

NOTICE OF PUBLIC MEETINGS

DATE	TIME	EVENT/PLACE **	PERSONS ATTENDING
Nov 21	1:30 p.m.	AUGUSTA COUNTY SERVICE AUTHORITY	Bragg, Shull, & Wells
	4:00 p.m.	LIBRARY BOARD	Carter
Nov 25	9:30 a.m.	ECONOMIC DEVELOPMENT COMMITTEE	Garber & Bragg
	10:30 a.m.	EMERGENCY SERVICES COMMITTEE	Garber & Wells
	1:30 p.m.	STAFF BRIEFING	All Members
Nov 26	8:30 a.m.	DEPT OF SOCIAL SERVICES	
	7:00 p.m.	BOS MEETING	All Members
Dec 2	1:30 p.m.	CMPT	
Dec 3	2:00 p.m.	JAIL AUTHORITY	
	6:00 p.m.	BOS DINNER	All Members
Dec 4	10:00 a.m.	MPO POLICY BOARD	Coleman
Dec 5	9:30 a.m.	BZA STAFF BRIEFING	
	1:30 p.m.	BZA	
Dec 6	9:00 a.m.	ELECTORAL BOARD MEETING	
Dec 10	6:30 p.m.	AUDIT COMMITTEE	Pattie & Coleman
Dec 11	3:00 p.m.	ORDINANCE COMMITTEE	Bragg & Shull
	7:00 p.m.	BOS MEETING	All Members
Dec 12	5:00 p.m.	RENEWABLE ENERGY-COMP PLAN (Solar Committee)	Coleman
Dec 17	10:00 a.m.	HEADWATERS SOIL & WATER CONSERVATION DIST.	
	10:00 a.m.	VALLEY PROGRAM FOR AGING SERVICES	
	5:30 p.m.	CAP-SAW	Carter & Coleman
Dec 18	7:00 p.m.	PARKS & RECREATION COMMISSION	Coleman
Dec 19	1:30 p.m.	AUGUSTA COUNTY SERVICE AUTHORITY	Bragg, Shull, Wells
Jan 2, 2020	9:30 a.m.	BZA STAFF BRIEFING	
	1:30 p.m.	BZA	
	5:00 p.m.	BOS ORGANIZATIONAL MEETING	All Members
Jan 6	1:30 p.m.	CMPT	
Jan 8	3:00 p.m.	ORDINANCE COMMITTEE	
	7:00 p.m.	BOS MEETING	All Members
Jan 13	7:00 p.m.	RECYCLING COMMITTEE	
Jan 14	7:00 p.m.	PLANNING COMMISSION	
Jan 15	7:00 p.m.	PARKS & RECREATION COMMISSION	
Jan 16	11:00 a.m.	ECONOMIC DEVELOPMENT AUTHORITY	
	1:30 p.m.	AUGUSTA COUNTY SERVICE AUTHORITY	
Jan 20	7:00 p.m.	RECYCLING COMMITTEE	
Jan 21	9:30 a.m.	ECONOMIC DEVELOPMENT COMMITTEE	
	10:00 a.m.	HEADWATERS SOIL & WATER CONSERVATION DIST.	
	10:00 a.m.	VALLEY PROGRAM FOR AGING SERVICES	
	10:30 a.m.	EMERGENCY SERVICE COMMITTEE	
	1:30 p.m.	STAFF BRIEFING	All Members
	5:30 p.m.	CAP-SAW	
Jan 22	7:00 p.m.	BOS MEETING	All Members
Jan 23	4:00 p.m.	LIBRARY BOARD-FISHERSVILLE LIBRARY	
	7:00 p.m.	BROADBAND COMMITTEE	
Jan 28	8:30 a.m.	DEPT OF SOCIAL SERVICES	
	7:00 p.m.	AUGUSTA COUNTY EMERGENCY SERVICES	

MEMORANDUM

November 21, 2019

TO: Augusta County Board of Supervisors

FROM: Timothy K. Fitzgerald, County Administrator

SUBJECT: **STAFF BRIEFING, MONDAY, November 25, 2019, 1:30 p.m.
Board Meeting Room, Government Center, Verona, VA**

ITEM NO.	DESCRIPTION
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* * *

S/B-01	1:30 p.m.	<u>VDOT ROADS (SEE ATTACHED)</u> Report by VDOT
S/B-02		<u>ECONOMIC DEVELOPMENT (SEE ATTACHED)</u> Report by Staff
S/B-03		<u>FIRE AND RESCUE (SEE ATTACHED)</u> Report by Staff
S/B-04		<u>AUDIT SERVICES-VOLUNTEER FIRE-RESCUE AGENCIES (SEE ATTACHED)</u> Discuss approval of the contract with Robinson, Farmer, Cox.
S/B-05		<u>QUARTERLY FINANCIAL REPORT (SEE ATTACHED)</u> Report by Staff.
S/B-06		<u>LEGISLATIVE AGENDA</u> Discuss the final Legislative Agenda.
S/B-07		<u>PLANNING COMMISSION/PUBLIC HEARINGS</u> 1) Discuss a request to rezone from Single Family Residential 15 to Multi-Family Residential, with proffer, approximately 1.37 acres (TMP 067-45A) owned by Massie Investments LLC. The Planning Commission recommends approval with proffer. 2) Discuss a request to rezone from Single Family Residential to General Business, with proffer, approximately 4.6 acres (TMP 66C(1)2D, 66C(5)C, 66C(1)3 owned by Crescent Development Group LLC. The Planning Commission recommends approval with proffer. 3) Discuss a request to rezone from General Agriculture to Manufactured Home Park, with proffers, approximately 37.46 acres (portions of the following Tax Map Parcels: 49-57F,49-57F2,49-57P,49-57U,49-57Y,49-57V,49-57X,49-57T owned by Country Estates Mobile Home Park, LLC. The Planning Commission recommends approval with proffers.

4) Discuss an ordinance to amend Chapter 25.Zoning.DivisionF.Industrial Districts. Article XXXVIII.General Industrial (GI) Districts. Section 25-384. Uses permitted by Special Use Permit E. Batching plants for asphalt, cement, or concrete. The Planning Commissions recommends approval.

S/B-08

WAIVERS

S/B-09

MATTERS TO BE PRESENTED BY THE BOARD

S/B-10

MATTERS TO BE PRESENTED BY STAFF

S/B-11

CLOSED SESSION (SEE ATTACHED)

**VDOT REPORT NOT AVAILABLE FOR
AGENDA PACKAGE. REPORT WILL BE
DISTRIBUTED AND DISCUSSED AT THE
STAFF BRIEFING.**

Economic Development Monthly Report for October 2019

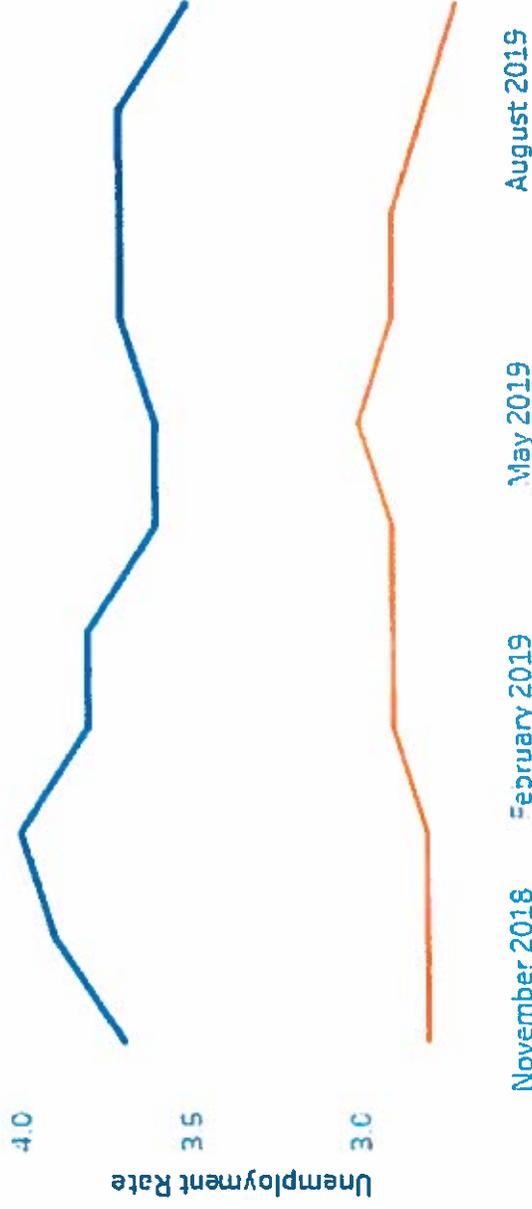
Unemployment Rate
Business Licenses Issued
Prospect Generation
Economic Development Authority
Partner Agency Interaction
Shenandoah Valley Partnership
Marketing Initiatives & Special Projects
People of Augusta
Recent Media



