, and efficient network of urban land uses, which is pedestrian and bike friendly.

Policy 1: Curbs, Gutters, and Sidewalks. All new development in the Stuarts Draft small area should include curbs, gutters, and sidewalks or multi-use paths, particularly in those areas identified as appropriate for business, industrial, mixed use, or residential development at densities of 3-4 units per acre or higher.

Policy 2: Development Pattern. The County should encourage Stuarts Draft to develop with compact, mixed-use, pedestrian-oriented neighborhoods which combine a range of residential types and densities with neighborhood commercial business uses in a convenient, coordinated, and interconnected pattern. More intensely developed areas should maintain a human scale while less intensely developed areas should retain as much of the natural landscape as possible.

D. Environmental and Natural Resources

The Stuarts Draft small area provides a wealth of unique natural resources that this plan aims to protect and remain sensitive to in the context of surrounding development. Furthermore, as the vision statement intends, natural resources not only provide a benefit to those living in the community but those visiting the community and such resources should be linked to the various business and residential developments with multi-use paths and sidewalk infrastructure.

One unique natural resource is the Cowbane Natural Area Preserve which was expanded in 2017 to include a total of 147 acres. This Natural Area Preserve is representative of wet prairies, mesic prairies, and calcareous spring marshes which were once common in the Shenandoah Valley but have been affected over time by agriculture and developed land uses[4]. Pedestrian access to this important asset will be enhanced by the proposed Johnson Drive/Cold Springs pedestrian connection discussed in the previous section.

[4] *Cowbane Prairie Natural Area Preserve.* August 22, 2019. Retrieved from Virginia Department of Conservation and Recreation: https://www.dcr.virginia.gov/natural-heritage/natural-area-preserves/cowbane

In addition, perhaps the most important and wide reaching natural resource within the Stuarts Draft small area is the South River which runs east to west through the community. Development projects along the South River should complement the river, using it as an asset in low impact design. A greenway along the South River will aid in the establishment of desired buffer areas.

Surface water bodies are generally grouped into watersheds. A watershed is an area of land that drains water to a particular point along a stream, river, or other waterbody. The boundaries of a watershed are defined by the highest elevations surrounding the waterbody. The Stuarts Draft small area lies within the South River and Christians Creek Watersheds. The South River is listed on the Virginia Department of Environmental Quality Draft (DEQ) 2018 Impaired Waters List. The South River and Christians Creek Watersheds were also the subject of a Water Quality Improvement Plan completed by DEQ in 2010.

The impaired segments included from the 2010 plan include:

South River:

Headwaters downstream to its confluence with Stony Run and then from the confluence with Stony Run downstream to its confluence with Back Creek. The impaired use is recreation, the specific impairments are E. coli and Fecal Coliform bacteria. The sources of the impairment are wildlife other than waterfowl, non-point sources and agriculture.

Impaired Tributaries:

The following tributaries; Loves Run, Johns Run, Coles Run, and Kennedy Creek and tributaries, are impaired from the headwaters to the confluence with South River. The impaired use is aquatic life, the specific impairment is pH. The source of the impairment is atmospheric deposition-acidity.

Stormwater regulations and streambank restoration, in addition to livestock exclusion, are other important components of protecting the community's unique environmental and natural resources. Figure 12 provides a location reference for stormwater focus areas and identified drainage improvement project areas within the Plan boundary.

Figure 13 shows the floodplain and the source water protection overlay of the zoning ordinance within the Stuarts Draft area. The source water protection ordinance serves to protect the public health, safety and welfare by preventing adverse impacts due to contamination of water or loss of water in aquifers which currently serve as groundwater supply sources. The source water protection boundaries represent a 250

ft.fixed radius around the public water supply, an Area 1 of 1,000 ft. fixed radius around the public water supply, and an Area 2 which is identified through groundwater mapping and testing. The ordinance exempts agricultural and forestry uses, provided best management practices are used, and normal on-site residential uses within Areas 1 and 2. Area 1 prohibits a list of uses that could lead to contamination and Area 2 prohibits a much smaller list of uses, while allowing some uses prohibited in Area 1 with a, provided specific prevention measures are taken. The delineations shown in Figure 13 are part of the current zoning ordinance. This plan does not propose any changes.

Figure 13 also shows the boundaries of the floodplain with the Stuarts Draft community. The floodplain overlay ordinance regulates development within the floodplain. This Plan, encourages a conceptual greenway alignment along the South River and further proposes buffers, streambank restoration, and other measures to protect the South River.

Figure 14. Stuarts Draft Stormwater Focus Areas Map

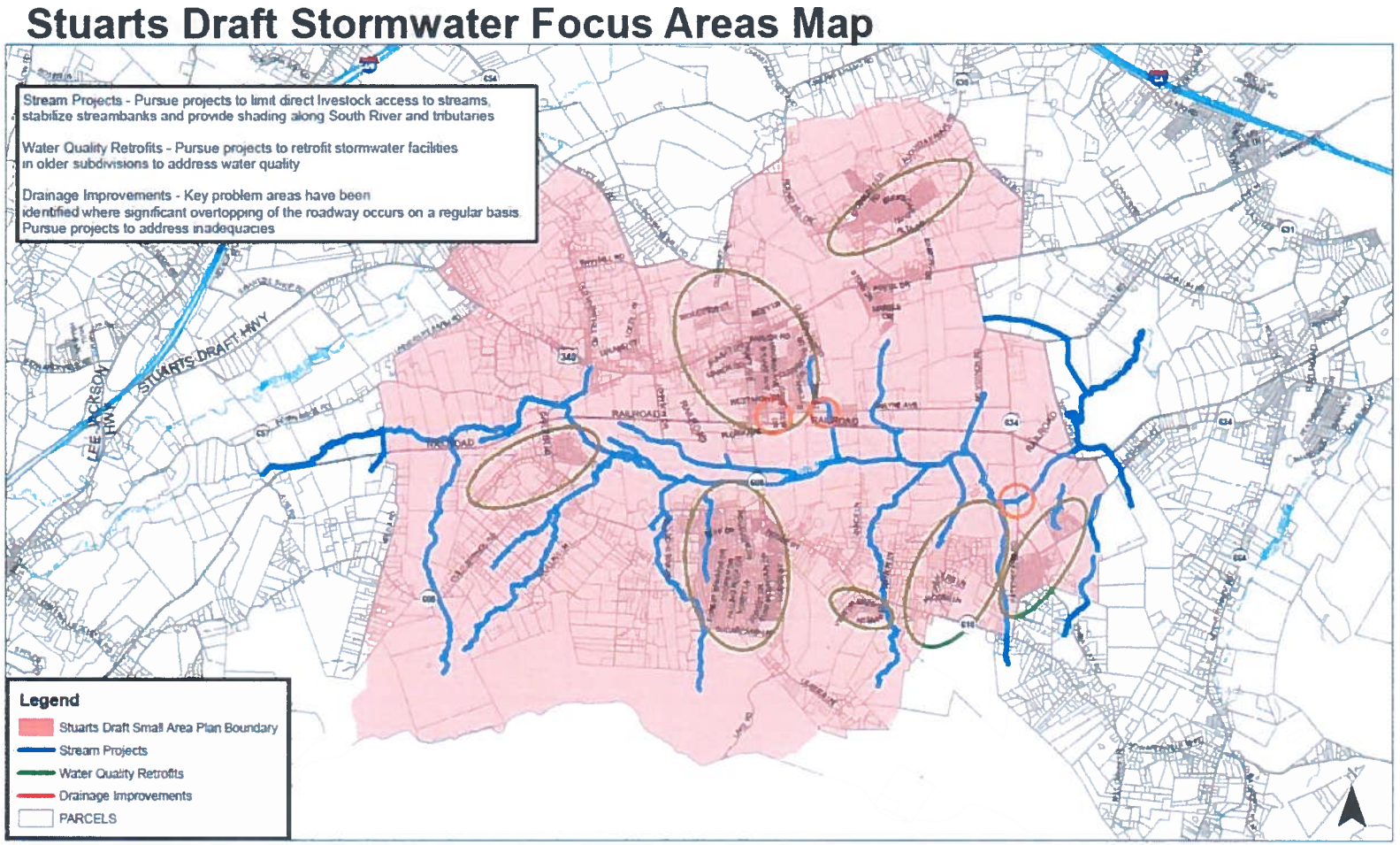
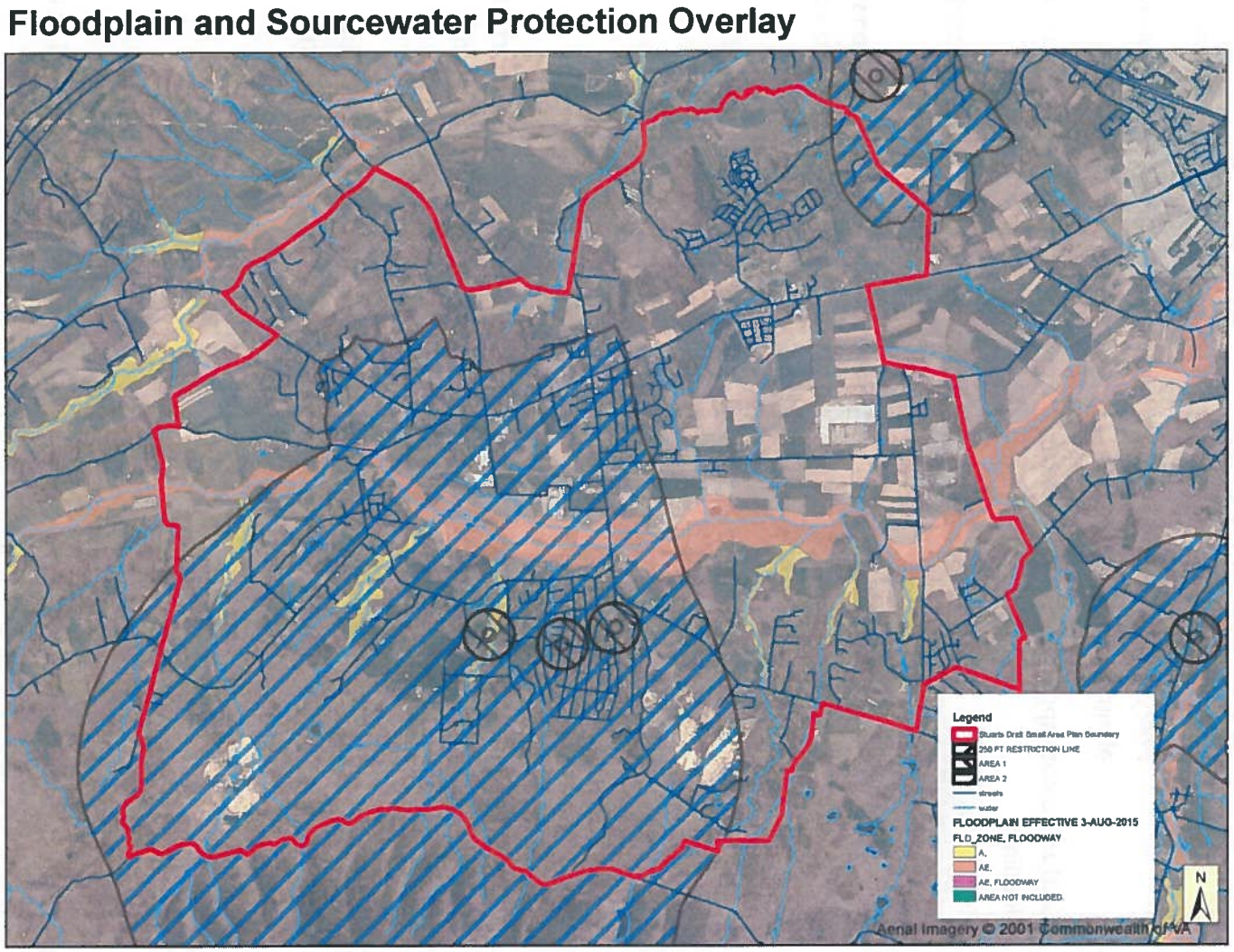


