

PRESENT: J. Curd, Chairman
T. Cole
W.F. Hite
K. Shiflett
R.L. Earhart, Senior Planner and Secretary

ABSENT: K. Leonard, Vice Chairman
W. Garvey
E. Shipplett
T. Fitzgerald, Director of Community Development

VIRGINIA: At the Called Meeting of the Augusta County Planning Commission held on Tuesday, May 8, 2012, at 4:45 p.m. in the Board of Supervisors' Conference Room, Augusta County Government Center, Verona, Virginia.

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The Planning Commission assembled in the Augusta County Government Center to discuss the rezoning. The Planning Commission traveled to the following site which will be considered by the Commission:

1. Crescent Development – Goose Creek, LLC – Rezoning

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Chairman

Secretary

PRESENT: J. Curd, Chairman
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R.L. Earhart, Senior Planner and Secretary

ABSENT: W. Garvey
T. Fitzgerald, Director of Community Development

VIRGINIA: At the Regular Meeting of the Augusta County Planning Commission held on Tuesday, May 8, 2012, at 7:00 p.m. in the Board Room, Augusta County Government Center, Verona, Virginia.

DETERMINATION OF A QUORUM

Mr. Curd stated as there were six (6) members present, there was a quorum.

MINUTES

Mr. Leonard moved to approve the minutes of the called and regular meeting held on March 13, 2012.

Mr. Hite seconded the motion, which carried unanimously.

Crescent Development – Goose Creek, LLC

A request to rezone a total of 114 acres from Attached Residential to General Agriculture with proffers (30.8 acres), Limited Business to General Business with proffers (6.7 acres), Limited Business to Multi-Family Residential with proffers (0.8 acres), Attached Residential to General Business with proffers (0.9 acres), Attached Residential to Multi-Family Residential with proffers (74.8 acres) owned by Crescent Development – Goose Creek, LLC and Sunrise Investments of Augusta County, LLC, and located in the northwest quadrant of the intersection of Goose Creek Road (Rt. 636) and Village Creek Drive (Rt. 1382) in Fishersville in the Wayne District.

Mrs. Earhart explained the request being submitted by the property owner. She explained how the parcels would be divided and how they would be zoned if the request is approved. She stated the applicant has submitted the following proffers:

1. There shall be only one access permitted on to Route 636 and it shall be in general conformance with the location of the 'Entrance Road' on the rezoning exhibit entitled "Goose Creek Rezoning" by Balzer and Associates dated 4-1-12, here by referred to as Rezoning Exhibit A. Throughout these proffers parcel numbers refer to the parcels designated and described on Rezoning Exhibit A.
2. There shall be no direct access to Route 636 from Parcel 1. The only access from Village Creek Drive to Parcel 1 shall be one right-in only entrance. Full access to Parcel 1 may only be permitted on 'Road B' as shown on Rezoning Exhibit A. All entrances must meet VDOT approval.
3. Construction traffic during the initial phases of development shall not be permitted to enter the site through Village Creek Drive.
4. Development of Parcel 1, 2, and 3 shall be limited to development that as a total has an ITE traffic generation of no more than 1000 vehicles per day before Road B as shown on Rezoning Exhibit A is built or bonded.
5. At a minimum, a 5' wide concrete sidewalk will be constructed on one side of the Entrance Road and Road B as described on Rezoning Exhibit A and any private or public roads serving the residential units on Parcel 3.
6. 10' wide grass trails within Parcel 4 and Tax Map #66-67 shall be constructed along Goose Creek with the appropriate crossings and maintained by Crescent Development - Goose Creek, LLC or their successors or assigns. Pedestrian connections shall be made to the sidewalks along the roads as described in proffer 5 to the trails to be developed by Crescent Development - Goose Creek, LLC. The owner of Parcel 3 shall be responsible for making the pedestrian connections during construction of the residential units on Parcel 3, which shall be designed and approved through the site plan process.
7. If residential units are built on Parcel 2, the owner of Parcel 2 shall be responsible for constructing pedestrian connections to the sidewalks along the Entrance Road and Road B and to the trails within Parcel 4 to be developed by Crescent Development - Goose Creek, LLC which shall be designed and approved through the site plan process.
8. The owners of Parcels 1 and 3 will dedicate to VDOT a minimum right of way width of 60 feet measured from the centerline of relocated Route 636 as shown on Rezoning Exhibit A. The right of way shall be dedicated prior to the issuance of the first building permit on Parcels 1, 2, or 3.
9. The owner of Parcel 3 will enter into a signal agreement with VDOT to contribute 50% of the funds towards a signal light if warranted at the intersection of Goose Creek Rd. (636) and Village Creek Drive or the new Entrance Road.
10. All costs associated with the operation and maintenance of any proposed street lights shall be the responsibility of parties other than Augusta County.
11. All proposed lighting shall be in conformance with the current lighting ordinance as applicable to business and commercial uses.
12. Parcel 1 shall have the same Permitted, Administrative, Special Use, Accessory Use, and Prohibited Uses allowed in Chapter 25, Article XXIX. Limited Business Districts as it existed on February 28th, 2010 with the following additional uses

prohibited: religious institutions, gasoline retail outlets, and media related businesses. In Parcel 1, building height shall be restricted to 35 feet and no single building shall be larger than 10,000 square feet. In addition, no outside storage shall be permitted.