Unemployment Rate

United States Virginia

Seasonally Adjusted Unemployment Rate

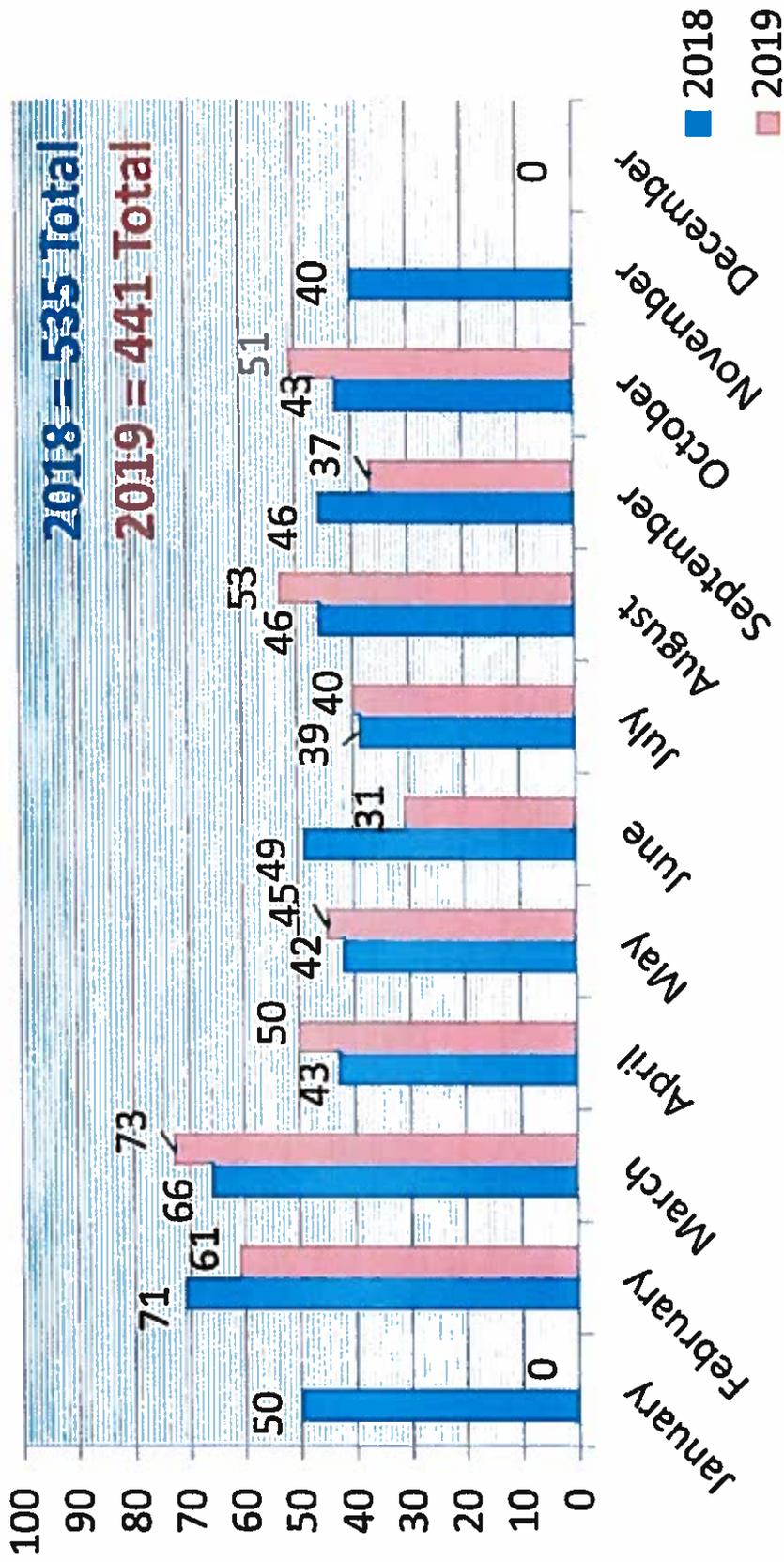


September 2.1%

Labor Force:
38,012
Employed:
37,210
Unemployed:
802



Business Licenses Issued



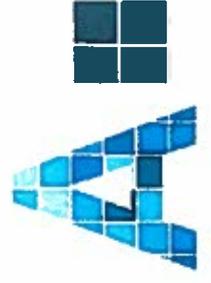
Prospect Generation (CY 2019)

Qualified Lead: Companies with a future project or relocation plan with which Augusta County is engaged

Prospect Visit: Companies that have visited Augusta County

	2019 YTD	Goal	Prior Year
	Total	2019	2017
Marketing Missions/Fam Tour	1	1	2
Outreach VEDP	1	1	1
Total Outreach		2	3
Leads/SVP/VEDP	4	12	12
Leads/Other	10	12	12
Total Leads	14	24	24
Prospect Visits/SVP/VEDP	2	2	3
Prospect Visits/Other	5	2	1
Total Prospect Visits	5	4	4
Expansion Projects	4	3	4
New Company Locations	1	1	
Capital Investment	\$120,100,000	\$75,000,000	\$21,512,000
Jobs Created	140	150	84
Jobs Retained	0		34

Projects (YTD):	Investment	Jobs Created	Jobs Retained
Flow Beverages	\$ 15,500,000	51	
The Hershey Company	\$ 104,000,000	65	
Stable Craft - Wine/Cider Expansion	\$ 200,000	6	
Penny Plate	\$ 400,000.00	18	

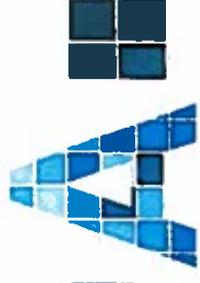


Economic Development Authority

(Meetings occur quarterly: July, October, January, and April – unless a special, called meeting is needed)