Figure 15. Floodplain and Source water Protection Overlay



Goal 1: Protect the integrity of Stuarts Draft's natural environmental systems.

Objective A: Prohibit development in sensitive areas and encourage environmentally sensitive development.

Policy 1: Consider adoption of a thirty-five (35) foot overlay buffer ordinance on either side of streams and wetlands.

Objective B. Utilize natural features for recreation, education and tourism

Policy 1: Apply for grant funding for the establishment of a greenway along the South River.

Goal 2: Promote appropriate strategies to protect water quality and control runoff and flooding.

Objective A. Pursue projects to limit direct livestock access to streams, stabilize streambanks and provide shading along the South River and tributaries.

Policy 1: Collaborate with Headwaters Soil and Water Conservation staff to support livestock exclusion, manure storage, and other soil and water quality related projects.

Policy 2: Pursue funds to implement streambank projects that will provide the most water quality improvement at the lowest cost.

Objective B. Pursue projects to retrofit stormwater facilities in older subdivisions to address water quality.

Policy 1: Using the subdivisions highlighted in the "Stuarts Draft Stormwater Focus Areas Map," evaluate and study retrofit projects that will provide the most water quality improvement at the lowest cost.

Objective C. Promote strategies to control flooding.

Policy 1: Using the drainage improvement areas highlighted on the "Stuarts Draft Stormwater Focus Areas Map," evaluate, study, and implement drainage improvement projects.

E. Parks and Recreation

Stuarts Draft Park is one of the most used parks in the county. The park is approximately 13 acres located adjacent to Guy K. Stump Elementary School. The park

shares an access road, Kiser Court, with the school. In the fall of 2003 construction of Stuarts Draft Park began and the park was officially opened to the public in 2004. On Memorial Day weekend of 2005, the pool at this facility was opened. In 2016 an amphitheater was built near center field of the Kiser ball field and terraced seating for 200 people was completed for the amphitheater in 2017. The amphitheater was dedicated to a notable community member in July of 2017 and named the John W. Swett Amphitheater. The park is home to the following amenities: park picnic shelter, junior Olympic size pool, pool picnic shelter, pool house, amphitheater, playground, swing set, crushed gravel walking trail, two softball fields and two multipurpose/soccer fields.

The 2003 Augusta County Parks, Recreation and Open Space Master Plan, defined the Stuarts Draft Park as a Community Recreational Facility (CuRF), which serves the immediate needs of a local or an adjacent community and should be located adjacent to an existing community school, church or within an existing park.

A step up from the CuRF is the Major Park Recreational Facility (MPRF) category which is intended to serve several communities within one or two magisterial districts. The Augusta County Parks and Recreation Master Plan Update, while still ongoing, envisions the potential development of Stuarts Draft Park into a MPRF so as to accommodate the growing community as well as to serve adjacent magisterial districts.

Another County owned facility, The Diamond Club, leased to a private group for management and maintenance is a unique, baseball specific, recreational asset for the Stuarts Draft community.

In addition to Augusta County owned recreational facilities, Schneider Community Park, owned by the Stuarts Draft Ruritans Club, provides an important recreational asset for the community.

Goal 1: Establish and maintain parks and recreational facilities that are efficient, effective, and readily available to all residents of the Stuarts Draft small area.

Goal 2: Provide quality recreational programming that educates, enriches, entertains, and provides fellowship opportunities to the Stuarts Draft area.

Objective A: Maintain and improve upon existing park facilities.

Policy 1: Allocate funding for needed park improvements that will help reduce maintenance costs.

Policy 2: Allocate funding for "small/less expensive" improvements to existing facilities that will enhance recreation. For example, additional fields, amenities, adding additional trail segments to lengthen routes, etc.

Objective B: Expand park, community, and greenspace facilities.

Policy 1: Identify land for park expansion. The County should work to find appropriate locations for the expansion of park facilities. Such sites should allow for incremental park expansions to existing Stuarts Draft Park as well as collaboration with the public school system in expanding existing athletic facilities that would be open to all county residents.

Policy 2: Additional greenspace. Set aside additional land for open space along Route 340 so as to create pockets of potential recreational opportunities amongst development areas.

Policy 3: Community Center. The County should work to find appropriate locations to utilize an existing building or identify a vacant site for the development of a community center.

Policy 4: Greenway. The County should pursue grant funding for the development of a greenway and other open space facilities along the South River.

Policy 5: Collaboration. The County should continue to support non-county owned recreational facilities within the small area, recognizing such facilities as valuable community assets.

F. Economy

The Stuarts Draft Small Area is home to 4 of Augusta County's top ten employers. McKee Foods Corporation is ranked #3, Hershey Chocolate of Virginia is ranked #4, Target Corporation is ranked #6, and Hollister, Inc. is ranked #7.

The 2013-2017 ACS 5-Year Estimates estimate 4,798 civilian employed population 16 years and over within the Stuarts Draft CDP. Of those 4,798 civilian employees, 52.7% are male and 47.3% are female. The three top industry employment sectors in the

Stuarts Draft CDP are educational services and health care and social assistance (24.05%), manufacturing (20%), and retail trade (18%). For comparison, the three industry sectors listed above are also the largest employment industries for Augusta County as a whole, although the percentages for manufacturing and retail trade are higher for the Stuarts Draft CDP when compared to the County at 13.8% and 12.7% respectively.

The Stuarts Draft CDP, according to the 2013-2017 ACS 5-Year Estimates, is very similar, although slightly lower, when compared to Augusta County as it relates to median household income and median earnings as is demonstrated in Table 9 below. In addition, the Stuarts Draft CDP has a slightly higher percentage, at 2 percentage points, of individuals below the poverty level than Augusta County.

Table 9. Selected Economic Statistics

	Stuarts Draft CDP	Augusta County
Median Household Income	$53,705	$59,544
Median Earnings	$31,020	$31,170
Percent of Individuals Below Poverty Level	10.8%	8.8%

Another important assessment of an area's economy as it relates to effective land use planning is the in and out commuting statistics of a community. According to American Community Survey 5-year estimates 2013-2017, a little over half (50.5%) of Stuarts Draft CDP workers commute to work within Augusta County and a little under half, although almost evenly split (49.5%), commute to work outside of Augusta County. Such a statistic does appear to support the assumption that Stuarts Draft is somewhat of a bedroom community for those employed across the mountain in Charlottesville and surrounding areas; however, more detailed commuting survey data would need to be obtained for a more substantive conclusion.