13. In Parcel 3 building height shall be limited to 55 feet.
14. In Parcel 2 building height shall be limited to 4 stories.
15. No buildings shall be constructed, erected or located in the "Restricted Area" as shown on Exhibit A. Permitted uses of the lot or lots shall be restricted to passive recreation and signage limited to 32 square feet per sign.
16. There shall be no more than 25 individual residential dwelling units on Parcel 2 and no more than 250 individual residential dwelling units on Parcel 3 as described in Rezoning Exhibit A.
17. There shall be no residential uses, religious institutions, or farming operations involving livestock or poultry permitted on Parcel 4. Active and passive recreation, signage limited to 32 square feet per sign, wildlife area and forestry type uses are expressly permitted.

Scott Williams, co-owner of Crescent Development - Goose Creek, LLC stated that his company is requesting the rezoning of much of the Goose Creek site to facilitate the campus of Mary Baldwin College's Murphy Deming College of Health Sciences and provide student and faculty housing for the school. The rezoning will also iron out the details that arose during the planning of the campus and residential areas and make sure there are adequate protections for the existing residents of the Village on Goose Creek. The rezoning seeks to facilitate protection of large areas of the site from development, dedicating significant acreage to agriculture and environmental uses. He stated that the largest part of the request is to provide for the housing needs of students and faculty of the new College of Health Sciences. The site is ideally suited for student housing and can offer students a place to live within walking distance of the campus. He stated the site will be able to house most of the students as they see a large portion of the 250 units being devoted to an apartment community designed to serve and appeal to students. They see the housing as being an attractive alternative for some of the employees working at Augusta Health and many of the neighboring professional offices. They see townhouses being developed as part of the residential zoned areas. Even though the request includes increased density, they are still in the lower range of the density recommended by the Comp Plan. He stated the amount of usable business land remains the same. The rezoning they are asking for also seeks to finalize details of the new entrance road serving the campus and residential areas. The new road will be named Baldwin Boulevard and will run from Goose Creek Road into the site and will serve as the primary access for the campus and residential areas. The road will leave Village Creek Drive to primarily serve the existing residences and construction traffic will be prohibited from entering Village Creek Drive. The previous proffers agreed to in the 2006 rezoning that were designed to protect the existing residences from the development of the remainder of the site are still in place and will ensure that they are impacted as little as possible. The proffers will also allow for the new school and residential areas to grow together being linked by sidewalks and pedestrian paths and providing access to the vast areas of open space for recreational purposes. Another important aspect is seeking to change a large part of the site from Attached Residential to General Agriculture. The intent of this request is to devote a large portion of the site

to be open and free from development. The plan is to build a system of trails and paths for running, walking and biking use for the students and residents. Large areas of this site will be committed to the creation of BMPs that will have a positive impact on the water quality of the site and water downstream from the site. Mr. Williams believes that overall this is a smart plan and will have a positive impact not only on the County but on the neighboring residences and businesses as well.

Mr. Shipplett asked if the reason for the changes was based solely on the location of the new Mary Baldwin College campus.

Mr. Williams stated the residential rezoning will enhance and compliment the campus. The two are linked together but that doesn't mean that everyone that lives there will be a student; some may be faculty or staff from the hospital.

With there being no further questions from the Commissioners, Mr. Curd opened the public hearing.

Mrs. Earhart read a letter addressed to the Planning Commission from Joan Mortner of 45 Goose Meadow Court, Fishersville. Ms. Mortner requested that the new buildings be built below the ridge line. She feels that if large buildings are placed on the crest of the hills, it will downgrade the present residents' views and values of their homes and property. She stated that other communities have regulations prohibiting building on ridges in order to preserve the beauty of the land and feels this would be a worthy goal for the college and not an undue burden.

Mr. Williams referred back to the Attached Residential development plan and indicated that the original plan showed the roadway running through the middle of the ridge line and the townhouse buildings hanging off the side. They have envisioned the Multi-family project being a similar type of arrangement. He said it is impossible to concentrate the development off of the ridges.

Mr. Shipplett asked if there was anyone from Mary Baldwin College in support of the project. One person raised his hand.

Stephen Rosensteel, of 18 Clover Green Court, asked what kind of businesses would be going in Parcel 1.

Mrs. Earhart stated that no plans had been submitted to the county. There should be no change in the businesses that are allowed under the new zoning than were allowed under the Limited Business zoning.

Mr. Curd declared the public hearing closed.

Mrs. Shiflett noted that the site has a beautiful view and is in a great location. The plan has obviously been carefully thought through and it complies with the Comprehensive Plan. She stated that the zoning would enhance the college and the hospital.

Mr. Cole stated he was excited about the rezoning of the 30.8 acres along Christians Creek, which is an impaired stream. The plan to implement the BMPs along the stream is a compliment to the development.

Mr. Curd stated that although the density is going up from what was proffered, he is not concerned with that increase since there will be a very low number of school aged children in the development, if any. He also stated the provision of open space is a big positive.

Mrs. Shiflett moved to recommend approval with proffers to the Board of Supervisors.

Mr. Cole seconded the motion, which carried unanimously.

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STAFF REPORTS

A. CODE OF VIRGINIA – SECTION 15.2-2310

Mrs. Earhart reviewed with the Commissioners the requests coming before the BZA.

Mr. Curd asked if there were any comments regarding the upcoming items on the BZA agenda.

The Planning Commission took no action on the BZA items.

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B. GREENWAY PLAN

Mrs. Earhart briefed the Commissioners on the upcoming kick off meeting for the county Greenways plan. She stated the Planning Commission would be co-hosting the meeting on May 17, 2012 with the Parks & Recreation Commission. She further stated staff would be making the formal presentation but the Commissioners would be facilitating the discussion during the mapping exercise.

Mr. Curd asked for copies of the maps to be mailed to each Commissioner prior to the meeting.

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There being no further business to come before the Commission, the meeting was adjourned.

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Chairman

Secretary