- Last meeting: March 21, 2019
- Next regular meeting: Date TBD, 2019 @ 11am

Remember to refer people to the
Augusta Small Business Loan Fund



Partner Agency Interaction

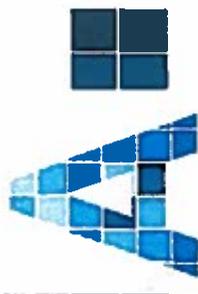
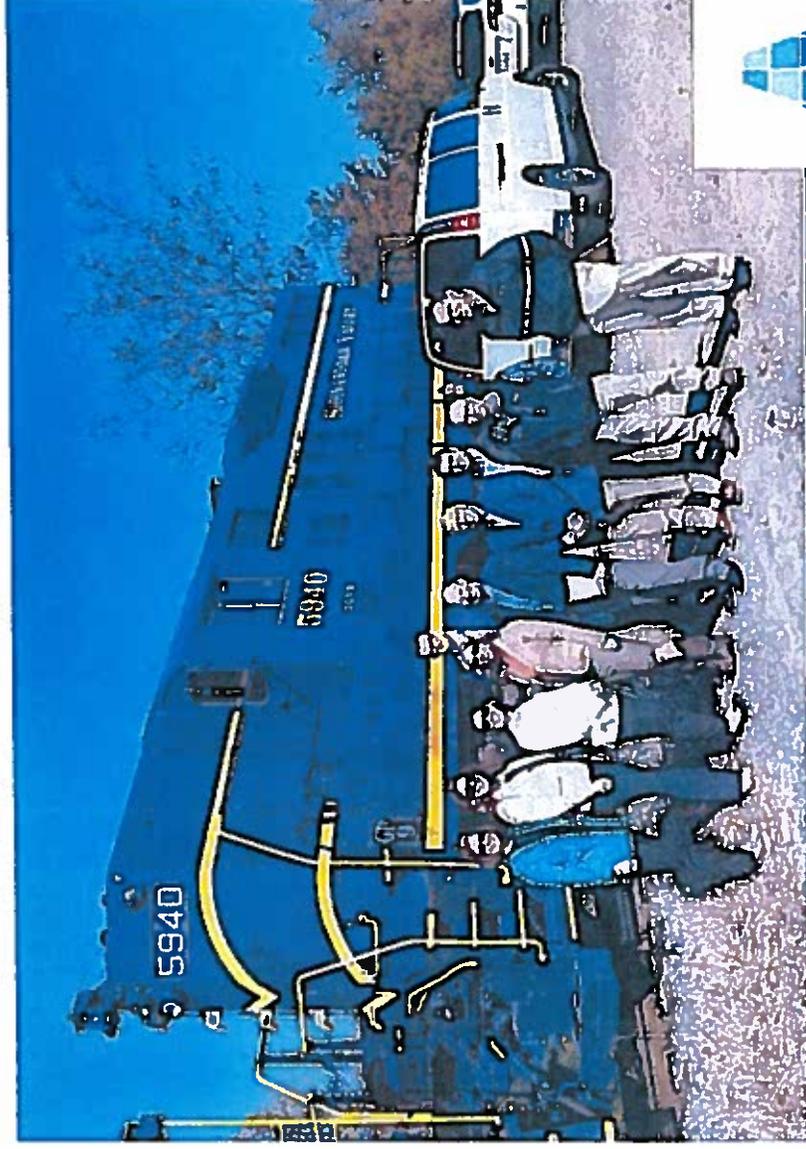
- Fields of Gold Transition Meeting (10/25)
- Mill Place Covenants Meeting (10/31)
- Shenandoah Valley Tourism Partnership
 - Monthly Meeting (10/3)
- GART
 - Quarterly Meeting (10/8)
 - Beerwerks Monthly Meeting (10/8)
 - Video Filming (10/16)
- Public Relations Council Lunch (10/29)
- Existing Business Visits
 - Daikin, Shamrock Farms



Shenandoah Valley Partnership Update



- VEDP Staff Tour (included tour of Flow) 10/7
- Marketing Committee (now called Lead Generation Committee) 10/17
- One-Day Site Selector Fam Tour 11/6 (included tours of SHD and Houff Transfer)



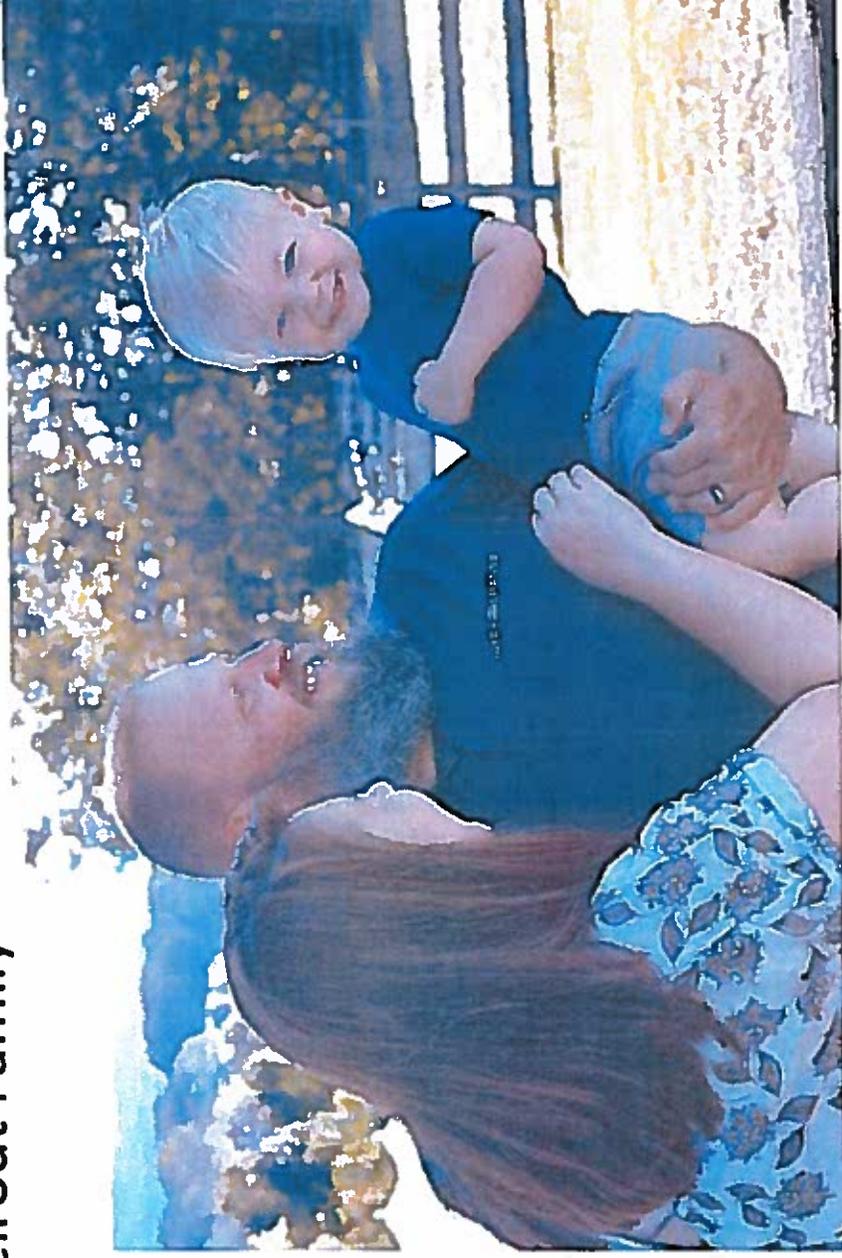
Marketing Initiatives & Special Projects

- Facebook Pages
 - 296 “likes” and growing as of November ‘19
- “The Current View” Electronic Monthly Newsletter
 - List includes 316 names as of November ‘19
 - 50% open rate for November newsletter
- Upcoming:
 - Quality of Life/Tourism Fulfillment piece
 - “Base marketing” materials
 - Local site readiness program



People of Augusta

Latest Profile:
Nesselrodt Family



- Upcoming Profile: Kristen Wilson, Hershey



Marketing Initiatives - Recent Media

- 2018 Tourism Revenue Reached \$1.524B in Shenandoah Valley, *nbc29* (October 16)
- Back to Basics at Polyface, *lace & grace (blog)* (October 17)
- International tourism to Virginia hits new record, *Virginia Business* (November 6)





COUNTY OF AUGUSTA

Finance Department

18 Government Center Lane * PO Box 590

Verona, VA 24482-0590

Phone: 540-245-5741 * Fax: 540-245-5742

TO: Timothy K. Fitzgerald, County Administrator

FROM: Elana Sorrell, VCA, Purchasing Assistant 

SUBJECT: RFP #12150-19-02 RFP Audit Services-Volunteer Fire-Rescue Agencies

DATE: November 13, 2019

On Friday, October 11, 2019 sealed proposals were received from three qualified firms for auditing services for the 16 Volunteer Fire-Rescue Agencies.

A committee was selected to evaluate the responding proposals. Teresa Hill, Minday Craun and Paula Zirk from the Mt. Solon agency were on the committee.

On November 7, 2019, the committee then interviewed all three qualified firms. A contract is being negotiated with the top ranked firm. Based on this process, the committee has elected to award the contract to Robinson, Farmer, Cox.

I recommend that the board approve this contract with Robinson, Farmer, Cox. If you have any questions please let me know.