Furthermore, based on the same dataset referenced above, approximately 80% of workers living within the Stuarts Draft CDP work outside of the CDP and 20% work within the CDP. This estimate suggests that although Stuarts Draft is home to 4 of

Augusta County's top ten employers, a significant number of those working in those manufacturing establishments do not live within the Stuarts Draft CDP, but draw employees from other parts of the County and beyond.

Land east of Patton Farm Road to the plan's eastern boundary and beyond, has been designated as a Qualified Opportunity Zone (QOZ) within Augusta County. The impetus for this designation can be found in the federal 2017 Tax Cuts and Jobs Act. Capital gains received by a taxpayer from a sale can contribute the capital gains into a Qualified Opportunity Zone Fund. The fund invests the capital gains into a QOZ designated property and defers the realization on the capital gains tax. The program aims to spur investment in QOZ's through the tax incentive.

Goal 1: Promote a diversified economy that encourages entrepreneurs, supports existing businesses, and attracts new employers.

Objective A: Support existing industrial and commercial businesses.

Policy 1: Existing industries. The County should maintain and continue to strengthen their relationship with existing industries in Stuarts Draft. The County should work with existing industries to facilitate desired expansions and ensure the industry operations continue to function successfully.

Objective B: Create a welcoming environment for additional economic growth

Policy 1: Target industries. The County should attempt to attract a specific sector of industries/businesses to support surrounding uses such as the medical growth in nearby Fishersville or the existing concentration of food and beverage companies in Stuarts Draft and Augusta County as a whole.

Policy 2: Promote business opportunities to support tourism. The County should utilize tourism marketing to highlight the many natural resources within the Stuarts Draft area.

Policy 3: Greenway and bike/pedestrian infrastructure. The County should encourage the development of such infrastructure, recognizing the impact such development can have on attracting additional economic growth as industries are looking for places with a strong sense of place and which have a multitude of recreational amenities to attract and retain employees.

Policy 4: The County should review and evaluate ordinances to create flexibility for tourism related businesses to co-exist with associated natural resource areas that may not have the infrastructure accustomed to business development.

Policy 5: Preserve industrial lands identified on the future land use map for employment generating uses.

G. Historic Resources

Stuarts Draft has two structures listed on the National Register of Historic Places. The Harper House, built in 1888 and located on Route 340, was listed on the register in 2006. The structure belongs in the Italianate architectural style, and the register lists periods of significance from 1850 to 1949[5]. According to the National Register of Historic Places Registration Form, the Harper House is not the only contributing structure on the property. The inventory also includes a meathouse, workshop, garage, windmill support and granary as contributing structures[6].

Another resource, The Bare House and Mill, built around 1857 in the Greek Revival Italiante style is located off Wilda Road and was listed on the register in 2002[7].

While not listed on the National Register, the historic downtown of Stuarts Draft, along Draft Avenue, is identified by the community as an important historical asset.

A historical marker in Stuarts Draft, commemorates the birth of John Colter in Stuarts Draft in 1775. John Colter was a member of the Meriwether Lewis and William Clark Expedition, during which he crossed the area we now know as Yellowstone National Park[8]. The historic Colter house and farm is located off of Locust Grove Lane.

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[5] *National Park Service*. (n.d.). Retrieved from NP Gallery Digital Asset Managment System: https://npgallery.nps.gov/AssetDetail/NRIS/05001623

[6] *National Register of Historic Places Form – Harper House*. 12/15/2005. Retrieved from Virginia Department of Historic Resources: https://www.dhr.virginia.gov/historic-registers/007-0233/

[7] *National Park Service*. (n.d.). Retreived from NP Gallery Digital Asset Management System: https://npgallery.nps.gov/AssetDetail/NRIS/02001364

[8] *John Colter*. Retrieved from Wikipedia: https://en.wikipedia.org/wiki/John_Colter on September 19, 2019.

Goal 1: Identify and preserve the physical integrity of existing historic structures and resources.

Objective A: Utilize all available historic resource information for Stuarts Draft in County decision-making.

Policy 1: The County should collaborate with local preservation organizations in the update/obtainment of a historic resources survey/database.

Goal 2: Foster new development that is compatible with Stuart Draft's historic and scenic character.

Objective A: Support efforts to revitalize historic downtown.

Policy 1: Public Education Efforts. The County should support and work with local preservation organizations and individual community members to educate the citizens of Stuarts Draft on the historic resources that are found in the community and how such resources contribute to a strong sense of place.

Policy 2: Historic Tourism Efforts. The County should support and collaborate with local preservation organizations and individual community members on possible ways to utilize interpretive signage or even smart phone applications to highlight historic downtown.

Policy 3: Context sensitive design. The County should encourage any development that occurs in or near Stuarts Draft's historic downtown and other historic assets to incorporate creative and sensitive design so as to reduce a jarring juxtaposition with existing historic character.

Policy 4: Adaptive reuse. The County should encourage the adaptive reuse of existing historic structures.

H. Housing

The Stuarts Draft small area provides a variety of housing types for its residents. Table 10 below further breaks down the existing structure data, reviewed in the Land Use Chapter, by residential type.

As the below table shows, the Stuarts Draft area has an existing inventory of 4,921 residential structures. Over 75% of the existing residential structures are single family dwellings. The second and third largest percentage of residential structures are multi-family (10.4%) and mobile homes (9.2%). It is important to note that the 513 multi-family structures shown below each represent an individual apartment unit. In other words, there are 513 individual apartments within the Stuarts Draft small area.

As was identified in the residential building permit data in Table 3, from 2014 to October 2018, approximately 1,216 residential units were built, excluding manufactured/mobile homes. In order to compare that data to the data in Table 10, we will subtract the mobile home structure number of 452 from the total 4,921 for 4,469 total structures, excluding mobile homes. This means that approximately 27% of all existing Stuarts Draft residential structures were built from 2014 to October 2018.

In addition to the 513 multi-family units existing, there is approximately 57 acres of land currently zoned multi-family residential that is not developed, this number removes a 53.9 acre parcel that is zoned multi-family residential but is owned by the state and conserved for recreation and environment protection purposes, taking it out of the possibility for residential development. Approximately 124 acres is zoned multi-family residential within the Stuarts Draft small area, of which approximately 57 acres have yet to be developed, leaving about 46% of the total multi-family zoned land for future development.

In addition to the 57 acres of land zoned and not developed, there is approximately 51 additional acres that are planned for multi-family residential development in the Stuarts Draft Small Area Plan Future Land Use Map.

In comparison to Augusta County as a whole, the Stuarts Draft small area has approximately 29.6% of the County's total existing multi-family dwelling units.

Table 10. Existing Residential Structures in Stuarts Draft by Type

Residential Structure Type	Number of structures	Percent of Total

Single Family	3,812	77.5%
Modular	63	1.3%
Mobile Home	452	9.2%
Multi-Family	513	10.4%
Townhouse/Condominium	63	1.3%
Duplex	18	0.4%
Residential Structure Type	**Number of structures**	**Percent of Total**
Total	4,921	100%

Table 11 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 11 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 11 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 11. 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

Source: American Community Survey 5 year estimates 2013-2017

Goal 1: Promote housing that creates a strong sense of community and ensures a range of housing types and values for all residents of the community.

Objective A: Ensure the provision of a variety of housing types and values that will meet the needs of all Stuarts Draft residents, from renters and first-time home buyers to aging homeowners.

Policy 1: As identified on the Future Land Use Map, encourage mixed use development that not only includes a mix of residential and business development but a mix of housing forms and sizes, such as townhomes, one-level duplexes, housing for multi-generational families, etc.

Policy 2: Housing developments within the Stuarts Draft area should be affordable and accessible to critical members of the community such as teachers, fire fighters, police officers, and those working in industry within the small area and beyond.

I. Library

The Stuarts Draft Library opened in October 2017 in a storefront in Broadmoor Plaza which fronts on Route 340. In addition to standard public library services, a meeting room available for use when the library is closed and two study rooms are popular with patrons.

Originally open three days a week for twenty hours, high use resulted in the addition of another eight-hour day by July 2018. Demand for service remains high, with increases between fiscal years 2018 and 2019 of 90.9% in check-outs, 96.3% in patrons, and 145% in use of the Wi-fi. It is estimated that these numbers will continue to grow as will public demand for additional programs, meeting room space, and operating hours.

In the short-term, the County should explore extended hours at the existing library and hiring additional staff. In the longer term, the County should explore locations for the expansion of services including building a standalone facility to serve the Stuarts Draft growth area.

Specific goals for the Stuarts Draft Library fall under the following Strategic Directions as listed in the Strategic Plan 2018-2021 for the Augusta County Library.

Strategic Direction 1: Obtain the resources needed to meet our strategic directions, mission statement, and service responses.

Goal 1: Increase library services at Stuarts Draft to the same level as Churchville Branch Library.

Objective A: Add an additional one to two eight-hour days of service.

Objective B: Obtain funding for 2 FTE's.

Objective C: Plan for the future of the Stuarts Draft Library including the development of a building plan for a new facility.

Strategic Direction 2: Build Our Library community.

Goal 1: Provide inviting places, conveniently located with programs for all ages.

Objective A: Work with the Augusta County Library Foundation to begin a fundraising campaign to build a larger library.

Objective B: Provide a regular schedule of programs for all ages, primarily for preschoolers and youth.

Objective C: Continue the annual September Stuarts Draft History displays and programs.

Strategic Direction 4: Provide exceptional public library service.

Goal 1: Maintain a varied collection of materials and services based upon expressed community interests.

Objective A: Continue to develop the collection based on community requests.

Objective B: Provide additional technology training opportunities for the public.

Objective C: Provide weekly preschool storytimes.

Objective D: Recruit and train additional volunteers, including teens.

J. Public Education

The Stuarts Draft small area is served by two high schools, two middle schools, and three elementary schools. A significant majority of the small area is served by Stuarts Draft High School and Stuarts Draft Middle School. A small portion of the small area, located along the western edge of the small area plan boundary, is served by Riverheads High School, Beverley Manor Middle School, and Riverheads Elementary School. The other two elementary schools serving the small area are Stump Elementary School and Stuarts Draft Elementary School. Stump Elementary School serves a central portion of the small area and Stuarts Draft Elementary School serves the northern and eastern portion.

Of the seven school serving the small area, four are located within the small area plan boundary. Figures 12-14 show the areas served by each of the schools as well as the locations of those school facilities within the community. (Note: The maps below clip the school district boundaries by the plan boundary).