Thank you,

Elana Sorrell

STAFF BRIEFING AGENDA ITEM NO. S/B-05

**COUNTY OF AUGUSTA
Quarterly Financial Report
Revenue and Expenditures-General Fund
For the Quarter Ended September 2019**

REVENUES							
Description	Budget	Actual	Balance to Collect	Percent (%) Collected	Explanation	Prior Year YTD Actual	Percent (%) Collected
Property Taxes	66,197,700.00	3,018,422.24	63,179,277.76	5%		2,930,836.03	5%
Local Taxes	15,856,000.00	3,389,499.71	12,466,500.29	21%		3,390,071.34	22%
Permits	675,650.00	177,912.32	497,737.68	26%	increase in various permit fees revenue	138,692.38	21%
Fines & Forfeitures	330,500.00	71,799.06	258,700.94	22%		59,995.13	22%
Use of Money & Property	1,188,500.00	335,867.20	852,632.80	28%	higher interest rates	295,225.76	41%
Charges for Services	2,708,900.00	505,368.80	2,203,531.20	19%	Ms Jaff fees had an incorrect posting in FY19 that was corrected in Q2	639,263.88	24%
Miscellaneous	5,000.00	3,885.21	1,114.79	78%		655.73	13%
Recovered Costs	238,450.00	25,934.37	212,515.63	11%		22,121.41	9%
State Revenue	12,252,419.00	2,045,324.90	10,207,094.10	17%		1,916,319.13	16%
Federal Revenue	533,110.00	8,994.57	524,115.43	2%	FY19 had the remaining revenue from the SAFER grant	192,596.41	37%
Transfers	1,975,000.00	172,391.57	802,608.43	16%		172,110.74	16%
	<u>101,061,229.00</u>	<u>9,756,399.95</u>	<u>91,304,829.05</u>			<u>9,757,677.90</u>	

EXPENDITURES							
Department	Budget	Actual	Unencumbered	Percent (%) Spent	Explanation	Prior Year YTD Actual	Percent (%) Spent
Board of Supervisors	143,481.00	32,745.02	100,736.98	23%	reduced over prior year due to timing of audit expenses	42,993.73	28%
County Admin	844,318.00	218,823.69	625,494.31	26%	New position in FY20 increased budget-not filled in this quarter	214,275.86	29%
Human Resources	281,583.00	76,386.73	205,196.27	27%	increased tuition reimbursements for FY20	66,057.32	24%
County Attorney	465,098.00	104,584.96	360,513.04	22%		76,958.49	22%
Commissioner of Revenue	954,683.00	223,840.07	730,842.93	23%		183,244.58	22%
Reassessment	-	15,601.01	(15,601.01)		reassessment is not a yearly operating expenditure	259,900.84	104%
Board of Equalization	3,500.00	1,260.12	2,239.88	37%	reassessment is not a yearly operating expenditure	-	0%
Treasurer	563,610.00	155,979.30	407,630.70	28%		151,526.17	28%
Central Accounting	415,382.00	103,772.38	311,609.62	25%	Revenue Recovery position moved from Finance to Fund 15	112,160.90	24%
IT	782,338.00	191,813.10	590,524.90	25%		184,459.13	25%
Registrar	366,710.00	41,593.85	325,116.15	11%		40,674.19	13%
Circuit Court	172,942.00	35,601.77	137,340.23	21%		40,494.08	21%
General District Clerk	7,500.00	1,811.91	5,688.09	24%		1,502.07	21%
Magistrate	3,596.00	561.27	3,034.73	15%		587.04	14%
Clerk of Circuit Court	1,041,073.00	184,463.23	856,609.77	18%		196,311.24	20%
Commonwealth Attorney	1,253,574.00	308,304.63	945,269.37	25%		282,587.20	25%
Sheriff	7,395,523.00	1,671,271.66	5,724,251.34	25%		1,812,004.92	26%
ECC	2,027,943.00	606,368.25	1,421,574.75	30%	Service Contract added for narrowbanding-annual cost	398,208.86	22%
Fire & Rescue	7,749,498.00	1,804,288.82	5,945,209.18	23%		1,696,643.00	22%
Emergency Services Volunteer	2,081,836.00	144,108.01	1,937,727.99	7%	insurance payment hit this quarter instead of next	14,583.27	1%
Fire & EMS Training	435,576.00	63,279.02	372,296.98	15%		59,120.96	17%
J&D Court	19,460.00	4,638.15	14,821.85	24%		3,332.73	18%
Court Services	3,120.00	1,004.28	2,115.72	32%		807.21	26%
Juvenile & Probation	2,071,417.00	479,084.25	1,592,332.75	23%	MRRU & SVJDC contributions	537,274.50	30%
Building Inspections	404,672.00	99,519.49	305,152.51	25%		96,795.93	24%
Animal Control	441,886.00	55,195.10	386,690.90	12%		56,643.86	13%
Highways & Roads	16,000.00	7,040.29	8,959.71	44%	higher material costs	5,784.51	36%
Street Lights	120,500.00	29,884.05	90,615.95	25%		30,410.86	26%
Sanitation & Waste	2,204,029.00	421,826.03	1,782,202.97	19%		446,923.45	21%
Recycling	161,500.00	38,724.09	122,775.91	24%		38,908.10	26%
Maintenance	1,998,929.00	551,865.63	1,447,063.37	28%		529,174.08	27%
Health Department	571,337.00	142,834.25	428,502.75	25%	contributions billed semi-annually	138,142.00	25%
Tax Relief of Elderly	350,200.00	-	350,200.00	0%		-	0%
Parks & Rec	1,196,791.00	371,681.83	825,109.17	31%	recovered costs not realized	349,824.56	29%
Library	1,434,436.00	353,912.85	1,080,523.15	25%		331,191.72	24%
Community Development	1,001,881.00	274,480.21	727,400.79	27%		272,039.58	28%
Tourism	273,570.00	191,020.98	82,549.02	70%		188,784.58	69%
Economic Development	311,260.00	132,790.78	178,469.22	43%	annual contributions paid in first quarter	134,866.18	44%
Extension	124,212.00	1,548.50	122,663.50	1%		881.78	1%
County Farm	8,260.00	-	8,260.00	0%	Dairy study expenses in FY19 that were not expended in FY20	3,400.00	41%
Other Operational	1,201,928.00	817,243.33	384,684.67	68%	VACORP now bills WC annually instead of quarterly	524,168.34	44%
Contributions	442,967.00	161,162.50	281,804.50	36%	contributions are paid semi-annually	194,341.25	45%
Contingencies	125,252.00	26,613.18	98,638.82	21%		7,083.24	7%
Transfers	59,920,045.00	20,561,413.67	39,358,631.33	34%	increase in transfer to schools	16,207,345.62	29%
	<u>101,393,406.00</u>	<u>30,909,932.82</u>	<u>70,483,473.18</u>			<u>25,940,397.83</u>	

Scheduled from Revenue and Expenditure Summary for General Fund

COUNTY OF AUGUSTA
Quarterly Financial Report
Revenue and Expenditures by Fund
For the Quarter Ended September 2019

REVENUE							
<u>Fund</u>	<u>Budget</u>	<u>Actual</u>	<u>Balance</u> <u>to Collect</u>	<u>Percent (%)</u> <u>Collected</u>	<u>Explanation</u>	<u>Prior Year</u> <u>YTD Actual</u>	<u>Percent (%)</u> <u>Collected</u>
11 General	101,061,229.00	8,838,791.92	92,222,437.08	9%		9,424,795.66	10%
12 Fire Revolving	303,000.00	-	303,000.00	0%		-	0%
13 Asset Forfeiture	12,300.00	2,116.32	10,183.68	4%	Revenue is dependant upon seizure disbursements	22,785.51	47%
14 EDA	195,200.00	-	195,200.00	0%		-	0%
15 Revenue Recovery	1,363,000.00	503,066.18	859,933.82	31%	inhouse billing change over	359,644.41	24%
23 VPA	13,542,211.00	2,256,274.72	11,285,936.28	17%		2,961,681.03	23%
24 CSA	5,000,000.00	725,957.54	4,274,042.46	15%		1,106,470.91	21%
41 School	110,220,207.00	26,944,185.23	83,276,021.77	24%		20,034,156.13	19%
43 Cafeteria	4,291,577.00	649,770.08	3,641,806.92	15%		587,757.47	14%
44 School Capital	1,953,698.00	6,674.31	1,947,023.69	0%		3,800.31	0%
45 Debt	8,541,506.00	6,629,773.26	1,911,732.74	78%		7,387,151.00	78%
47 Head Start	2,880,756.00	352,751.59	2,628,004.41	12%		314,560.30	11%
48 Governor's School	1,705,658.00	49,823.50	1,655,834.50	3%		57,785.20	4%
70 County Capital	8,053,941.00	719,098.79	7,334,842.21	7%		206,797.71	3%
	<u>259,224,283.00</u>	<u>47,678,283.44</u>	<u>211,545,999.56</u>			<u>42,467,385.64</u>	

EXPENDITURES							
<u>Fund</u>	<u>Budget</u>	<u>Actual</u>	<u>Unencumbered</u>	<u>Percent (%)</u> <u>Spent</u>	<u>Explanation</u>	<u>Prior Year</u> <u>YTD Actual</u>	<u>Percent (%)</u> <u>Spent</u>
11 General	101,061,229.00	30,958,915.82	70,102,313.18	31%		25,940,397.93	27%
12 Fire Revolving	605,000.00	8,144.45	596,855.55	1%		-	0%
13 Asset Forfeiture	48,000.00	13,270.19	34,729.81	28%		6,043.50	13%
14 EDA	195,200.00	-	195,200.00	0%		-	0%
15 Revenue Recovery	1,618,227.00	339,298.77	1,278,928.23	21%		272,428.93	18%
23 VPA	13,542,211.00	3,180,314.13	10,361,896.87	23%		3,038,577.66	23%
24 CSA	5,000,000.00	725,957.38	4,274,042.62	15%		817,575.32	16%
41 School	110,220,207.00	22,457,408.02	87,762,798.98	20%		21,333,632.65	20%
43 Cafeteria	4,457,897.00	919,496.02	3,538,400.98	21%		853,612.45	20%
44 School Capital	1,442,468.00	23,660.76	1,418,807.24	2%		67,022.33	
45 Debt	8,541,506.00	6,629,772.44	1,911,733.56	78%		7,387,150.81	78%
47 Head Start	2,980,756.00	608,685.08	2,372,070.92	20%		703,391.87	24%
48 Governor's School	1,705,658.00	302,723.34	1,402,934.66	18%		252,489.38	15%
70 County Capital	10,491,775.00	2,436,797.93	8,054,977.07	23%		2,326,320.10	35%
	<u>251,910,134.00</u>	<u>68,604,444.33</u>	<u>193,305,689.67</u>			<u>62,998,642.93</u>	

Scheduled from Revenue and Expenditure Summary by Fund.

**COUNTY OF AUGUSTA
STAFF REPORT
Massie Investments, LLC
November 12, 2019
Amended November 18, 2019**

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

PROPOSED PROFFER:

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

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

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

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

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

COMMENTS FROM ENGINEER:

Environment Ordinance Considerations

A blue-line stream flows along the eastern boundary of the property. The applicant is advised to contact the U.S. Army Corps of Engineers and the Virginia Department of Environmental Quality for any requirements related to proposed work in wetland areas or adjacent to any streams.

This property drains to Long Meadow Run and tributary which is listed on the Virginia DEQ Draft 2018 Impaired Waters List. This impaired segment extends from the headwaters downstream to its confluence with Christians Creek. The impaired uses are recreation and aquatic life, the specific impairments are E. coli and temperature. The sources are non-point sources for the bacterial impairment

and unknown (natural) for the temperature impairment. This segment is covered by the bacterial TMDL for Christians Creek which must be considered by the applicant. (Federal TMDL ID # 17969)

Overlay Ordinance Considerations

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

Subdivision Ordinance Considerations

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

Natural Resources Recommendations from the Comprehensive Plan

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

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

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

COMMENTS FROM ACSA:

1. Water and sewer capacities are not reserved until system adequacy is determined (supply, treatment, transmission) and payment of the connection fees has been received in accordance with Service Authority Policy. Augusta County Service Authority Policies and Procedures can be found at <http://www.acsawater.com/oppm>.
2. Any engineering evaluations and upgrades or extensions would be the responsibility of the owner/developer and are subject to Service Authority review and approval.
3. Investigation of available fire flow is recommended to ensure that the system is capable of providing the needed fire flow to comply with Chapter 24 of the Augusta County Code requirements for the proposed use of the property. Any upgrades or extensions would be the responsibility of the owner/developer and are subject to Service Authority review and approval.
4. Service authority records indicate that service is being provided to 250 Fishersville Road on TM # 67-45A. However, there is a second addressed structure, 256 Fishersville Road. The meter installed at this location is a standard 5/8" meter, which is typically installed for a single residence only. **Along with the rezoning, some additional information is needed from the applicant regarding what is served by the existing meter and if additional units are planned. Service to multiple units is permissible as long as all of the structures are on the same property and the meter is properly sized.** If the meter is being used in a multi-family application, a meter sizing form will be needed to ensure the proper meter size is installed for the use. If a larger meter is required, additional costs will apply in accordance with the Service Authority Rate Schedule and Policies.
5. There is an existing 8" waterline along Fishersville Road.
6. There is an existing 8" sewer line along Fishersville Road along the front property line and along the southeast side property line of the subject parcel.

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

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

TRAFFIC:

Rt. 641 Fishersville Rd

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

- Functional Classification: Local

Rt. 608 Long Meadow Rd

- AADT: 4,300 vpd (2018)

- Posted Speed Limit: 25 mph
- K-factor: 0.101 Dir. Factor: 0.621

- Functional Classification: Major Collector

COMMENTS FROM VDOT:

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

Schools:

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

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

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

COMMUNITY DEVELOPMENT STAFF COMMENTS:

Pros:

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

Cons:

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

COMMUNITY DEVELOPMENT STAFF RECOMMENDATION: The property currently has two structures. One of the dwellings was built and permitted as a multi-family dwelling when it used to be permitted under the zoning ordinance. The second building was constructed as a single family dwelling and the

applicant wants to convert it into apartments, which requires a rezoning as multi-family dwellings are not permitted in single family zoning under the current ordinance. The property is designated as Planned Residential (variety of residential types at a density of 4 to 8 units per acre) on the Comprehensive Plan Future Land Use Map. The proffer limit to 10 apartment units keeps the request within the density guidelines of the future land use designation. The Service Authority has raised concerns about meter sizing. Any change in use will require site plan review. Staff recommends approval of the request.

PLANNING COMMISSION RECOMMENDATION: The Planning Commission recommends approval with the proffer.

ORDINANCE

A request to rezone from Single Family Residential 15 to Multi-Family Residential approximately 1.37 acres (TMP 067 45A) owned by Massie Investments LLC, located off Fishersville Road (Rt. 641) approximately 150 ft. east of the intersection of Fishersville Road (Rt. 641) and Long Meadow Road (Rt. 608) in Fishersville in the Wayne District.

AN ORDINANCE to amend Chapter 25 "Zoning" of the Code of Augusta County, Virginia.