Figure 16. High Schools Serving the Stuarts Draft Small Area

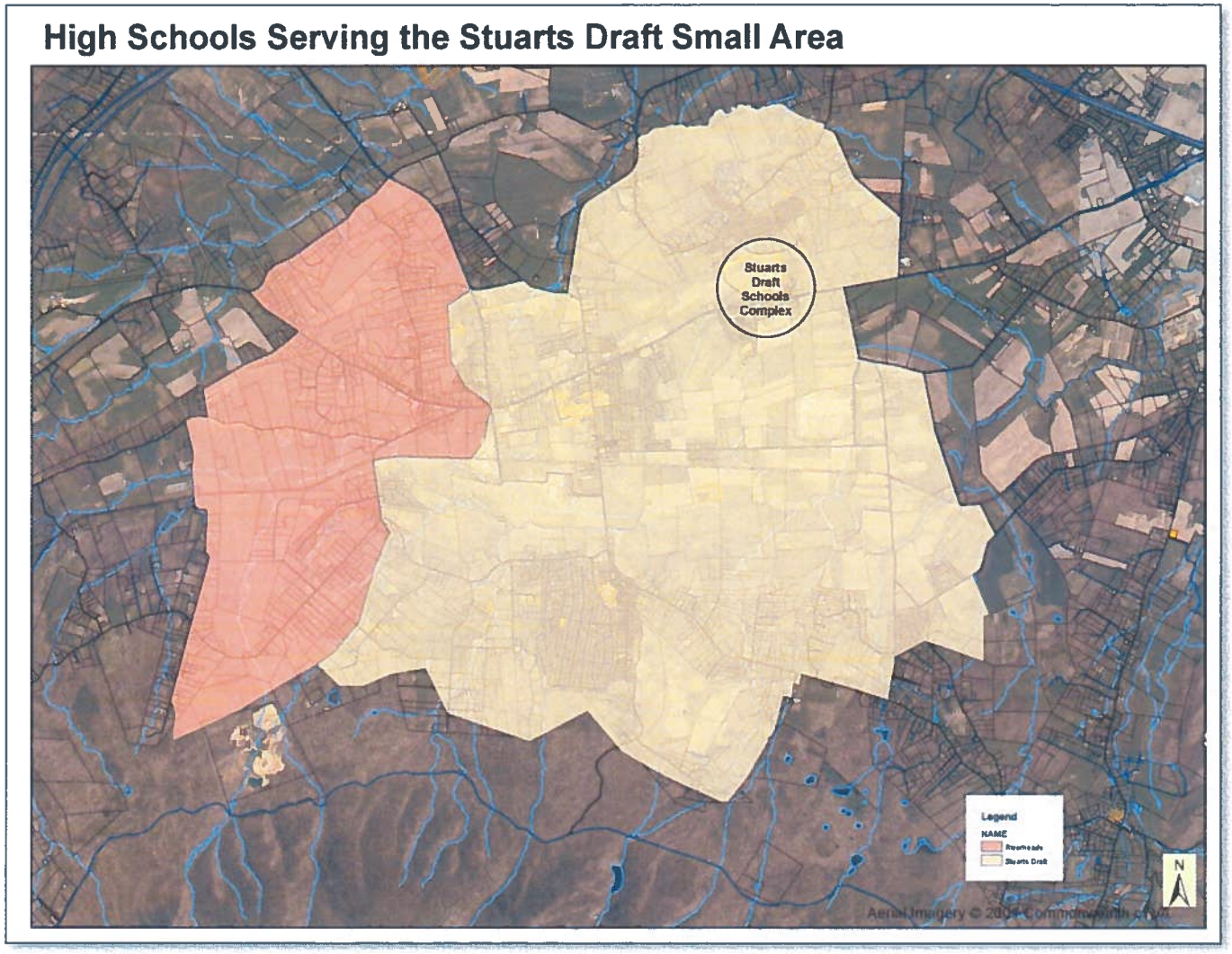

Figure 17. Middle Schools Serving the Stuarts Draft Small Area

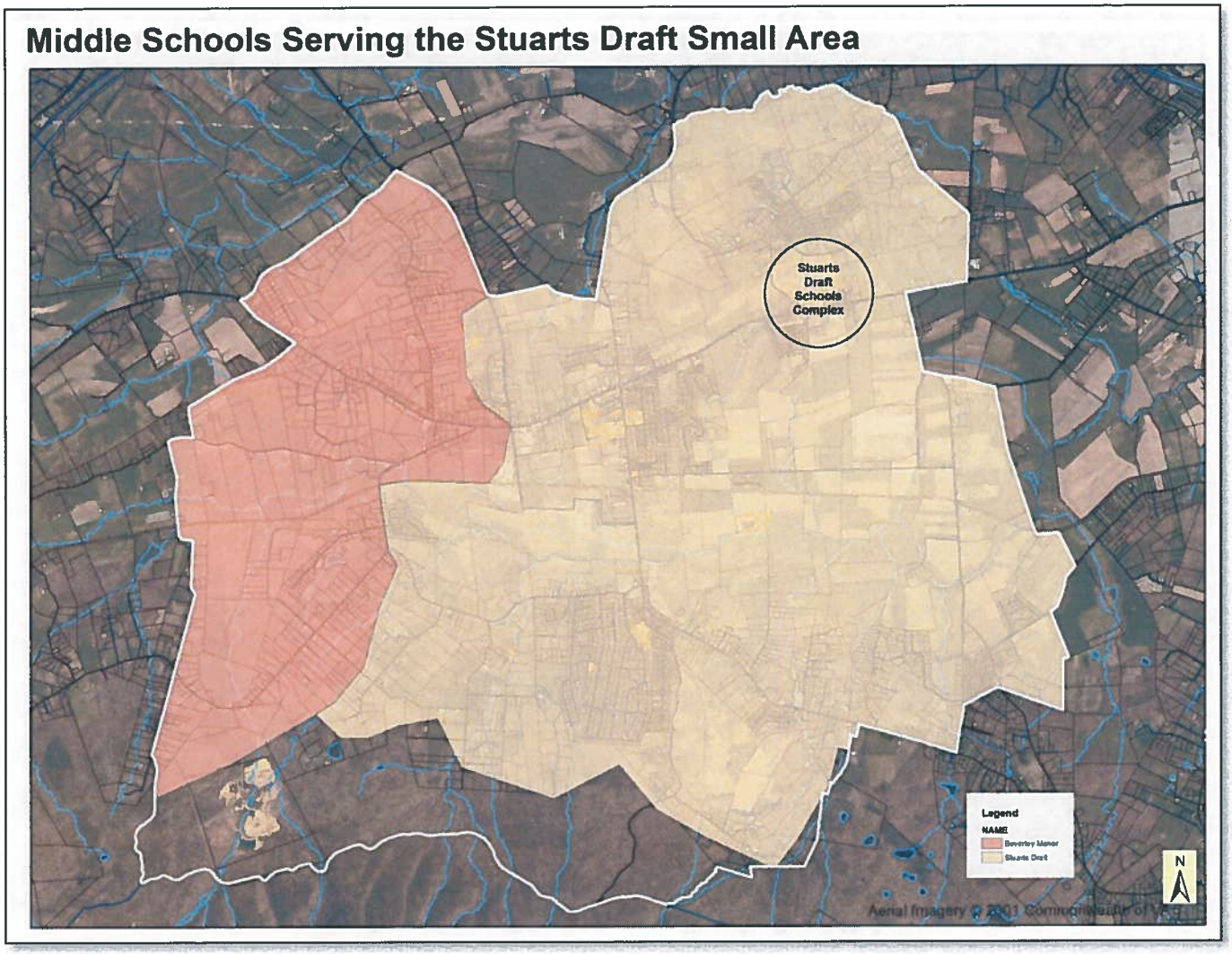

Figure 18. Elementary Schools Serving the Stuarts Draft Small Area

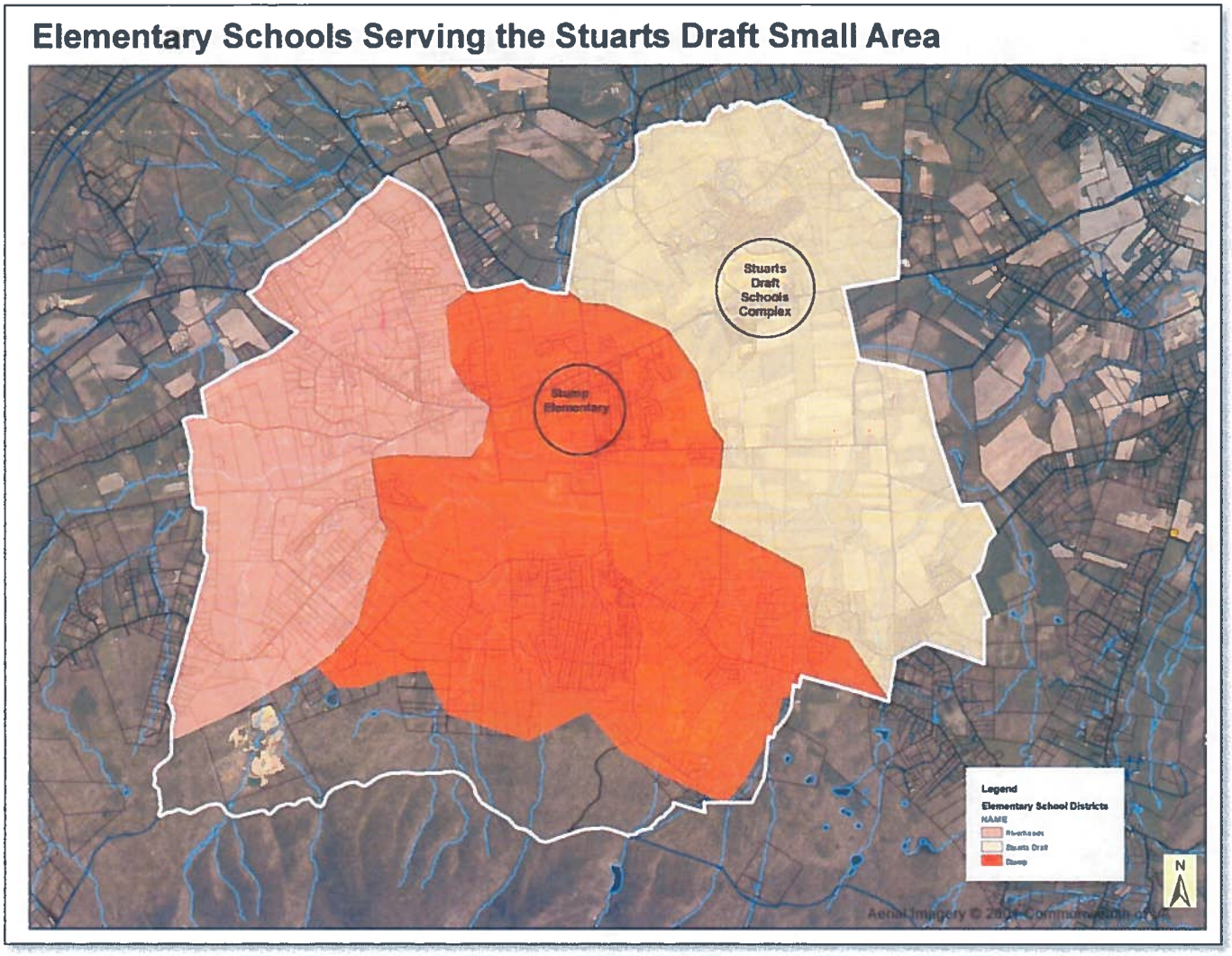

Table 12 shows the current enrollment figures (school year 2019-2020) and program capacities for the seven public schools serving the small area.

Of the seven schools, the majority are operating around 75% of capacity. The two schools operating at a higher percentage of program capacity are Riverheads Elementary School at 85% and Beverley Manor Middle School at 91%. The two service areas for these schools only represent the western portion of the small area, which is smaller than other schools' service areas as demonstrated on the previous maps. Furthermore, the area served by the schools with a higher percentage of used program capacity is planned for low density residential uses or designated as an Agricultural or Rural Conservation Area. Therefore, the County does not expect significant residential development within these service areas.

Table 12. Public Schools Serving the Stuarts Draft Small Area

School	Program Capacity	SY 19-20 Enrollment PK-5	Percentage of Program Capacity
Stuarts Draft High School	940	697	74%
Riverheads High School	600	460	76%
Stuarts Draft Middle School	960	549	57%
Beverley Manor Middle School	800	712	89%
Stuarts Draft Elementary School	834	585	70%
Stump Elementary School	556	430	77%
Riverheads Elementary School	834	714	85%

Goal 1: Ensure that the public school facilities and services meet the needs of local residents and are accessible and of high quality.

Objective A: Plan for renovations/expansions at school facilities as population growth demands.

Policy 1: Use population projection estimates and best available data to evaluate growth and demand on existing school service areas.

Objective B: Support enhancing broadband service within the Stuarts Draft small area.

Policy 1: In consultation with existing service providers, develop a "lack of service" map which highlights the areas within the Stuarts Draft area that do not have broadband service.

Policy 2: Work with local service providers through the established Broadband Committee to pursue projects and grant opportunities for areas identified in the "lack of service" map.

K. Public Safety

Public safety services to the Stuarts Draft area are provided by the Stuarts Draft Volunteer Fire Company and Stuarts Draft Rescue Squad. A single fire company (Stuarts Draft VFC) and single rescue squad (Stuarts Draft RS), are located just east of the 340 and 608 intersection in the heart of town. Both companies' primary responsibility is responding to emergency calls in and around the Stuarts Draft area.

The Stuarts Draft Fire Company (Co. 7) has been providing fire protection service to Stuarts Draft since the 1940s. This department is still 100% volunteer and the **Insurance Service Office (ISO) rating of 4/4Y**. In 2018, Stuarts Draft Fire Company was dispatched to 541 emergency calls (29.12% increase from 2017) with an average response time of 2.72 min. Stuarts Draft Fire Company is supported by Riverheads Volunteer Fire Department, Preston L. Yancey Fire Department, and Wilson Volunteer Fire Company.

The Stuarts Draft Rescue Squad (Res 6) has been providing emergency medical service to Stuarts Draft for 50 years. Stuarts Draft Rescue Squad is a volunteer agency that is supplemented by career staff Monday through Friday 0600 am to 0600 pm with two personnel each day. In 2018, the Stuarts Draft Rescue Squad was dispatched to 1,840 emergency calls (10.58% increase from 2017) with an average response time of 1.35 minutes. The Stuarts Draft Rescue Squad is supported by Riverheads Rescue, Preston L. Yancey Rescue, Waynesboro Rescue, and Wintergreen Rescue.

1. Fire and Rescue Planning

Fire-Rescue is in the process of developing a Strategic Plan for the future. This plan will be developed to ensure that the service delivery provided by all Fire and EMS agencies meet the citizens and County needs. In addition, Fire-Rescue will continue to provide input to the County's 20-year Capital Improvements Plan, found in the Comprehensive Plan.

Goal 1: Ensure that adequate public safety services are provided efficiently throughout the Stuarts Draft area.

Objective A. Evaluate ways in which fire and rescue service can be provided more effectively.

Policy 1: Continue to recognize the importance of the Stuarts Draft Rescue Squad and its volunteers through continued career staff support and integration and collaboration during countywide strategic planning efforts.

Objective B. Evaluate ways in which public safety service can be provided more effectively

L. Utilities

This section recognizes a range of utilities, including water and wastewater treatment, telecommunications and broadband, and electricity. While the Augusta County Service Authority, provides water and sewer service, the other utilities are provided through private entities. However, the goals, objectives, and policies of this section stress the importance of private/public partnerships for successful provision of services.

Broadband

The "County of Augusta, VA Community Broadband Telecommunications Strategic Plan" (September 30, 2016), recognizes the importance of cellular and internet services for a range of functions such as business growth and development, education, quality of life, etc. Such plan, prepared for the entire County, includes customer satisfaction and coverage survey data, inventory and analysis of existing vertical assets, and inventory and conditions related to areas of need and areas of desired growth. An area, including parts of the Stuarts Draft small area, was summarized as "no or dissatisfied internet connection" as a result of the survey responses. In addition, at the initial public kick-off meeting for the Stuarts Draft Small Area Plan planning process, there was citizen input concerning home based business not having the service they need or not being able to get private providers to serve certain areas.