WHEREAS, application has been made to the Board of Supervisors to amend the Augusta County Zoning Maps,

WHEREAS, the Augusta County Planning Commission, after a public hearing, has made their recommendation to the Board of Supervisors,

WHEREAS, the Board of Supervisors has conducted a public hearing,

WHEREAS, both the Commission and Board public hearings have been properly advertised and all public notice as required by the Zoning Ordinance and the Code of Virginia properly completed,

WHEREAS, the Board of Supervisors has considered the application and record, the Planning Commission recommendation and the comments presented at the public hearing,

WHEREAS, the Board of Supervisors has determined that the public necessity, convenience, general welfare, and good zoning practice requires such amendment;

NOW THEREFORE BE IT ORDAINED, by the Board of Supervisors that the Augusta County Zoning Maps be amended as follows:

The zoning for parcel number 45A on tax map number 67 containing approximately 1.37 acres be changed from Single Family Residential 15 to Multi-Family Residential with the following proffered condition:

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





**COUNTY OF AUGUSTA
STAFF REPORT
Crescent Development Group, LLC
November 12, 2019
Amended November 18, 2019**

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

PROPOSED PROFFER:

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

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

PREVIOUS ZONING: The property is currently zoned Single Family Residential

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

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

COMMENTS FROM ENGINEER:

Environment Ordinance Considerations

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

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

Overlay Ordinance Considerations

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

Subdivision Ordinance Considerations

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

Natural Resources Recommendations from the Comprehensive Plan

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

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

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

COMMENTS FROM ACSA:

1. Water and sewer capacities are not reserved until system adequacy is determined (supply, treatment, transmission) and payment of the connection fees has been received in accordance with Service Authority Policy. Augusta County Service Authority Policies and Procedures can be found at <http://www.acsawater.com/oppm>.
2. Any engineering evaluations and upgrades or extensions would be the responsibility of the owner/developer and are subject to Service Authority review and approval.
3. Investigation of available fire flow is recommended to ensure that the system is capable of providing the needed fire flow to comply with Chapter 24 of the Augusta County Code requirements for the proposed use of the property. Any upgrades or extensions would be the responsibility of the owner/developer and are subject to Service Authority review and approval.
4. There is an existing 8" sewer line along Jefferson Highway (Rt. 250) fronting TM 66C-(1)-3. There is an existing 8" sewer line running through TMs 66C-(1)-3. Downstream evaluation of sewer capacity will be needed prior to development of the properties to verify capacity. The Service Authority Master Plan has identified two (2) sections of downstream sewer as possibly needing replacement due to slope/capacity (identified as Projects F-5A and F-5b in the report).
5. There is an existing 12" water main at the northeast corner of TM 66C-(1)-3. There are existing 8" water lines along Gosnell Crossing approximately 291±' west of TM 66C-(1)-2D and along Myers Corner Drive approximately 514±' west of TM 66C-(1)-2D.

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

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

TRAFFIC:

Rt. 250 Jefferson Hwy

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

Rt. 636 Lifecore Dr.

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

COMMENTS FROM VDOT:

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

Schools:

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

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

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

COMMUNITY DEVELOPMENT STAFF COMMENTS:

Pros:

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

Cons:

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

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

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

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

PLANNING COMMISSION RECOMMENDATION: The Planning Commission recommends approval with the proffer.

ORDINANCE

A request to rezone from Single Family Residential to General Business approximately 4.6 acres (TMP 66C (1) 2D, 66C (5) A, 66C (5) C, 66C (1) 3) owned by Crescent Development Group LLC, located in the southeast quadrant of the intersection of Jefferson Highway (Rt. 250) and Life Core Drive (Rt. 636) in Fishersville in the Wayne District.

AN ORDINANCE to amend Chapter 25 "Zoning" of the Code of Augusta County, Virginia.

WHEREAS, application has been made to the Board of Supervisors to amend the Augusta County Zoning Maps,

WHEREAS, the Augusta County Planning Commission, after a public hearing, has made their recommendation to the Board of Supervisors,

WHEREAS, the Board of Supervisors has conducted a public hearing,

WHEREAS, both the Commission and Board public hearings have been properly advertised and all public notice as required by the Zoning Ordinance and the Code of Virginia properly completed,

WHEREAS, the Board of Supervisors has considered the application and record, the Planning Commission recommendation and the comments presented at the public hearing,

WHEREAS, the Board of Supervisors has determined that the public necessity, convenience, general welfare, and good zoning practice requires such amendment;

NOW THEREFORE BE IT ORDAINED, by the Board of Supervisors that the Augusta County Zoning Maps be amended as follows:

The zoning for the following Tax map parcel numbers: 66C (1) 2D, 66C (5) A, 66C (5) C, and 66C (1) 3 containing approximately 4.6 acres be changed from Single Family Residential to General Business with the following proffered condition:

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



1 inch = 257 feet

**COUNTY OF AUGUSTA
STAFF REPORT
Country Estates Mobile Home Park, LLC
November 12, 2019
Amended 11/6/2019
Amended 11/7/2019
Amended 11/18/2019**

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

PROPOSED PROFFERS (Dated 10/17/2019):

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

AMENDED PROFFERS (Dated 11/6/2019):

1. No more than 10 additional units will be constructed on the 37.467 acre area to be rezoned.
2. No additional units shall use Emery Drive to access Thorofare Road (Rt. 628) until improvements are made to achieve required intersection site distance in accordance with Virginia Department of Transportation standards.
3. The 8.769 acre tire landfill shown on the rezoning exhibit shall not be disturbed.
4. Any new units shall be served by an individual private on-site septic system.

5. Boundary line adjustments shall be made as depicted on the Rezoning Exhibit dated October 10, 2019, prepared by EGS & Associates, Inc.

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

PREVIOUS ZONING: Currently zoned General Agriculture

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

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

COMMENTS FROM ENGINEER:

Environment Ordinance Considerations

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

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

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

Overlay Ordinance Considerations

This property lies outside of the County's Overlay Districts.

Subdivision Ordinance Considerations

§21-9.1 Subsection B of the County Subdivision Ordinance addresses street layout and access to adjacent property. Development is required to connect to

existing or planned streets and must also provide for access to adjacent property that is located with areas designated in the Comprehensive Plan as Urban Service or Community Development Areas. This property is in the Rural Conservation Area and therefore will not be required to connect to adjacent parcels not zoned for development.

Natural Resources Recommendations from the Comprehensive Plan

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

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

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

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

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

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

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

TRAFFIC:

Rt. 628 Thorofare Road

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

COMMENTS FROM VDOT:

1. A more detailed master plan of development is needed to determine the traffic impacts to adjacent roadways. If the development produces more than 400 vehicles per day on Rt. 628 (Thorofare Rd.), a Chapter 527 Traffic Impact Analysis (TIA) may be warranted as a low volume road submission (exceeds 400 vpd AND more than doubles the existing traffic volume). Based on an assumed traffic generation of 5 vpd per unit, 80 additional manufactured homes would trigger the need for the TIA. Depending on the density and the water and sewage needs, 80 units may or may not be feasible.
 - a. Proffer 1 states that low volume traffic impact analysis would be required if more than 10 additional units are developed. The purpose of said analysis would be to determine if turn lanes are required at the intersection of Rt. 340 and Rt. 628; however, the proffer does not state an obligation to construct turn lane(s) if warranted. I would recommend rewording the proffer statement to eliminate the term "traffic impact analysis" and substitute it with "turn lane warrant analysis" and state that the developer will "construct turn lanes if warranted by said analysis."
 - b. I would also recommend capping the total number of units at a feasible maximum limit. For example, if 25 units were expected to be the absolute maximum number of units that is expected to be able to fit on the parcel, cap the development at that number.

Updated VDOT comments (11/7/2019): The latest proffer revision to limit the total number of new units to ten (10) satisfies the concerns VDOT had regarding any traffic analysis or calculations that may have been needed otherwise.

2. Any entrance must be designed and constructed in accordance with VDOT requirements in Appendix F of the Road Design Manual.
 - a. No additional homes should be built that access Rt. 628 from Emery Drive until improvements are made to achieve required intersection sight distance. It appears this is possible with vegetation removal.
 - b. Intersection sight distance requirements will need to be verified at any desirable access point.

3. Streets within manufactured home parks do not meet public service requirements to be accepted for State maintenance unless the individual lots are separately owned and occupied.

Schools:

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

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

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

Updated School Board Comments (11/7/2019): The request for a change of zoning for approximately 37.46 acres with approximately 8.7 acres to remain undisturbed from General Agriculture to Manufactured Home Park would have no significant impact on these three (3) schools as only 10 units will be created.

COMMUNITY DEVELOPMENT STAFF COMMENTS:

Pros:

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

Cons:

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

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

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

Update (11/6/2019) – Amended proffers limit the development to 10 additional units and include sight distance provisions, which address VDOT comments. The amended proffers also limit the expansion of the existing Manufactured Home Park, making the request more of a means of making legal existing zoning violations as opposed to a significant expansion. With the amended proffers, dated 11/6/2019, staff could support the request, but would not support future park expansions until such time as fire flow can be met and public utilities can be extended.

PLANNING COMMISSION RECOMMENDATION: The Planning Commission recommends approval of the request with the proffers.

ORDINANCE

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

AN ORDINANCE to amend Chapter 25 "Zoning" of the Code of Augusta County, Virginia.

WHEREAS, application has been made to the Board of Supervisors to amend the Augusta County Zoning Maps,

WHEREAS, the Augusta County Planning Commission, after a public hearing, has made their recommendation to the Board of Supervisors,

WHEREAS, the Board of Supervisors has conducted a public hearing,

WHEREAS, both the Commission and Board public hearings have been properly advertised and all public notice as required by the Zoning Ordinance and the Code of Virginia properly completed,

WHEREAS, the Board of Supervisors has considered the application and record, the Planning Commission recommendation and the comments presented at the public hearing,

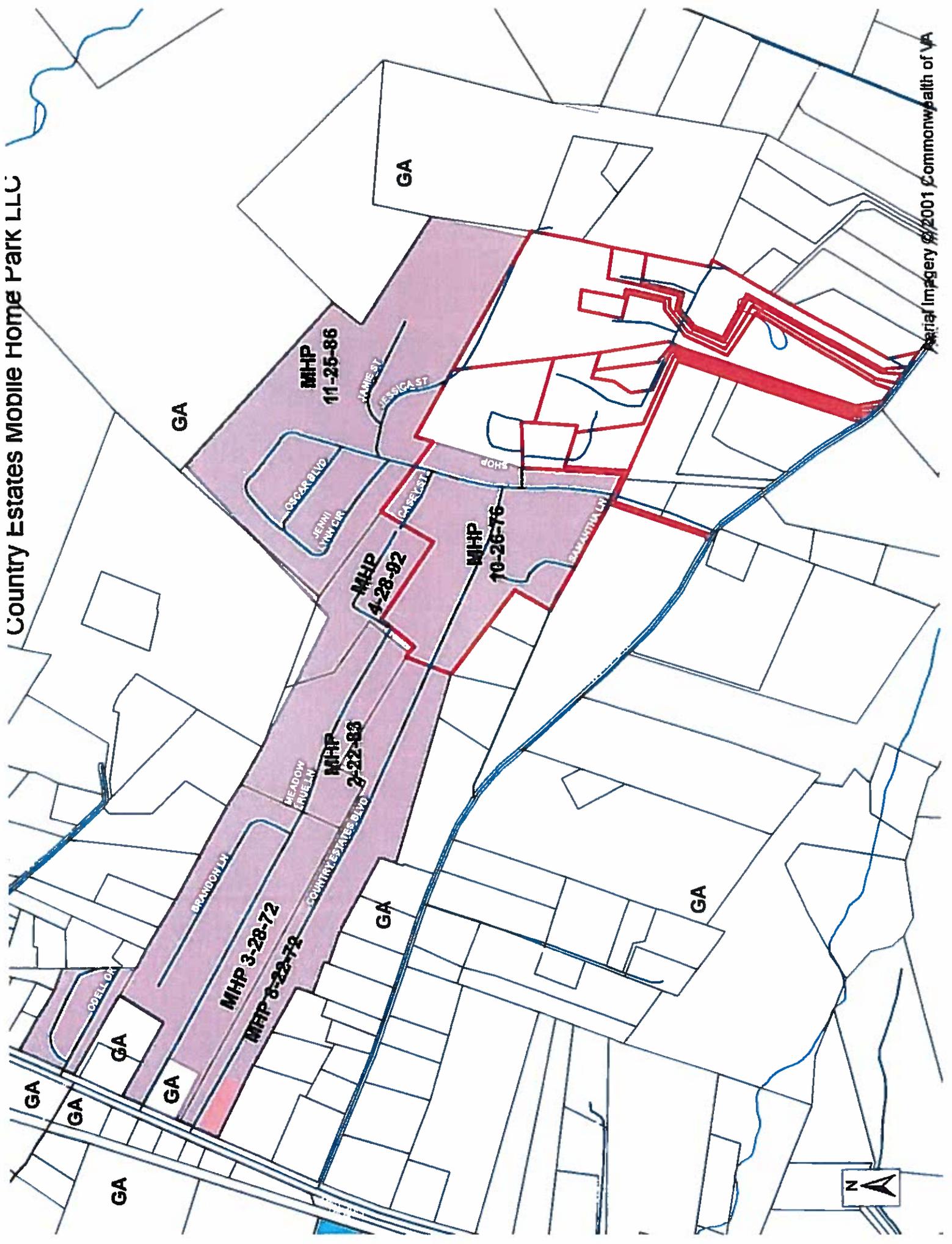
WHEREAS, the Board of Supervisors has determined that the public necessity, convenience, general welfare, and good zoning practice requires such amendment;

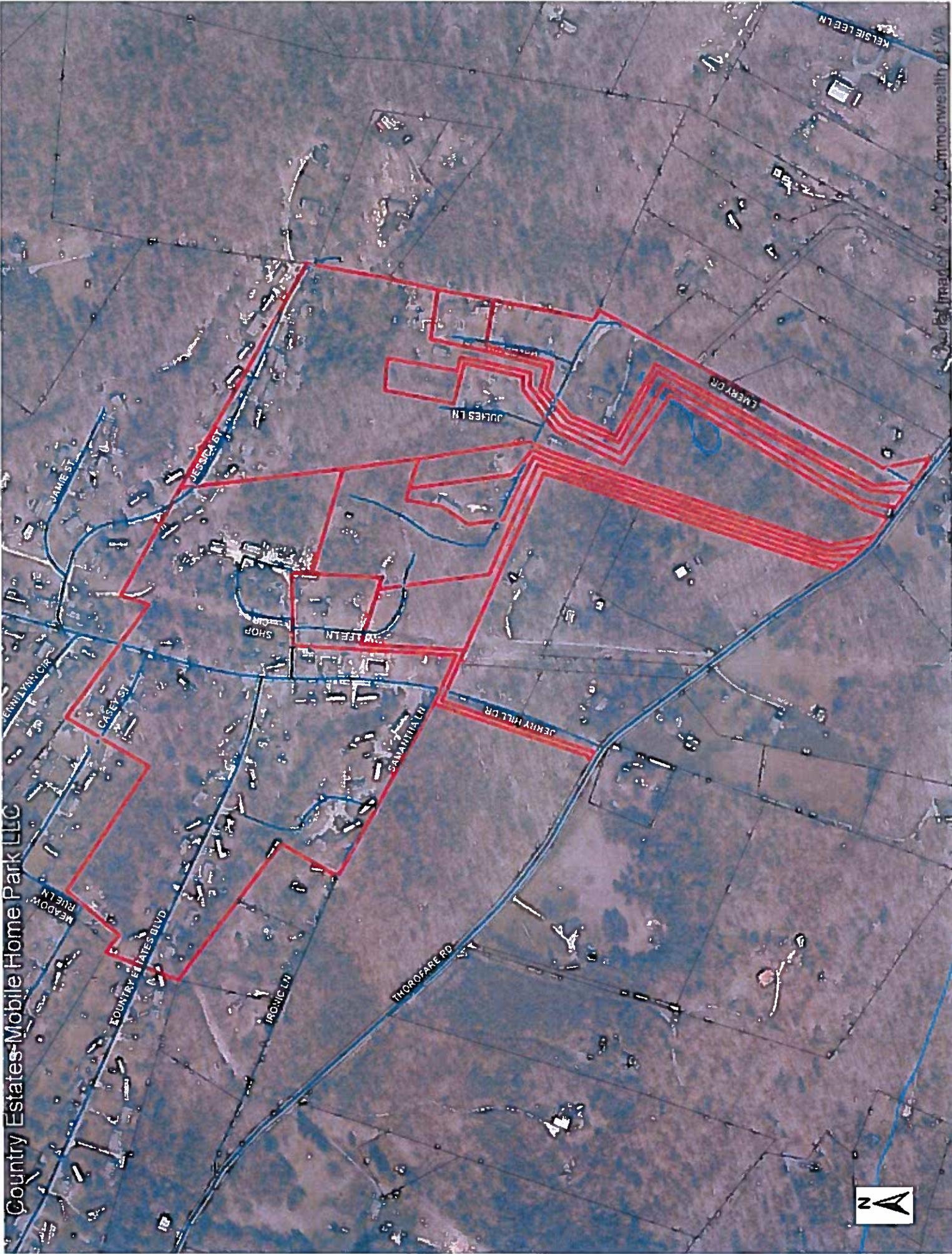
NOW THEREFORE BE IT ORDAINED, by the Board of Supervisors that the Augusta County Zoning Maps be amended as follows:

The zoning for portions of the following Tax map parcel numbers: : 49-57F, 49-57F1, 49-57F2, 49-57P, 49-57U, 49-57Y, 49-57V, 49-57W, 49-57X, 49-57T containing approximately 37.46 acres be changed from General Agriculture to Manufactured Home Park with the following proffered conditions:

1. No more than 10 additional units will be constructed on the 37.467 acres to be rezoned.
2. No additional units shall use Emory Drive to access Thorofare Road (Rt. 628) until improvements are made to achieve required intersection site distance in accordance with Virginia Department of Transportation Standards.
3. The 8.769 acre tire landfill shown on the rezoning exhibit shall not be disturbed.
4. Any new units shall be served by an individual on-site septic system.
5. Boundary line adjustment shall be made as depicted on the Rezoning Exhibit dated October 10, 2019, prepared by EGS & Associates, Inc.

Country Estates Mobile Home Park LLC





COUNTY OF AUGUSTA
STAFF REPORT
Ordinance Amendment
Section 25-384. Uses permitted by Special Use Permit
November 12, 2019
Amended November 18, 2019

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

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

PROPOSED ORDINANCE TEXT:

CHAPTER 25. ZONING DIVISION F.

INDUSTRIAL DISTRICTS.

ARTICLE XXXVIII. General Industrial (GI) Districts.

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

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

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

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

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

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

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

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

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

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

PLANNING COMMISSION RECOMMENDATION: The Planning Commission recommends approval of the ordinance amendment.

11/18/2019

**AN ORDINANCE TO AMEND CHAPTER 25. ZONING
DIVISION F. INDUSTRIAL DISTRICTS.
ARTICLE XXXVIII. GENERAL INDUSTRIAL (GI) DISTRICTS
SECTION 25-384. USES PERMITTED BY SPECIAL USE PERMIT.
E. BATCHING PLANTS FOR ASPHALT, CEMENT, OR CONCRETE**

WHEREAS, the Planning Commission and Augusta County Board of Supervisors have conducted public hearings; and

WHEREAS, the Planning Commission and Augusta County Board of Supervisors public hearings have been properly advertised and all public notice as required by the Code of Virginia properly completed; and

WHEREAS, the Board of Supervisors has considered the ordinance amendment and the comments presented at the public hearings; and

WHEREAS, the Board has determined that good zoning practice, public necessity, convenience, and general welfare requires the following amendment.

NOW THEREFORE be it recommended to the Board of Supervisors of Augusta County by the Planning Commission of Augusta County that Section 25-384 of the Augusta County Code be amended as follows:

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

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

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

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

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

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

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

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

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

CONVENE CLOSED SESSION

November 25, 2019

(In) MOTION: _____ SECOND: _____ VOTE: _____

(Out) _____

(Certify) _____

I move that the Board of Supervisors of Augusta County convene in closed session pursuant to:

(1) **the personnel exemption under Virginia Code § 2.2-3711 (A) (1)**
[discussion, consideration or interviews of (a) prospective candidates for employment, or (b) assignment, appointment, promotion, performance, demotion, salaries, disciplining or resignation of specific employees]:

a) Boards and Commissions- Youth Commission, Ag Industry Board, Economic Development Authority

(2) **the economic development exemption under Virginia Code § 2.2-3711 (A) (5)**
[discussion concerning a prospective business or industry or the expansion of an existing business or industry where no previous announcement has been made of its interest in locating or expanding its facilities in the county]:

a) Proposed Office space, flex space, storage facilities, manufacturing facilities, utility and mixed use development.

**ADVANCED
A G E N D A**
REGULAR MEETING OF THE AUGUSTA COUNTY BOARD OF SUPERVISORS

TUESDAY, NOVEMBER 26, 2019, at 7:00 p.m.

Board Meeting Room, Government Center, Verona, VA

ITEM NO.	DESCRIPTION
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7:00 P.M. PLEDGE OF ALLEGIANCE

INVOCATION - Public participation is optional; those who wish to join the Board of Supervisors in prayer are asked to remain standing after the Pledge.

PUBLIC HEARINGS:

- 11-14 **MASSIE INVESTMENTS, LLC-REZONING**
Consider a request to rezone from Single Family Residential 15 to Multi-Family Residential, with proffers, approximately 1.37 acres (TMP 067-45A) owned by Massie Investments LLC, located off Fishersville Road (Rt. 641) approximately 150 ft. east of the intersection of Fishersville Road (Rt. 641) and Long Meadow Road (Rt. 608) in Fishersville in the Wayne District. The proposed general use of the property is apartments. The general use of the property stated in the Comprehensive Plan is Planned Residential which is a variety of residential uses at a density of 4-8 units per acre. The Planning Commission recommends approval with proffer.
- 11-15 **CRESCENT DEVELOPMENT GROUP LLC-REZONING**
Consider a request to rezone from Single Family Residential to General Business, with proffers, approximately 4.6 acres (TMP's 66C(1)2D, 66C(5)A, 66C(5)C, 66C(1)3) owned by Crescent Development Group LLC located in the southeast quadrant of the intersection of Jefferson Highway (Rt. 250) and Life Core Drive (Rt. 636) in Fishersville in the Wayne District. The general use of the property stated in the Comprehensive Plan is Community Mixed Use which may include a variety of residential uses as a density of 6-12 units an acre and on up to 40% of the total land area, retail and office uses, and in some but not all cases, industrial uses. The Planning Commission recommends approval with proffer.
- 11-16 **COUNTRY ESTATES MOBILE HOME PARK, LLC-REZONING**
Consider a request to rezone from General Agriculture to Manufactured Home Park, with proffers, approximately 37.46 acres (portions of the following Tax Map Parcels: 49-57F, 49-57F1, 49-57F2, 49-57P, 49-57U, 49-57Y, 49-57V, 49-57W, 49-57X, and 49-57T) owned by Country Estates Mobile Home Park, LLC located east of Jerry Hill Drive, approximately 0.8 of a mile east of the intersection of Country Estates Boulevard and East Side Highway (Rt. 340), south of Jenni Lynn Circle and Jamie Street, west of Emery Drive, and approximately 0.14 of a mile north of Thorofare Road (Rt. 628) in Crimora in

the Middle River District. The proposed general use of the property is manufactured and mobile homes. The general use of the property stated in the Comprehensive Plan is Rural Conservation Area. The Planning Commission recommends approval with proffers.

11-17

CHAPTER 25, SECTION 25-384-ORDINANCE AMENDMENT

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

**** (END OF PUBLIC HEARINGS) ****

11-18

MATTERS TO BE PRESENTED BY THE PUBLIC

11-19

AUDIT SERVICES-VOLUNTEER FIRE-RESCUE AGENCIES

Consider awarding the contract to Robinson, Farmer, Cox.

11-20

LEGISLATIVE AGENDA

Consider final Legislative Agenda.

11-16

WAIVERS

11-17

MATTERS TO BE PRESENTED BY THE BOARD

11-18

MATTERS TO BE PRESENTED BY STAFF