While areas and assets within the Stuarts Draft small area were evaluated as potential sites to consider for the above mentioned strategic plan, they did not rise to the seven priority potential tower sites. Whereas the strategic plan references provision of services for the entire County, some of the policies below will focus on community identified needs and priorities for Stuarts Draft, keeping in mind that decisions related to investment of money and other resources will likely be based off the countywide strategic plan and updates thereto.

Broadband Goal 1: Develop a network of cellular and telecommunications infrastructure that supports a growing and thriving community for continued economic growth, educational achievement, and overall quality of life for residents.

Objective A: Encourage expansion of cellular and broadband service within the Stuarts Draft community.

Policy 1: As countywide priorities are evaluated through the Broadband Telecommunications Strategic Plan and subsequent updates, continue to look for ways to improve coverage for residents in Stuarts Draft.

Policy 2: Encourage public private partnerships as a means of expanding services within the community.

Water and Wastewater Treatment

Public water and sewer service in Augusta County is provided by the Augusta County Service Authority (ACSA). For public water service, the entire Stuarts Draft Small Area is located within the South River Water System. Wastewater treatment for the Small Area is provided by the Stuarts Draft Waste Water Treatment Plant. Both systems are detailed further below.

1. Water System

The South River water system is the largest system owned and operated by the ACSA. The service area ranges from the U.S. Route 250 corridor between the Cities of Staunton and Waynesboro, the U.S. Route 340 corridor south of the City of Waynesboro, the U.S. Route 11 corridor south of the City of Staunton, and the communities of Fishersville, Greenville, Stuarts Draft, and Sherando.

Existing water supply sources in the South River distribution system include a surface water impoundment and 4 groundwater wells. A new well has been drilled and is expected to be fully developed within the next 5 years. The estimated yield of this well exceeds 1.0 million gallons per day. Additionally, the ACSA can purchase water from

the City of Staunton. By contract, up to 3.0 million gallons per day can be purchased from the City. Due to use in other systems, approximately 1 million gallons per day is currently available to the South River System. Storage for the South River water system that supports the Stuarts Draft small area consists of 3 tanks totaling 3.72 million gallons. The primary service mains that serve the small area consist of mostly 8" and 12" diameter pipes with some 16" diameter mains. Future distribution projects are planned to replace and enlarge some older mains over the next 5 to 10 years. Another project in the Hickory Hill area is planned to allow for more complete use of existing storage (improve "effective storage"). This project is expected to be completed within the next 5 years.

In recognition of the importance of the water supply provided by the South River water system, a Source Water Protection Overlay was established around the public water sources. A portion of the Stuarts Draft Small Area is covered by this overlay.

2. Wastewater Treatment System

The Stuarts Draft Wastewater Treatment Plant serves the small area. This plant is an Enhanced Nutrient Removal (ENR) facility, which was last upgraded in 2010. At this time the capacity of the facility was increased from 2.4 million gallons per day to 4 million gallons per day. The collection system trunk lines that serve the Small Area consist primarily of 8" gravity mains with some larger diameter mains as the collection system approaches the treatment facility. The collection system also includes 5 public sewer lift stations to serve the Augusta Farms, Seasons Ridge, and Brookmill development areas, all of which are inside the small area boundary.

The ACSA has an ongoing program to reduce Inflow and Infiltration (I&I) from the public system. I&I can result from damaged or deteriorated system components and/or improper customer piping. A portion of the collection system along Wayne Avenue is being evaluated for repairs and/or replacement to reduce I&I and increase capacity. Another project in the planning stages will replace and increase the size of the sewer main (pressure main) that serves the Brookmill and Seasons Ridge sewer lift stations. Relocation and replacement of the Seasons Ridge lift station may be needed in the next 10 years.

Water and Wastewater Utilities Goal 1: Ensure that public sewer and water facilities are provided in an efficient and cost-effective manner, providing centralized public water and sewer systems through selection of growth areas that minimize infrastructure development and operational costs.

Objective A: Coordinate the provision of public water and sewer with the location of development, including coordination of utilities/easements.

Policy 1: Increase joint planning efforts between the Augusta County Community Development Department and the ACSA to help identify areas that could be removed from public water/sewer consideration or added to the areas for public water/sewer consideration (Community Development Area or Urban Service Area) due to topography or other factors affecting the provision of service and costs including but not limited to capacity and fire flow.

Policy 2: Establish County policy for supporting extension of public water/sewer infrastructure for development associated with growth and/or economic development.

Policy 3: Establish County policy for funding fire flow improvement projects in support of the requirements of Chapter 24 of the Augusta County Code.

Policy 4: Use the feedback from the rezoning process to guide development to areas where infrastructure is either in place or cost effectively extended or improved in order to support the request. For example, establish a policy by which a potential rezoning or rezoning application guide potential Comprehensive Plan amendments, reflecting the current availability of infrastructure.

Electricity

The Stuarts Draft community, as defined by this plan's boundary, has two power substations; one owned by Dominion Virginia Power and one owned by Shenandoah Valley Electric Cooperative.

Electricity Goal 1: Coordinate with utility providers to ensure provision of power services, including renewable sources, that helps achieve land use and growth management objectives in an efficient and cost effective manner.

Objective A: Recognize the importance and growing trend of diversification of power portfolios to include more renewable energy generation.

Policy 1: Continue to support distributed renewable energy as accessory to by-right established uses.

VI. Entrance Corridor Overlay Development Design Guidelines

Development of an entrance corridor overlay zoning district is an action item of this plan. This section serves to provide some design guideline suggestions to lay the groundwork for development of such overlay district. This section addresses design suggestions for new and substantially renovated structures along Stuarts Draft Highway (Route 340).

A. Streetscape Design

i. Parking/Entrances

1. Consider side and rear parking, which in combination with pedestrian infrastructure, provides for enhanced walkability.

ii. Setbacks

1. Consider implementation of setbacks so as to provide space for desired streetscape infrastructure.

iii. Landscaping

1. Consider an enhanced landscape ordinance, including street trees, shrubs, and other ornamental features, to provide the aesthetic streetscape desired along the entrance corridor.

iv. Pedestrian Infrastructure

1. As new development occurs along the corridor, make pedestrian infrastructure a priority so as to avoid costly utility relocations and other conflicts.

v. Signs

1. Should be in keeping with existing sign sizes and heights along the corridor. May consider regulations limiting sign sizes and heights.
2. Consider regulations to limit off-premise advertising signs.
3. Consider regulations on sign illumination

vi. Access Management

1. Augusta County has existing entrance spacing guidelines within the Urban Service Overlay district. Consider strengthening such language as part of a corridor overlay in addition to consideration of other access management tools (i.e. raised median), recognizing such as important for aesthetics, quality of life, but more importantly, safety.

B. Building Orientation and Building Form

New construction along Route 340 should remain sensitive to existing development in building orientation, form, materials, and overall general design. Consider including general building material, color, lighting, and height considerations in an entrance corridor overlay and as suggested in the following section.

VII. Design Guidelines

This section contains basic design suggestions for new and substantially renovated structures within the Stuarts Draft small area. This section is not intended to specify architectural styles or necessarily limit building materials. Although, building materials and colors should be compatible with existing development and respect local character. This section is intended to provide general recommendations on streetscape design, building layout, and building form.

Setting and Landscaping:

Provide a street setting that is friendly to pedestrians and bicyclists as well as vehicular traffic.

- Sidewalks should be provided on both sides of the street where appropriate.
- The main travel-way of the street should be separated from the pedestrian space by on-street bike lanes (where appropriate), on-street parking, and a landscaped planting strip (where appropriate).
- Alleys or other forms of rear access points should be utilized wherever possible and screening techniques should be used to screen service areas from street view.

Clearly identify "semi-public" outdoor spaces for retail displays and pedestrian access.

- Outdoor displays and seating areas for retail operations located in "semi-public" spaces should be well-paved and clearly marked, and should be visually separated from the "public" spaces of the surrounding area with awnings and railings.

Provide landscaped areas to screen nearby development from incompatible uses and highlight the retail and office operations.

- Existing natural features should be maintained wherever possible.
- Screening should not serve to block the view of the business from the street.

Building Orientation:

Provide a sense of visual continuity by aligning all buildings in a similar fashion that appropriately addresses the street on which they are located.

- Buildings should be set close to the street but far enough back that it is possible to establish "semi-public" space between the primary entrance to the building and the street.
- Buildings located on the same street should be consistently set back from the street, from the rear lot line, and from each other.

Locate driveways, garages, and parking areas so that they do not dominate the street scene.

- Customer parking areas should be located to the side and rear of buildings, when viewed from the street, and should be separated and broken up with landscaping features wherever possible, so as not to provide large expanses of paved area that is unfriendly to pedestrians.
- On-street parking areas should be separated and broken up with landscaping features wherever possible.
- Attached garages should be situated in such a way that they do not dominate the primary elevation of the building and obscure the primary entrance or should be located at the rear of the building.
- Detached garages should be situated at the rear of the building wherever possible.
- On-street parking areas should be separated and broken up with landscaping features so as not to provide large expanses of paved area that is unfriendly to pedestrians.

Building Form:

Clearly establish the primary entrance to the building by utilizing design techniques that highlight formal entryways.

- The primary entrance to the building should be located at the front of the structure, directly facing the street.
- Where appropriate, the primary entrance to the building should be highlighted by a porch, archway, awning, or other similar feature.
- Buildings should remain sensitive and compatible with existing local character in materials and color.

VIII. Implementation Strategy

The implementation strategy of the Stuarts Draft Small Area Plan outlines the tasks that need to be completed in order to "breathe life" into the plan. The below strategy is an important part of realizing the vision statement and recommendations found in the individual goals, objectives, and policies as well as the Stuarts Draft Future Land Use Map. The tasks identified by the implementation strategy include recommendations for considering policy changes, ordinance changes, and further planning and technical study efforts.

The implementation strategy (Table 13) is broken down by the plan sections in Chapter V. Goals/Objectives/Policies. The implementation strategy also includes responsible departments for task completion.

Table 13. Implementation Strategy

Implementation Strategy		
	Task	**Responsible**
Transportation		
1.A.1	Smart signal technology. Work with the Virginia Department of Transportation to encourage the implementation of smart signal technology and other signal timing efforts to help roadways operate more efficiently.	VDOT and Community Development
1.B.1	Implement spot improvement and upgrade projects as identified in the Augusta County Transportation Plan 2014/2015 Update.	Community Development and VDOT
1.B.2	Consider evaluating the benefit of improvements to Cold Springs Road and Offliter Road as an additional recommendation for filling out the network of streets to help alleviate congestion on certain corridors. (Not studied with this plan, recommendation for further study).	Community Development

1.C.1	Evaluate the conceptual grid network as shown in the Augusta County Comprehensive Plan Update 2014/2015.	VDOT, Community Development
1.D.1	Evaluate/study the possibility of constructing a raised median for portions of Route 340.	Community Development and VDOT
1.D.2	Collaborate with VDOT to apply access management standards to arterials, collectors, and local streets per VDOT's Access Management Design through rezoning requests.	Community Development and VDOT
1.D.3	Evaluate the County's current Urban Service Overlay district which restricts the number of entrances to see if a more restrictive distance between entrances should be included as part of an entrance corridor overlay.	Community Development
1.E.1	Identify locations for a transportation hub within the area. Coordinate such identification with the Brite public transit system and other existing and/or future regional transit opportunities.	Community Development
1.E.2	Assess adequacy of current transit system serving the Stuarts Draft community and if needed, work with the Central Shenandoah Planning District Commission and Brite Bus services to incorporate additional stops/routes.	Community Development and Brite (CSPDC)
1.F.1	At Patton Farm Road Bridge, install a railing or guardrail to prevent vehicles from leaving the roadway and entering the waterway during overtopping/flooding events.	VDOT, Community Development
1.F.2	In the long-term, and as additional development warrants and/or funding becomes available, pursue reconstruction of Patton Farm Road Bridge.	VDOT, Community Development
1.F.3	At the Draft Avenue Bridge, pursue funding for a pedestrian/bicycle only bridge span across the South River directly adjacent to the existing roadway. Depending on the sufficiency rating of the structure at the time funds are pursued, project may include a complete bridge replacement with bicycle/pedestrian accommodations	VDOT, Community Development
2.A.1	Establish a bicycle and pedestrian citizen advisory committee.	Board of Supervisors and Community Development

2.B.1	Develop criteria for prioritization of sidewalk and bicycle infrastructure recommendations along the various corridors included in the Timmons study completed with this planning process.	Board of Supervisors and Community Development
2.C.1	Continue to work with the public and landowners to further refine the conceptual greenway highlighted during this planning process	Board of Supervisors and Community Development
2.C.2	Pursue funding of a greenway within the Stuarts Draft community.	Community Development
2.C.3	Develop criteria for prioritization of greenway segments for funding, which may include segments providing transportation and recreational importance.	Community Development and Board of Supervisors
2.D.1	Where possible, utilize pavement markings, such as bicycle sharrows, pedestrian crossings, and designated parking zones as a means of traffic calming.	VDOT and Community Development
2.D.2	Develop traffic calming techniques within residential communities and other areas by developing pedestrian-oriented streetscape design. For example, in denser, lower speed areas, encourage buildings to locate close to the street right of way, encourage parking to locate behind buildings where possible, allow on-street parking, and provide streetscaping amenities. Consider areas where road widening is anticipated when developing.	VDOT and Community Development
2.D.3	Pedestrian-scale lighting and street trees should be encouraged to be located in the setback strips between the roadways and sidewalks to help buffer pedestrian from vehicular traffic.	VDOT and Community Development
Agriculture		
1.A.1	Utilize Stuarts Draft welcome signs as an educational tool for Stuarts Draft's agricultural history and present.	
1.A.2	Agricultural Tourism. The County should collaborate with and provide information to existing agricultural operations in Stuarts Draft related to the development of agri-tourism businesses. Such discussions should include both an economic development and land use perspective.	Community Development and Economic Development and Tourism

2.A.1	Natural buffers should be included at the outside edges of residential subdivisions and commercial/industrial development that border the Rural and Agricultural Conservation areas within and adjacent to the Stuarts Draft area.	Community Development
2.A.2	The County should encourage new development in Stuarts Draft to be clustered in a manner that preserves quality agricultural land within and adjacent to the Stuarts Draft small area. Clustering should be encouraged near the edges of the Community Development Areas that border the Rural or Agricultural Conservation Areas in order to establish natural buffers.	Community Development
2.A.3	Conservation easements. Encourage conservation easements on Rural and Agricultural Conservation areas within and surrounding the Stuarts Draft small area.	Community Development and Conservation partners
Land Use and Development		
1.A.1	Entrance Corridors. Consider developing an entrance corridor overlay district for the main transportation corridors, especially Route 340, by which vehicles and pedestrians enter the Stuarts Draft community. An entrance corridor overlay district may include regulations for landscaping, pedestrian access, building height, setbacks, access management, signage, lighting, etc. The intent of the overlay district shall not only be to preserve and enhance a sense of place but to provide a well-maintained and aesthetically pleasing entrance to the community.	Community Development and Ordinance Committee
1.B.1	Signage and Lighting. The County should encourage existing business and residential developments to design their exterior lighting and sign designs in order to lessen their impact on surrounding properties. All lighting should be down lit to avoid light pollution and preserve dark skies.	Community Development and Ordinance Committee
1.B.2	Preservation of Open Space. The County should encourage the preservation of open space within and immediately surrounding existing development where it serves as an integral part of the development.	Community Development and Conservation partners

1.B.3	Redevelopment of Vacant Business Structures. The county should encourage the re-use and redevelopment of vacant structures on business or mixed-use zoned property, where possible, especially in the historic downtown.	Community Development and Economic Development
1.B.4	Architectural Character. New development in the Stuarts Draft area, particularly that which takes place on infill parcels, should not sharply contrast with existing neighboring structures with regards to scale, placement, materials, colors, or other architectural details.	Community Development, Ordinance Committee
1.C.1	Community Development Areas. In order to protect the scenic, agricultural and environmental quality of the Community Development Areas, the County should encourage development within these areas to preserve as much quality open land as possible so as to create a transition from Urban Service Areas and the less developed Agricultural and Rural Conservation Areas.	Community Development
2.A.1	Village Mixed Use zoning. Consider Village Mixed Use zoning for historic downtown as a means of retaining the character of the established downtown which historically provided social and economic services for the community. Such zoning designation creates flexibility of uses to aid in revitalization.	Community Development
2.A.2	Pursue grant funding opportunities for downtown revitalization, whether economic incentives or streetscape projects.	Community Development
2.B.1	Rezoning approvals. Requests for increased residential densities for specific sites should be evaluated in terms of the Stuarts Draft Future Land Use Map, the pattern of existing development in the vicinity of the site, road access, and available and planned public facilities.	Community Development/Planning Commission and Board of Supervisors
2.B.2	Buffers. The placement of buffers to provide transition between uses of differing densities or intensities should be strongly encouraged. Buffers should use existing topography and vegetation to the maximum extent possible and should provide additional buffer elements whenever necessary.	Community Development

2.B.3	Encourage low density residential uses as a transition to rural areas and protected open space.	Community Development
2.C.1	As has been the case for existing industrial development in the community, continue to support clean industries with well-designed facilities that protect natural resources and blend into the existing community, and which are setback from main thoroughfares.	Community Development/Economic Development and Tourism
2.C.2	Encourage and support expanded agricultural operations as a means of framing the urban areas of the community.	
2.D.1	Consider the effect ordinance amendments may have on creating or limiting available housing options within the various zoning districts.	Community Development and Ordinance Committee
2.D.2	Hold informational community meetings with property owners within the planned Village Mixed Use district to see if rezoning of the area is desirable as a means of providing flexible, additional housing types to coexist with business development.	Community Development
2.D.3	Utilize the Future Land Use Map and respective future land use designations in evaluation of land use applications as such map provides for a range of housing densities/types as is dictated by the market.	Community Development
2.E.1	Rezoning/development applications for areas designated Neighborhood Mixed Use should recognize that compatible commercial land uses are an important part of such concept as a means of creating walkable, convenient communities, aesthetically pleasing communities.	Community Development
2.E.2	Industrial defined uses can apply to a wide range of categories. This plan recognizes the importance of utilizing future planned industrial areas for high employment generating uses and uses that aid in the diversification of the economy.	Community Development, Economic Development
2.F.1	Curbs, Gutters, and Sidewalks. All new development in the Stuarts Draft small area should include curbs, gutters, and sidewalks or multi-use paths, particularly in those areas identified as appropriate for business, industrial,	Community Development

	mixed use, or residential development at densities of 3-4 units per acre or higher.	
2.F.2	Development Pattern. The County should encourage Stuarts Draft to develop with compact, mixed-use, pedestrian-oriented neighborhoods which combine a range of residential types and densities with neighborhood commercial business uses in a convenient, coordinated, and interconnected pattern. More intensely developed areas should maintain a human scale while less intensely developed areas should retain as much of the natural landscape as possible.	Community Development
Environmental and Natural Resources		
1.A.1	Consider adoption of a thirty-five (35) foot overlay buffer ordinance on either side of streams and wetlands.	Community Development
1.B.1	Apply for grant funding for the establishment of a greenway along the South River.	Community Development
2.A.1	Collaborate with Headwaters Soil and Water Conservation staff to support livestock exclusion, manure storage, and other soil and water quality related projects.	Headwaters Soil and Water Conservation and Community Development
2.A.2	Pursue funds to implement streambank projects that will provide the most water quality improvement at the lowest cost.	Community Development
2.B.1	Using the subdivisions highlighted in the "Stuarts Draft Stormwater Focus Areas Map," evaluate and study retrofit projects that will provide the most water quality improvement at the lowest cost.	Community Development
2.C.1	Using the drainage improvement areas highlighted on the "Stuarts Draft Stormwater Focus Areas Map," evaluate, study, and implement drainage improvement projects.	Community Development
Parks and Recreation		
1-2.A.1	Allocate funding for needed park improvements that will help reduce maintenance costs.	Parks and Recreation and Board of Supervisors
1-2.A.2	Allocate funding for "small/less expensive" improvements to existing facilities that will enhance recreation. For example, additional	Parks and Recreation and Board of Supervisors

	fields, amenities, adding additional trail segments to lengthen routes, etc.	
1-2.B.1	Identify land for park expansion. The County should work to find appropriate locations for the expansion of park facilities. Such sites should allow for incremental park expansions to existing Stuarts Draft Park as well as collaboration with the public school system in expanding existing athletic facilities that would be open to all county residents.	Community Development
1-2.B.2	Additional greenspace. Set aside additional land for open space along Route 340 so as to create pockets of potential recreational opportunities amongst development areas.	Community Development
1-2.B.3	Community Center. The County should work to find appropriate locations to utilize an existing building or identify a vacant site for the development of a community center.	Community Development
1-2.B.4	The County should pursue grant funding for the development of a greenway and other open space facilities along the South River.	Community Development and Parks and Recreation
1-2.B.5	The County should continue to support non-county owned recreational facilities within the small area, recognizing such facilities as valuable community assets.	Parks and Recreation
Economy		
1.A.1	Existing industries. The County should maintain and continue to strengthen their relationship with existing industries in Stuarts Draft. The County should work with existing industries to facilitate desired expansions and ensure the industry operations continue to function successfully.	Economic Development and Community Development
1.B.1	Target industries. The County should attempt to attract a specific sector of industries/businesses to support surrounding uses such as the medical growth in nearby Fishersville or the existing concentration of food and beverage companies in Stuarts Draft and Augusta County as a whole.	Economic Development
1.B.2	Promote business opportunities to support tourism. The County should utilize tourism marketing to highlight the many natural resources within the Stuarts Draft area.	Economic Development and Tourism

1.B.3	Greenway and bike/pedestrian infrastructure. The County should encourage the development of such infrastructure, recognizing the impact such development can have on attracting additional economic growth as industries are looking for places with a strong sense of place and which have a multitude of recreational amenities to attract and retain employees.	Community Development and Economic Development and Tourism
1.B.4	The County should review and evaluate ordinances to create flexibility for tourism related businesses to co-exist with associated natural resource areas that may not have the infrastructure accustomed to business development.	Economic Development and Tourism and Community Development
1.B.5	Preserve industrial lands identified on the future land use map for employment generating uses.	Community Development
Historic Resources		
1.A.1	The County should collaborate with local preservation organizations in the update/obtainment of a historic resources survey/database	Historic preservation partners, Community Development
2.A.1	Public Education Efforts. The County should support and work with local preservation organizations and individual community members to educate the citizens of Stuarts Draft on the historic resources that are found in the community and how such resources contribute to a strong sense of place.	Augusta County Library/Community members
2.A.2	Historic Tourism Efforts. The County should support and collaborate with local preservation organizations and individual community members on possible ways to utilize interpretive signage or even smart phone applications to highlight historic downtown.	Historic preservation partners, Community Development
2.A.3	Context sensitive design. The County should encourage any development that occurs in or near Stuarts Draft's historic downtown and other historic assets to incorporate creative and sensitive design so as to reduce a jarring juxtaposition with existing historic character.	Community Development/Ordinance Committee
2.A.4	Adaptive reuse. The County should encourage the adaptive reuse of existing historic structures.	Community Development

Housing		
1.A.1	As identified on the Future Land Use Map, encourage mixed use development that not only includes a mix of residential and business development but a mix of housing forms and sizes, such as townhomes, one-level duplexes, housing for multi-generational families, etc.	Community Development
1.A.2	Housing developments within the Stuarts Draft area should be affordable and accessible to critical members of the community such as teachers, fire fighters, police officers, and those working in industry within the small area and beyond.	Community Development
Library		
1.1.A.	Add an additional one to two eight-hour days of service.	Augusta County Library
1.1B.	Obtain funding for 2 FTE's	Augusta County Library
1.1.C.	Plan for the future of the Stuarts Draft Library including the development of a building plan for a new facility.	Augusta County Library and Community Development
2.1.A.	Work with the Augusta County Library Foundation to begin fundraising campaign to build larger library.	Augusta County Library and Augusta County Library Foundation
2.1.B.	Provide a regular schedule of programs for all ages, primarily for preschoolers and youth.	Augusta County Library
2.1.C.	Continue the annual September Stuarts Draft History displays and programs.	Augusta County Library
4.1.A.	Continue to develop the collection based on community requests.	Augusta County Library
4.1.B.	Provide additional technology training opportunities for the public.	Augusta County Library
4.1.C.	Provide weekly preschool storytimes.	Augusta County Library
4.1.D.	Recruit and train additional volunteers, including teens.	Augusta County Library
Public Education		
1.A.1	Use population projection estimates and best available data to evaluate growth and demand on existing school service areas.	School Board and staff and Community Development
1.B.1	In consultation with existing service providers, develop a "lack of service" map which highlights the areas within the Stuarts Draft area that do not have broadband service.	Broadband Committee

1.B.2	Work with local service providers through the established Broadband Committee to pursue projects and grant opportunities for areas identified in the "lack of service" map.	Broadband Committee
Public Safety		
1.A.1	Continue to recognize the importance of the Stuarts Draft Rescue Squad and its volunteers through continued career staff support and integration and collaboration during countywide strategic planning efforts.	Augusta County Fire-Rescue, Augusta County Administration
Utilities		
1.A.1	As countywide priorities are evaluated through the Broadband Telecommunications Strategic Plan and subsequent updates, continue to look for ways to improve coverage for residents in Stuarts Draft.	Broadband Committee
1.A.2	Encourage public private partnerships as a means of expanding services within the community.	
1.A.1	Increase joint planning efforts between the Augusta County Community Development Department and the ACSA to help identify areas that could be removed from public water/sewer consideration or added to the areas for public water/sewer consideration (Community Development Area or Urban Service Area) due to topography or other factors affecting the provision of service and costs including but not limited to capacity and fire flow.	Augusta County Service Authority and Community Development
1.A.2	Establish County policy for supporting extension of public water/sewer infrastructure for development associated with growth and/or economic development.	Augusta County Service Authority and Community Development
1.A.3	Establish County policy for funding fire flow improvement projects in support of the requirements of Chapter 24 of the Augusta County Code.	Augusta County Service Authority and Community Development
1.A.4	Use the feedback from the rezoning process to guide development to areas where infrastructure is either in place or cost effectively extended or improved in order to support the request. For example, establish a policy by which a potential rezoning or rezoning application guide potential	Augusta County Service Authority and Community Development

	Comprehensive Plan amendments, reflecting the current availability of infrastructure.	
1.A.1	Continue to support distributed renewable energy as accessory to by-right established uses.	Community Development

APPENDIX

Following is the Bicycle & Pedestrian Infrastructure Assessment completed by Timmons Group, transportation consultant, for the Stuarts Draft Small Area Plan. These documents are referenced in various places throughout the Plan and are supplemental to the recommendations and cost estimates summarized in the Plan.